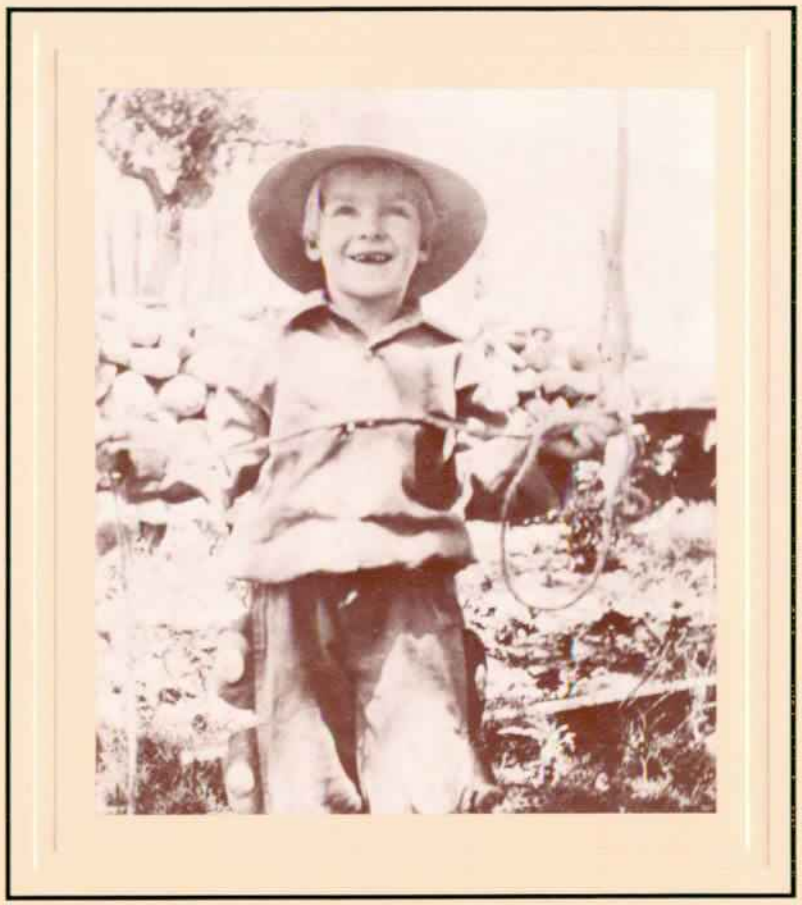
Cultural Landscape Report

for

The Frijole Ranch

Guadalupe Mountains National Park



October 1994

National Park Service

CULTURAL LANDSCAPE REPORT

for

THE FRIJOLE RANCH

GUADALUPE MOUNTAINS NATIONAL PARK

Prepared by

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October 1995

NATIONAL PARK SERVICE / U.S. DEPARTMENT OF THE INTERIOR

"They were at the border of strangeness ... the degree of strangeness can be measured by the fact that almost all the new animals they saw they misnamed.

the prairie dog is not a dog
the horned toad is not a toad
the jack rabbit is not a rabbit..."

(Stegner, 1987)

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ABSTRACT

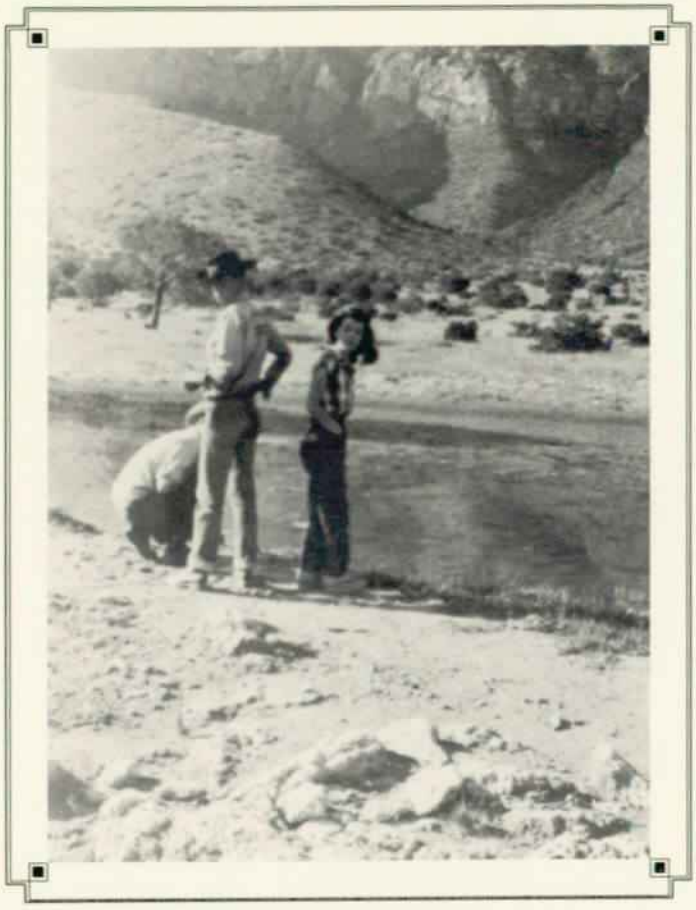
The purpose of this project was to document past land uses and existing conditions within the approximately 960-acre tract of land that comprises the Texas and Pacific Railroad Survey Section 40 and portions of Section 33 of Block 65, Township 1. The majority of this land was at one time or another included in the Smith family farmstead, known as the Frijole Ranch. The data was then analyzed and evaluated with regard to resource significance and integrity, and character-defining features were identified. The project entailed recording existing landscape elements such as contemporary vegetation patterns, fence and irrigation lines, buildings and structures, and circulation systems. It also entailed the reviewing of available data, including written accounts, historic maps, period photographs, aerial photographs, field notes, and personal interviews, to document and map previous land use and development occurring on and adjacent to the selected project area according to specific time periods.

The resulting report describes the research findings, and provides recommendations and guidelines for treatment and management alternatives. The report also provides essential baseline data for the development of a future Interpretive Prospectus and a Resource Management Plan, as specified by National Park Service-28.

ACKNOWLEDGEMENTS

This report was completed with the assistance of several individuals. I wish to thank the staff at Guadalupe Mountains National Park for their assistance, cooperation, and interest in this project. Special thanks to Superintendent Henderson for his continued support and encouragement. Numerous staff members at the Southwest Regional Office who shared their project files and working knowledge of both the site and the immediate area are also thanked for making my job somewhat easier--especially Catherine Colby, Barbara Zook, Neil Mangum, and Jim Bradford. Thanks also to Stella Moya for her assistance in the designing of the preliminary draft, Jane Harvey for the final editing, and Linda Lutz-Ryan for the final design.

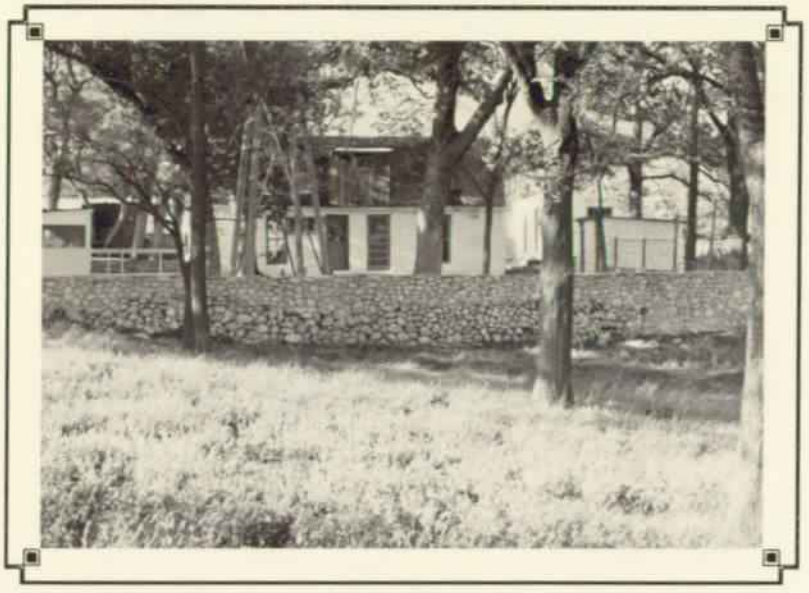
This report would not have been possible without the stories, recollections, and photographs that were shared by the people who lived and worked in and around the Frijole Ranch. Special thanks are extended to those who shared of their time and their memories: Joe T. Smith, Mabel Smith Hall, Noel and Lucille Kincaid, Jean Magbee, Ben and Isobel Gilmore, Roger Reisch, and Alan Cox.



"In the West it is impossible to be unconscious of or indifferent to space ... out in the boondocks it engulfs us. And it does contribute to individualism, if only because in that much emptiness people have the dignity of rareness and must do much of what they do without help, and because self-reliance becomes a social imperative, part of a code."

(Stegner, 1987)

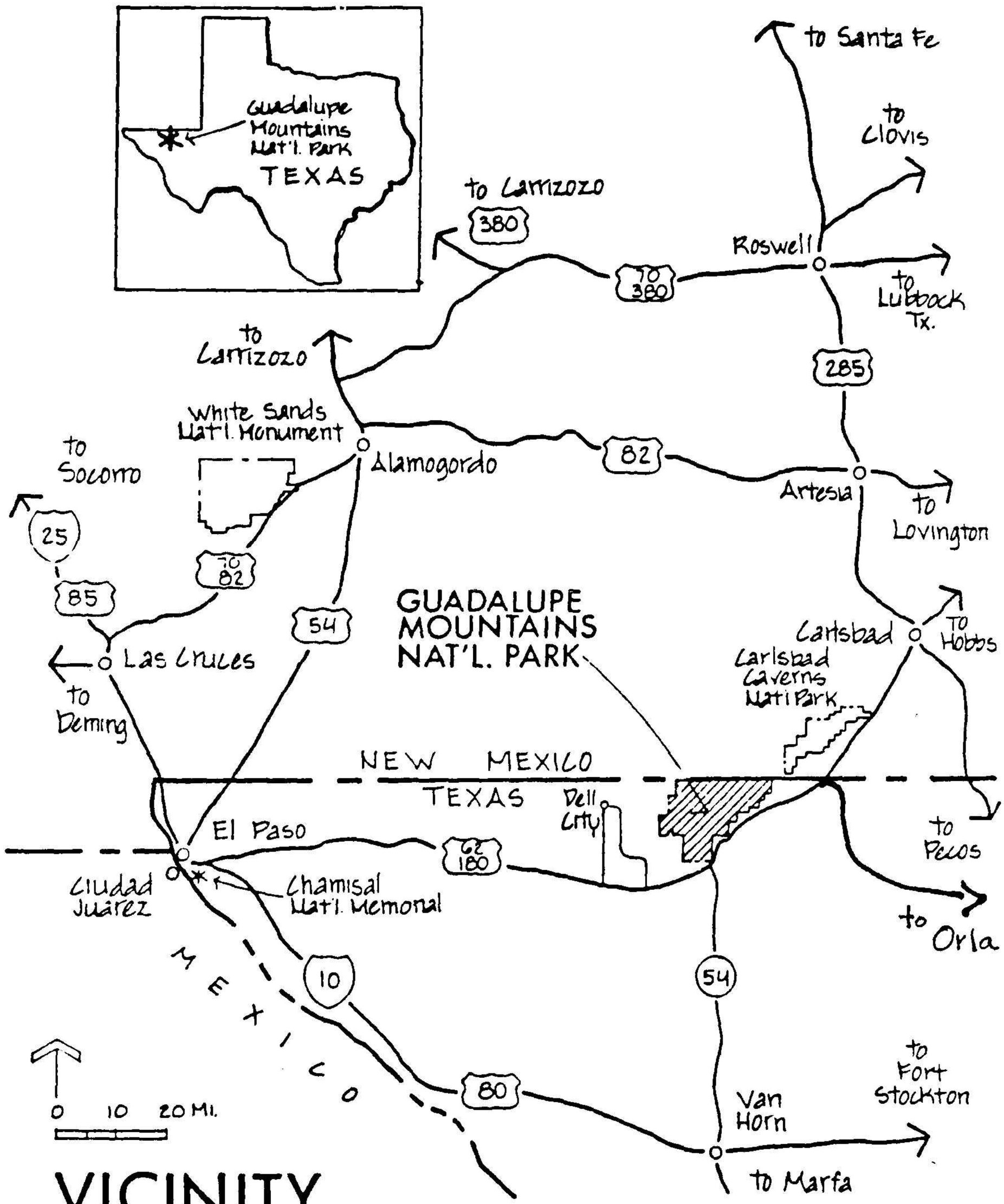
INTRODUCTION



ADMINISTRATIVE DATA

Guadalupe Mountains National Park (hereafter referred to as "the park") was authorized by an act of Congress in 1966 "to preserve in public ownership an area in the State of Texas possessing outstanding geological values together with scenic and other natural values of great significance." The park was officially established on September 30, 1972. The purpose of the park is further delineated in the National Park Service Organic Act of 1916, as amended: "To conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."

Quoting from the park's 1988 Statement for Management, "the Guadalupe Mountains are nationally significant because of a combination of outstanding geologic, scientific, and scenic resources, including cultural and natural features unique to the American Southwest." Frijole Ranch is but one of the park's significant cultural resources that contribute to visitors' understanding of the settlement history of lands located in the trans-Pecos region of western Texas.



VICINITY

GUADALUPE MOUNTAINS NATIONAL PARK • TEXAS
U.S DEPT. OF THE INTERIOR • NPS

AUG 86/SWRO
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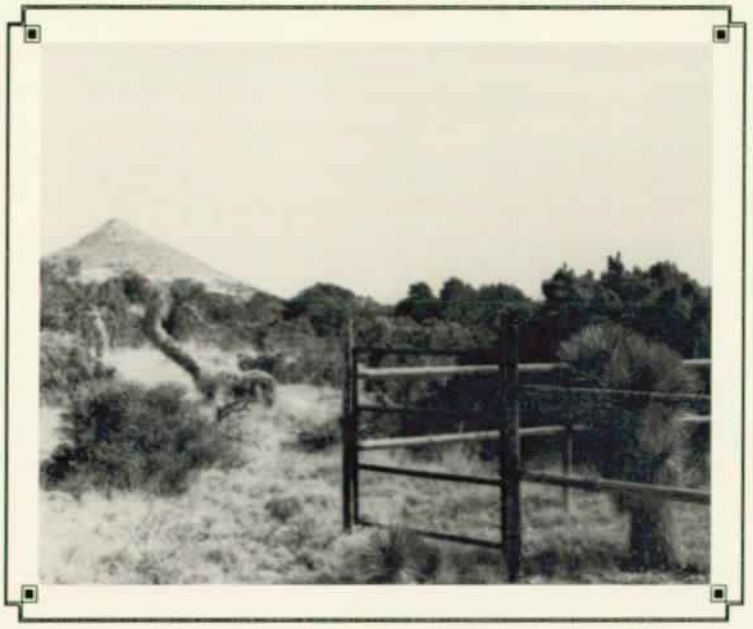

PROJECT AREA DESCRIPTION

The study area that is the focus of this report is known as the Frijole Ranch, and it is located within the Guadalupe Mountains National Park, Culberson County, Texas (figure 1). The site consists of approximately 960 acres, and is comprised of a diverse assemblage of plant communities ranging from fresh-water springs and mesic hardwood canyons to remnants of a fruit-and-nut orchard surrounded by typical Chihuahuan desert vegetation.

The site is located north of Texas State Highway 62/180 at the base of the eastern escarpment of the Guadalupe Mountains, and includes three fresh-water springs: Smith Spring, Manzanita Spring, and Frijole Spring. Three additional fresh-water springs surround the immediate area: Juniper Spring, Choza Spring, and the Pine Springs (Upper and Lower). The study area includes all of Section 40 and portions of Section 33 of Block 65 in Township 1, Texas & Pacific Railroad Company Survey, Culberson County, Texas (figure 2), and is comprised of the lands that were once owned and managed by Mr. John Thomas Smith and family.

The park's approved Master Plan, dated October 1976, classifies the Frijole Ranch house as a Class VI Historic and Cultural Site. No acreage is specified. The land immediately surrounding the ranch house is classified as Class III Natural Area Environment. The Statement for Management approved in January 1988 indicates that portions of the selected study area are designated for various management treatments, including development zones, historic zones, and natural zones; however, no specific acreages for these areas are provided (figure 3).

Developed areas within the study area include the ranch-house complex and associated parking area, with the house itself being used as a cultural museum; the corral facility located south of the ranch-house complex; a loop trail system connecting the ranch-house complex with Manzanita and Smith Spring; and the visitor use area developed in Smith Spring canyon adjacent to the spring, which includes a flagstone seating area. Approximately 40 acres are included within the historic district, and should likewise fall within the historic management zone. This area includes seven buildings and various structures and landscape features, including fences, walls, successional old fields with associated irrigation channels, Frijole Spring, garden and orchard remnants, and Manzanita Spring. The remainder of the project area is in a natural resource management zone, and includes: Smith Spring; a successional old field associated with Manzanita Spring; rich mesic plant communities found in the deeply cut Smith Spring canyon; and broad expanses of typical Chihuahuan desert vegetation grading into the eastern escarpment of the Guadalupe Mountains.

INTENT OF PROJECT

The purpose of this project is to document past land use, as well as to record the existing condition of the landscape associated with the early settlement and development of the trans-Pecos region in the southern Guadalupe Mountains, specifically the ranch/farmstead known as the Frijole Ranch (a.k.a. Guadalupe Mountain Ranch, Spring Mountain Ranch, Spring Hill Ranch).[1]

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[1] References to other names for ranch are as follows: Guadalupe Mountain Ranch, so called during Hunter-Grisham ownership; Spring Hill Ranch is referenced on birth certificate of Joe T. Smith, born 1912; Spring Mountain Ranch is referenced through the local oral history of the area, but was not documented through archival documentation.

Approximately 9 acres of the Frijole Ranch were listed on the National Register of Historic Places in 1978 because of its significance and association with early agriculture, ranching, and settlement activities in West Texas. The preservation of the historic scene associated with this early ranch/farmstead will allow park visitors to experience the "sense of place" associated with the site. Landscape resources provide external stimuli for visitors, such as sights, smells, and feelings. Many farm sites do not come alive until one can see, smell, and touch the horses, cattle, and other livestock; crops; and other essential elements of the landscape.

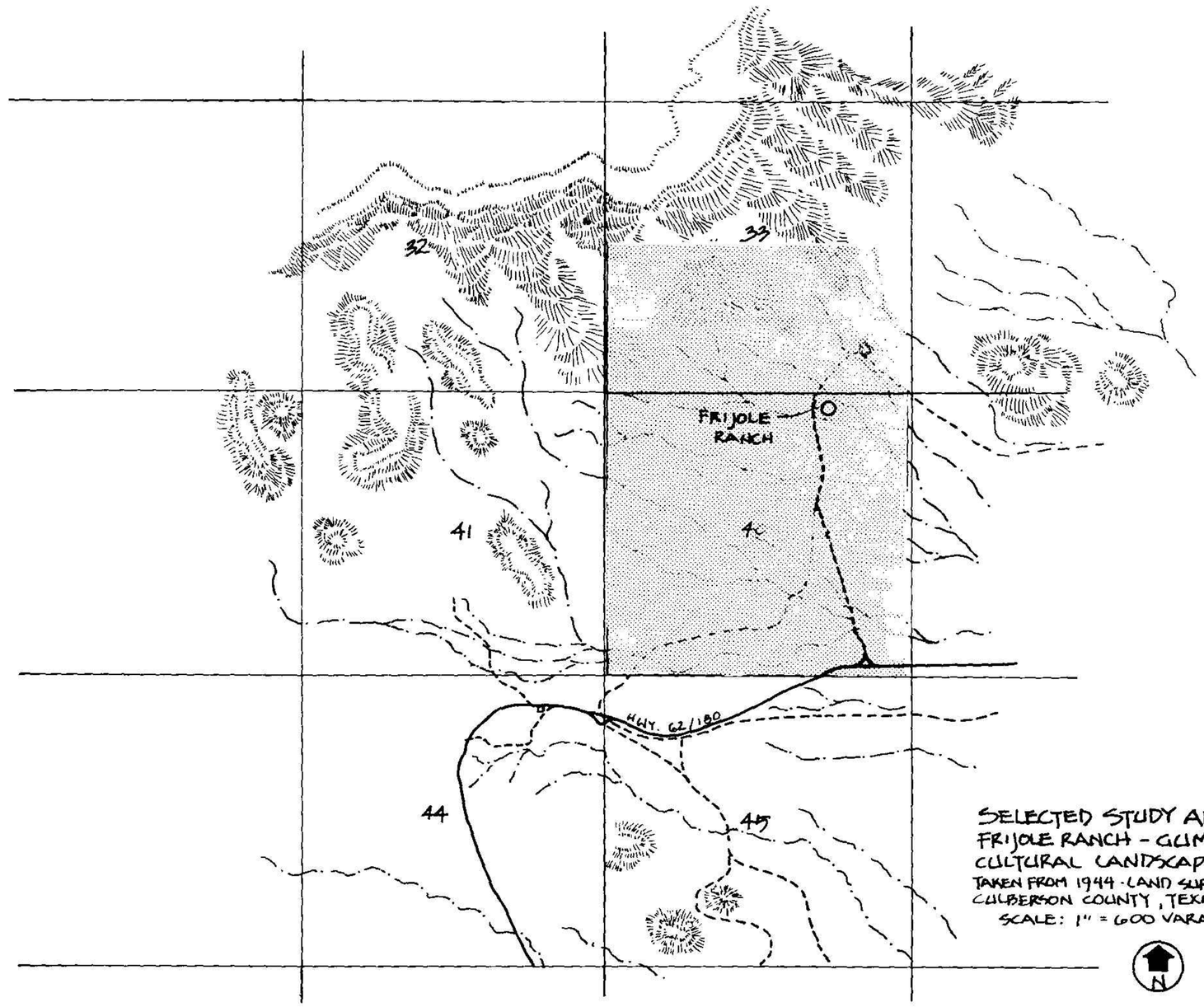
This project has been designed to provide a strong basis for the development of guidelines and treatment recommendations for the management of the Frijole Ranch cultural landscape. The report discusses existing problems and issues with regard to site management and potential development; describes research methodology; presents research findings and analysis; and provides recommendations for the long-term preservation and management of this significant cultural landscape resource. Recommendations include management alternatives, design guidelines, and treatment recommendations.

PROBLEMS / ISSUES

Cultural landscape resources present a challenge to resource managers because these resources are comprised of a complex assemblage of character-defining elements, many of which are dynamic in nature and continuously changing--particularly the vegetative elements.

Although change must be provided for in planning for the long-term management, maintenance, and preservation of the resource, the amount of change allowed must be determined for the individual sub-areas that make up the whole, to ensure that the integrity of the resource is maintained. These determinations will also reflect the amount and types of development that may occur within and adjacent to the resource area. The management zones referenced in the park's Statement for Management, and the Frijole Ranch boundary as described in the National Register of Historic Places were assessed in this study, and a definitive boundary for historic versus natural management areas is recommended in Part III of this report.

Based on discussions with park and regional staff, the following issues have been noted, and are addressed in the recommendations portion of this report:


32
33
FRIJOLE RANCH
41
44
45
HWY. 62/180
SELECTED STUDY AREA
FRIJOLE RANCH - GUMO
CULTURAL LANDSCAPE
TAKEN FROM 1944 LAND SURVEY
CULBERSON COUNTY, TEXAS
SCALE: 1" = 600 VARAS
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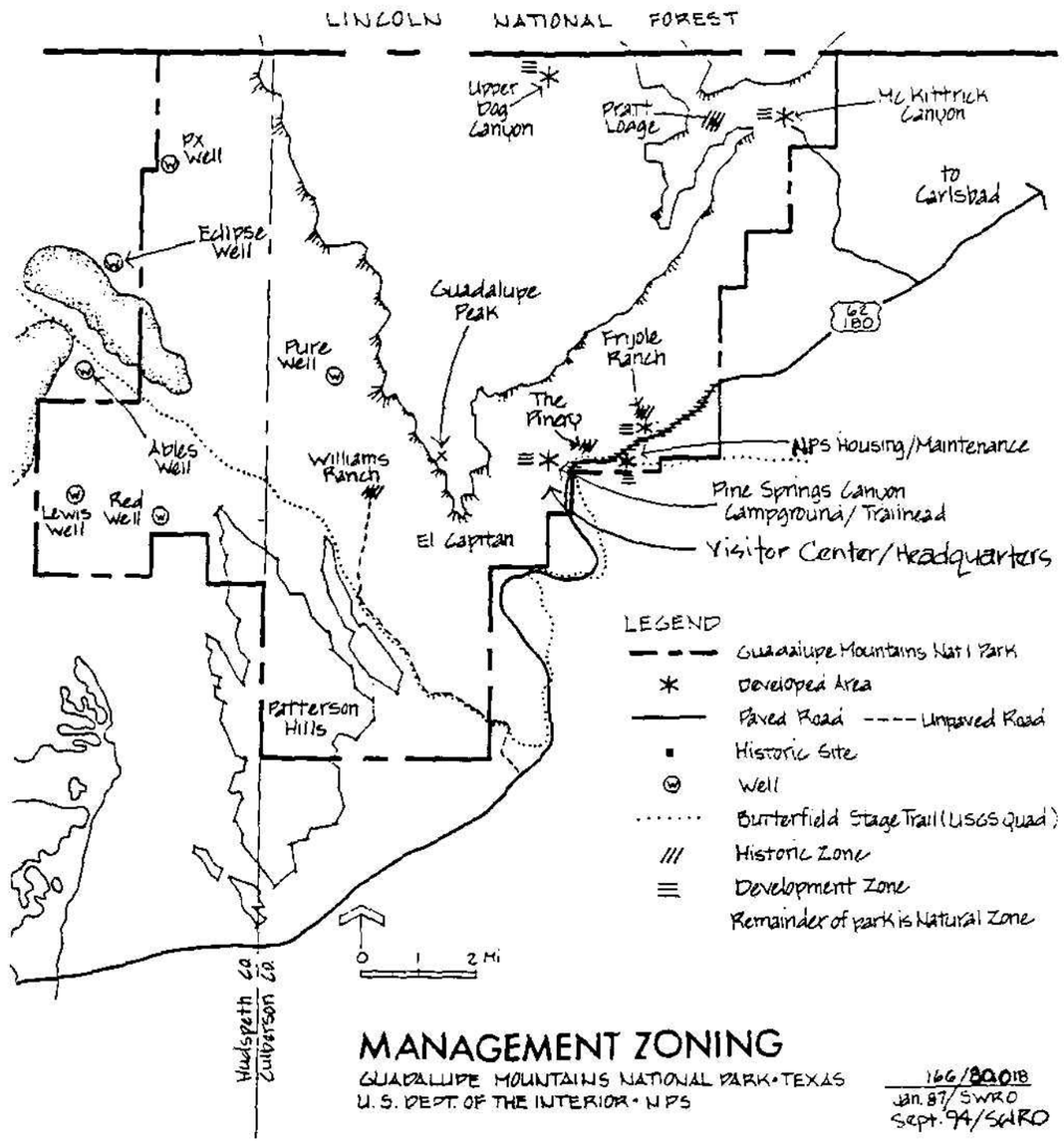


3: Management Zoning Map. Taken from 1988 Statement for Management, Guadalupe Mountains National Park.

Issue 1: Ongoing loss of significant character-defining features associated with the cultural landscape:

Solution: The CLR should provide landscape recommendations for routine maintenance measures that address preservation for features such as the orchard, garden, fence-lines, and circulation routes, and provide general guidelines for maintenance operations.

Issue 2: Increased visitor needs/proposed development projects for the site:

a) disabled access to buildings within the Frijole Ranch complex;
b) disabled access to Manzanita Spring;
c) rehabilitation of the milk house (pump house);
d) rehabilitation of the orchard and garden areas; and
e) increased interpretation of the Frijole Ranch.

Solution: The CLR will provide designs, design guidelines, and treatment recommendations for the above-listed proposed actions.

Issue 3: Management needs and issues dealing specifically with the long-term treatment of the Frijole cultural landscape, particularly focusing on vegetation management and spring management.

Solution: The CLR will provide recommendations that address garden areas, orchard remnants, and old fields. Alternatives for management of the landscape areas are consistent with National Park Service policies, resource regulations, and approved park documents.

METHODOLOGY

The research conducted for this project consisted of three distinct approaches, each requiring various research methods: a background study/literature search; archival research; and field research.

1. Background study/literature search: Review of existing National Park Service documents and research reports for Guadalupe Mountains National Park and adjacent areas; as well as conducting of a background study of the settlement history of western Texas, focusing on the trans-Pecos area. The background study involved examining regional and local histories; personal journals and accounts of early expeditions in the study area; collections of various artist's sketches and paintings; and miscellaneous articles and correspondences describing exploration and settlement in the area. Comparative studies were reviewed for information pertaining to West Texas ranching and agricultural practices and overall spatial organization.

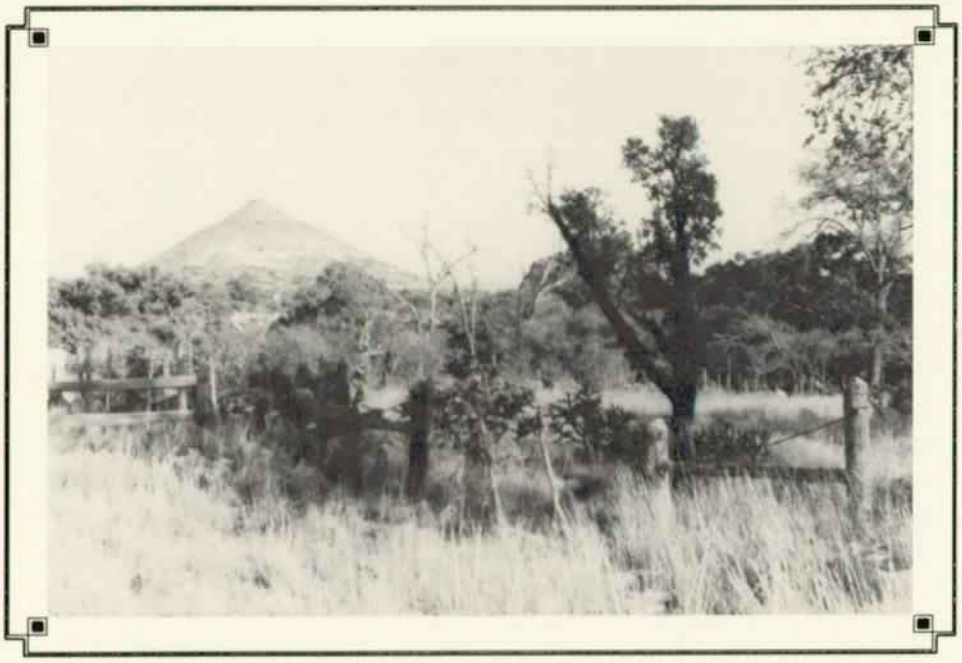
2. Archival research: Invaluable data in the form of historic maps, photograph collections, land records, tax records, aerial photographs, topographic maps, and postal records were located in archival facilities in Washington, D.C.; Van Horn, El Paso, and Austin, Texas; and Carlsbad and Santa Fe, New Mexico. Some information was obtained through telephone correspondence; however, when practical, the original primary-source data were examined first hand by the author, in the hope of finding some specific references to the historic landscape.

3. Field research: This research was initiated following some preliminary archival data collection and the preparation of a site base map. The draft Cultural Landscape Inventory (CLI) field survey form was utilized to maintain consistency in the recording of field data (appendix 1). Field research entailed the use of historic maps, aerial photographs, and period photographs to locate biotic and abiotic landscape features including field boundaries, formally planted vegetation, semi-natural vegetation, building sites, circulation systems, and existing plant communities. A pedestrian-level reconnaissance survey included all existing National Park Service trails within the selected study area, all mapped historic road traces, field boundaries (where visible), and numerous traverses within the field and range land areas. The existing condition of all structural and landscape features located during field reconnaissance was noted and documented using a 35mm camera with black-and-

white print and color slide film, and mapped to scale using the aerial photo overlays and existing topographic maps for the Frijole area.

Additional field research included submitting a press release in the public notice section of area newspapers requesting that individuals with knowledge of the study area or individuals in possession of early photographs contact the park and share their information. The author also prepared and presented an overview of the research project on a Carlsbad radio station's community forum program in an effort to locate potential informants and period photographs for the study area. Numerous interviews were also conducted either in person or through telephone correspondence with individuals knowledgeable about the project area. Three of these interviews were taped and placed on file in the park's archives. (References to individuals interviewed are included in bibliography.)

RESOURCE ANALYSIS



REGIONAL CONTEXT

The Frijole Ranch is located along the eastern escarpment of the Guadalupe Mountains within an area known as the trans-Pecos region of West Texas. This area is characterized by Katz[2] as "mountains composed of fossil-bearing limestone strata that ... provide water and shelter for relict species of plants and animals that would normally be unable to survive the arid conditions of Western Texas." Bradford[3] states that the Guadalupe Mountains range is itself a fossil reef, formed 280-230 million years ago, and shaped by various geological processes since that time.

During the late Pleistocene period (10,000 to 15,000 years ago), the ice retreated to the north, leaving the trans-Pecos region covered by an expansive coniferous forest. As the climate grew more xeric, the forests were replaced by vast grasslands; however, remnants of the early coniferous forest may still be found in sheltered locales within the mountain

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2 Katz, Susanna. Late Prehistoric Period Environment and Economy of the Southern Guadalupe Mountains, Texas. Doctoral dissertation, University of Kansas. 1983. P.13.

3 Bradford, James. Upper Dog Canyon Archeology; Guadalupe Mountains National Park, Texas. DOI-NPS, Southwest Cultural Resources Center, Santa Fe, New Mexico. From Jagnow, 1979: 1-2.

range. Man is believed to have entered the region during this transformation of the landscape from mesic forest into arid grassland. The prehistoric occupation of the Guadalupe Mountain range and surrounding region ranges from the PaleoIndian period (plus or minus 8000 B.C.); the Archaic period (6000 B.C.-A.D.1); the Transitional period (A.D. 1-800); and the Ceramic period (A.D. 800-1500). For additional information regarding the prehistoric occupation of this area, refer to reports by Katz[4] and Bradford[5].

The first European explorers to travel through the Guadalupe Mountains area were Spaniards moving north from Mexico. Several 16th- and 17th-century Spanish Colonial period maps were located, which describe the area's natural features, in addition to noting the names of various Indian groups encountered. A few scattered settlements or camps are also shown. Little information is readily available regarding the use of the Guadalupe area by indigenous native peoples from the post-European contact historic period through to the present day. It should be noted that although this report does not directly address the use and occupation of the study area by indigenous peoples, a separate ethnographic study is currently under way and should serve as a companion document to this research.

Although the Guadalupe area was occupied and utilized extensively by both prehistoric and historic period native peoples, it remained virtually devoid of permanent settlement until the construction of stage stations such as the Pinery Station. During the early 19th century, numerous survey expeditions were sent out to establish various transcontinental routes through this harsh and seemingly barren landscape. The original route of the Butterfield Overland Mail Company took advantage of the natural pass afforded through the Guadalupe Mountains, as well as the numerous springs issuing from the eastern escarpment of the mountains. The Pinery Station was constructed in 1857 and served as a stop-over watering and re-fueling station for the overland stages. This station is located approximately 2 miles south of the Frijole Ranch. The Butterfield Co. abandoned this line and re-directed their coaches to a route near Fort Davis after only 1 year of use, stating the reason as hostile Indians and unreliable water sources.

Early settlement in the trans-Pecos area was severely restricted by a lack of water and timber, and conflicts with Apache Indian tribes. Around 1849, a measure to protect Texas's western settlements was initiated, as the War Department established eight forts as a permanent line of defense. These forts were established between the Rio Grande and Red rivers to offer protection to the numerous settlers who were determined to move west.[6] From north to

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4 Katz, Susanna. Late Prehistoric Period Environment and Economy of the Southern Guadalupe Mountains, Texas. Doctoral dissertation, University of Kansas. 1983. P. 13.

5 Bradford, James. Upper Dog Canyon Archeology.

6 Richardson, Rupert N., et al. Texas, The Lone Star State. Prentice-Hall, Inc., New Jersey. 1970.

south, this first line of forts included Worth, Graham, Gates, Croghan, Martin Scott, Lincoln, Inge, and Duncan. Within 2 years, the settlers had advanced beyond the fort boundary; and around 1851, seven new forts were constructed to form a somewhat irregular line approximately 100 miles west of the first defense line. Again from north to south, these forts included Belknap, Phantom Hill, Chadbourne, McKavett, Terrett, Mason, and Clark. Later, a third chain of forts was established along or near the Rio Grande.

Sometime following the Civil War, cattlemen from the East began driving their cattle into the region to take advantage of the free range lands that they saw as there for the taking. The first homes built in and around the Guadalupe Mountains have largely been attributed to these men. Devastating droughts ravaged the region in the late 1870s and 1880s, and when coupled with the nation-wide depression, this combination of natural and economic disasters was enough to ruin the majority of the area's cattlemen. According to various historical accounts, the winter of 1885 was extremely harsh, and resulted in cattle losses as high as 50 to 60 percent. As the cattlemen began searching for greener pastures, the railroad proceeded to open the area up to settlers and farmers, and their families. By the early 1880s, the Texas and Pacific Railroad had opened its transcontinental line along the 32nd parallel, and towns like Van Horn were established as re-fueling and watering stations and points of disembarkation for the settlers moving west in search of homestead lands.

Possibly as a response to the droughts of the mid-1880s, the Texas State Legislature passed an act in March of 1889 to encourage irrigation, and "to provide for the acquisition of the right to the use of water, and for the construction and maintenance of canals, ditches, flumes, reservoirs, and wells for irrigation, and for mining, milling, and stock-raising in the arid districts of Texas."[7] This act stipulated that individuals who wished to take water from any natural stream "must within 90 days after beginning construction, record with the County clerk a sworn statement in writing showing the name of such ditch or canal, the point at which the head gate is thereof situated, the size of the ditch or canal in width and depth, and the carrying capacity thereof in cf per second of time, the name of said stream from which the water is taken, the time when the work was commenced, and the name of the owners or owners thereof, together with a map showing the route of said ditch or canal."[8] These files were briefly examined; however, no records for the Frijole area were located.

As transportation into and through the Guadalupe Mountains area improved, settlement became more feasible. Westward-bound families similar to the John Thomas Smith family, who developed the Frijole Ranch, filed applications to purchase sections of railroad land, and established their homesteads and ranches. The remote and isolated nature of the trans-Pecos landscape limited the number of settlers who were able to establish themselves, and it presented a constant challenge to those hearty few who determined to remain. Throughout the past, and through to the present day, the area has retained this pattern of widely dispersed settlements, be they seasonal subsistence camps, family farms, or ranches concentrated around available water sources.

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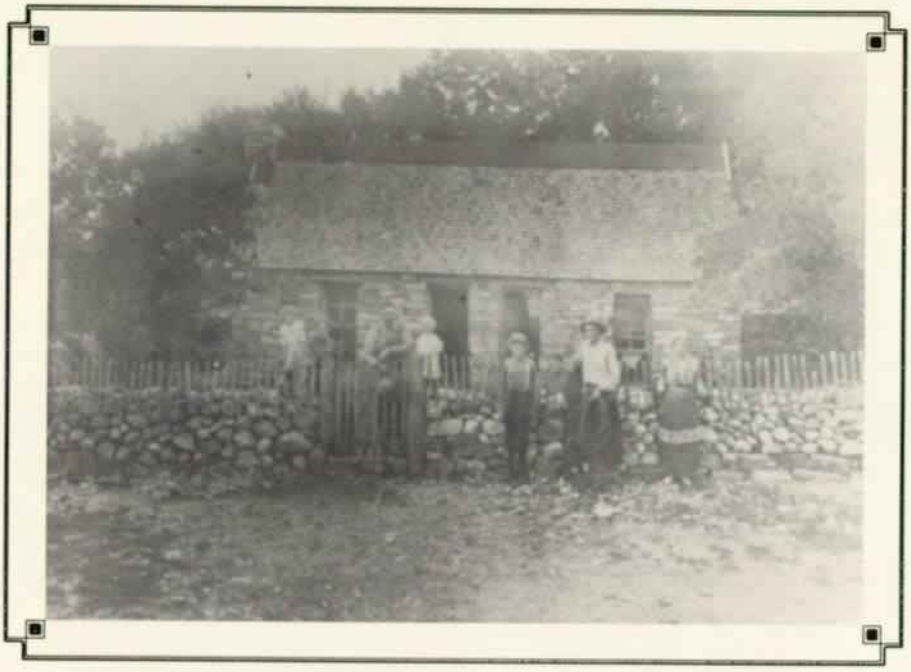
[7] Gammel. 1898. Miscellaneous files in the El Paso County Land Office Records Group.

[8] Ibid.



OWNERSHIP HISTORY OF THE FRIJOLE RANCH

According to local informants, the land that now comprises the Frijole Ranch was first settled by a Mr. Walcott (first name unknown), who built a crude dugout in the immediate vicinity of the farm complex during the 1860s; however, this could not be confirmed through archival documentation. The records of Confederate Script Grantees and the Bounty and Donation Land Grants of Texas (1835-1888) were examined for references to any persons named Walcott, but none were found. Population Census Indexes for the State of Texas were examined for any listing of persons named Walcott, or any similar spelling. The 1860 Census Index listed five persons named Walcott, Walcot, and Walcox; however, none of these individuals were listed as living in or near El Paso County. The 1870 Census Index listed nine persons named Walcott, Walcot, Walcoth, Walcut, and Walkup, yet none were living in or near El Paso County. The El Paso County Tax Records were also examined from the years 1859 through 1878 (1861-1864 records were missing) in hopes of finding some reference to Mr. Walcott. No references were located. No extant remains of the early dugout have been recorded at the present time, although Mr. Joe T. Smith thought he recalled a depression or sunken area in the family's yard just about 20 feet beyond the kitchen door on the side of the house.[9] This location is noted on the site base map (figure 5).

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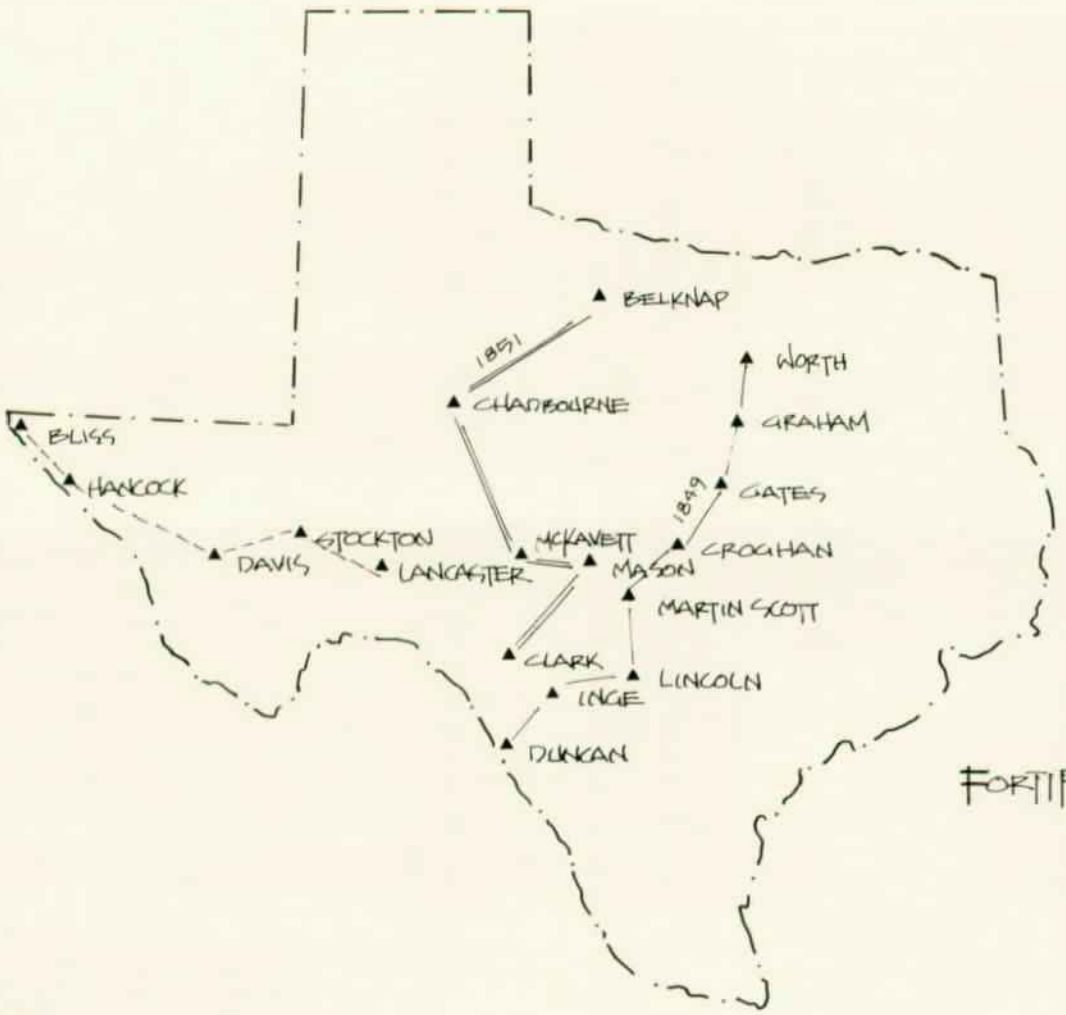
[9] El Paso County records were examined for periods prior to 1911, because Culberson County was created from existing El Paso County, Texas, in 1911.



FORTIFIED DEFENSE LINES OF TEXAS

taken from TX The Lone Star State

Local informants have also stated that the site was occupied by two brothers who had the last name of Rader. It is believed that they moved to the Guadalupe Mountains to establish one of the area's first cattle-ranching operations, and were responsible for building the front two rooms of the Frijole Ranch house sometime around 1876. The Texas Population Census Indexes were examined for listings of any persons by the name of Rader living in or near El Paso County.[10] The 1860 Census Index listed five Raders; however, none were living in or around El Paso County. The 1870 Census Index listed six Raders, with none in El Paso County. The 1880 Census Index listed 13 Raders, but again, none were shown as living in El Paso County, Texas. The El Paso County Tax Records were then examined from the years 1859 through 1906 (1861-1864 records were missing, and records from 1878 and 1884 were illegible) in the hope of finding some reference to persons by the name of Rader living within El Paso County. The earliest reference noted was in 1879, in which a John B. Rader was listed on the "Assessment Roll of Property in El Paso County; Owned by Non-Residents and Rendered for Taxation." Mr. Rader is listed as owning 98 acres having a total value of $1,000, and taxes owed to the state and county totaled $7.50.

In 1881, a John B. Rador is included on the "Assessment Roll of Property in El Paso County; Owned by Non-Residents." The listing provides the following information: "John B. Rador - rendered - county of residence - Charles Kerber (?); original grantee - George Stephenson; 93 1/2 acres, value $467; total taxes $5.73."

The reference to Charles Kerber and George Stephenson as possibly being the original grantees was intriguing; however, additional information could not be located concerning either of these people in the state and county archives. No listing of individuals by the name of Rader could be found in the records from 1882 or 1883, and the 1884 records proved illegible. Records were examined for the following several years, yet with the exception of a William and a Pearce Rader in the city of El Paso, no pertinent data was found.

The earliest direct reference to lands that encompass the Frijole property was found in File 88300, Culberson County, Texas, of the General Land Office. The file describes 214 acres as the NE 1/4, and NE 1/4 of NW 1/4 of Section 40, T&P Ry Co., Block 65, Township 1, Cert. 3789/5555 and Act. April 1895, patent to J. T. Smith; original 3-7-67, Vol. 218, p. 815). Although the information provided by this file is not clearly understood, it may reveal that Mr. Smith made his original application for the Frijole property in 1895 while he was living in Briscoe County, Texas (other records such as personal accounts and birth certificates place J. T. Smith in Texas as early as 1893, possibly through 1897 or 1898) and it is possible that the original pre-emption (homestead) grant for the property was filed as early as 1867 by some unknown grantee.

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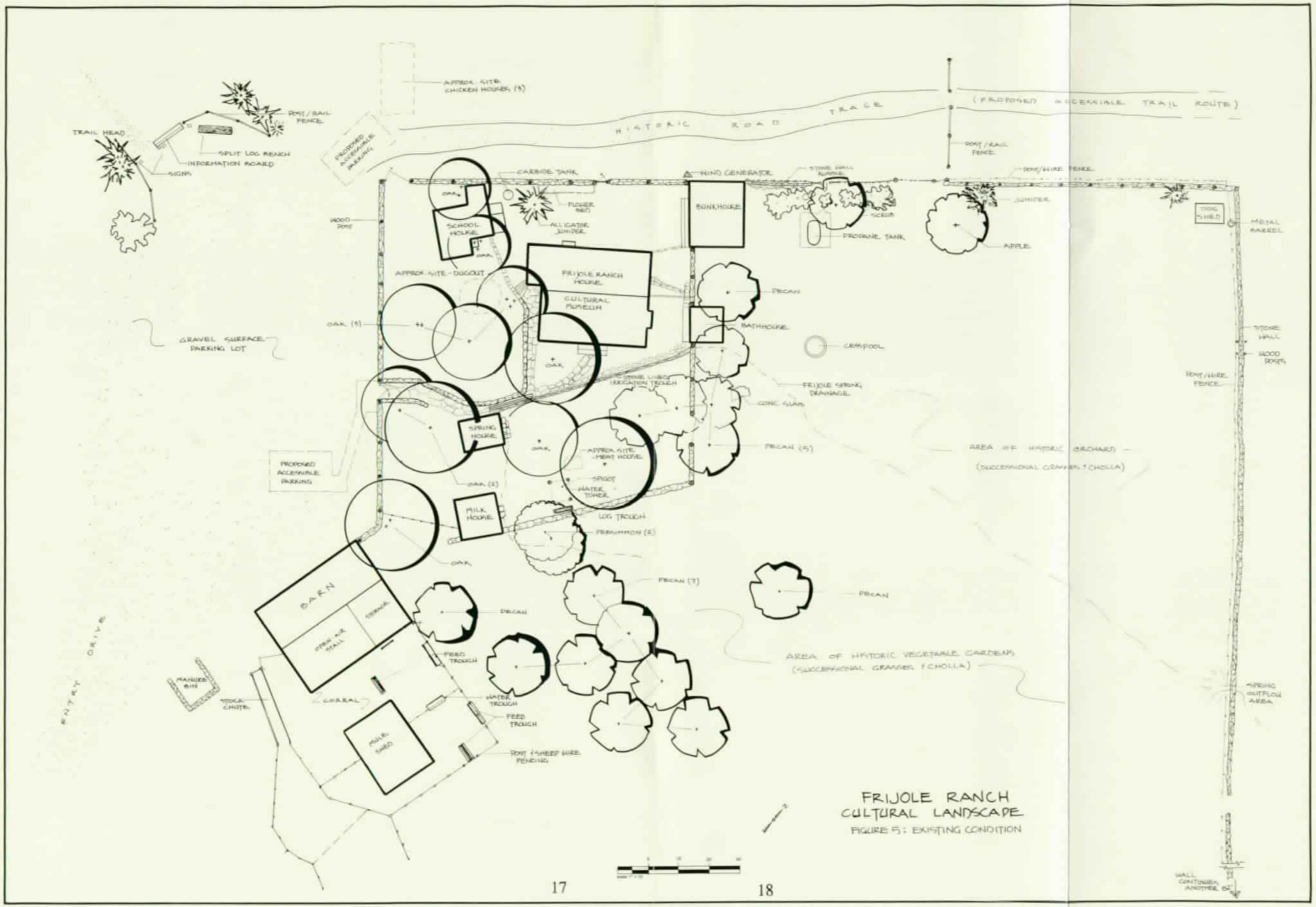
[10] El Paso County records were examined for periods prior to 1911, because Culberson County was created from existing El Paso County, Texas, in 1911.



FRIJOLE RANCH
CULTURAL LANDSCAPE
FIGURE 5: EXISTING CONDITION

1191-106-10m

Application to Purchase Additional Land to Home Heretofore Purchased.

Vaughan, Texas, 5/25 1906

To John John J. Terrell, Commissioner General Land Office:

I hereby apply to purchase under the provisions of Title LXXXVII, Chapter 12A, Revised Civil Statutes of 1895, and the amendments thereto by the Act of May 19, 1897, and the Acts relating to the sale and lease of Public Free School and Asylum lands, approved April 19, 1901, and April 15, 1905, the following land situated in El Paso County, Texas, about 125 miles (give course) E. from County Site; and I agree to pay for said land the price per acre specified below:

Section	Township	Block	Certificate	GRANTEE	Acres	Price per Acre	Classification
north 1/2 of 40	one	65	3789 5555	T&P Ry Co	320	1.00	2d

I am over twenty-one years of age, and my postoffice address is El Paso in El Paso County, Texas. I have, since the 19th day of April, A. D. 1901, purchased from the State, Public Free School and Asylum lands as follows:

Section	Township	Block	Certificate	GRANTEE	Acres	P. O. Address when each purchase was made
6	2	65		T&P Ry Co	160	Vaughan

(No title)

For the purpose of securing said lands and of complying with the law regulating the sale of the same, I hereby make and subscribe to the following oath, to wit:

I, J. P. Smith, do solemnly swear that I desire to purchase said land as additional to my own land which has heretofore been purchased from the State, as follows: Section E½ 6 & W½ 40 Block 65 Tsp. 2 Certificate ..... Grantee T&P R. Co. in El Paso County, and * that I will in good faith become a person an actual bona fide settler on my home tract, or some portion of the land I purchase, within 90 days from the date my application is accepted * ~~or, * that I am now in person an actual bona fide settler on my home tract,~~ * and that I am not acting in collusion with others for the purpose of buying the land for any other person or corporation, and that no other person or corporation is directly or indirectly interested in the purchase thereof.

(Signed) J. P. Smith Applicant.

Sworn to and subscribed before me, this the 25th day of May 1906

*NOTE—If applicant is now a settler on his home tract (or on land heretofore bought as additional to this home tract) he must strike out words between the first two stars, but if he intends to settle within 90 days he must strike out words between last two stars.

J. W. Turner Jr. P. Ex officio Co. Surv. El Paso County, Texas.

Officer must not omit seal.

OBLIGATION.

$217.00 Public School Lands.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of Three hundred Twelve and no/100 Dollars, with interest thereon as hereinafter specified, the same being for the balance of purchase money for the following described tract of land, purchased by me this day of the State of Texas, in accordance with the provisions of Title LXXXVII, Chapter 12A, of the Revised Civil Statutes of 1895, and the amendments thereto by the Act of May 19, 1897, and the Acts relating to the sale and lease of Public Free School and Asylum lands, approved April 19, 1901, and April 15, 1905, to wit: North 1/2 of Section No. 40, Block 65, Township One in El Paso County, surveyed for the Free School Fund by virtue of Certificate No. ....., issued to the T&P Ry Co

The annual interest of three per cent upon all unpaid principal, together with one-fortieth of the original principal, I am to pay or cause to be paid to the State Treasurer, at Austin, Travis County, Texas, on or before the 1st day of each November thereafter, until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and am subject to and accept all the penalties contained and prescribed in the above recited Acts.

Witness my hand, this 25th day of May 1906.

J. P. Smith

800-SC5-15m.

NOTICE OF AWARD.

GENERAL LAND OFFICE,
AUSTIN, TEXAS.

J. J. TERRELL, Commissioner.
J. T. ROBISON, Chief Clerk.

Notice No. 3685

Date of Award June 23, 1906

By virtue of application of J T Smith to purchase land, and which was filed in the General Land Office on the 28 day of May, 1906, as then required by law, I have this day accepted said application and do hereby award to the applicant the following land at the price shown thereon, to-wit:

SECTION	BLOCK	CERTIFICATE	TSP.	GRANTEE	ACRES	PRICE	COUNTY
N 1/2 of 40	65	3789 / 55555	1	T & P Ry Co	320	1 00	El Paso
		88300		91709			

Date of Sale May 28, 1906.

Terms of Sale 3 per cent interest.

acting J T Robison
Commissioner General Land Office.

Figure 7

7: Notice of award.

When filing for pre-emption grants, the grantee was required to remain on the field or property for 3 years before a patent could be filed. Because no 19th-century applications could be located, it appears the patent was never officially filed. Pre-emption grants were stopped by the 1890s.

On May 25, 1906, the land lying within Section 40 of Block 65, Township 1, El Paso County, was re-classified from mineral to agricultural or grazing land in order to obtain a different valuation on said land with no right (title or interest) in or to any minerals that are now or may hereafter be found or known to exist on said land. On this same day, a Mr. J. T. Smith filed an application to "Purchase Additional Land to Home Heretofore Purchased" (figure 6). Records in the State of Texas General Land Office reveal that the date of sale for 320 acres comprising the N 1/2 of Section 40 in Block 65 of El Paso County was May 28, 1906. The application shows that Mr. Smith had previously purchased 160 acres within Section 6 of Block 65, Township 2, Van Horn, Texas.

The official Notice of Award (No. 3685) was dated June 23, 1906, and showed that J. T. Smith purchased 320 acres at the cost of $1.00 an acre and 3 percent interest (figure 7). Mr. Smith submitted his first payment of $8.00 on July 7, 1906, listing his return address as Van Horn. By September 15th of the same year, John Thomas Smith filed another "Application to Purchase Additional Land to Home Heretofore Purchased" for the S 1/2 of Section 40, Block 65, Township 1, totaling 320 acres (figure 8). This application also includes other parcels owned by Mr. Smith, and values them at $1,064.70. A note jotted on the file folder tantalizes the researcher, but seems incomplete: "House 87131 sold as ...."

Searches in the county's early tax records show that a Mrs. Ella M. Smith owned land in 1906, including lots 19 and 20 of Block 73 in the City of El Paso. It is doubtful that this is J. T.'s wife Nella M. Smith, yet on occasion, the record-keepers modified the spelling of names to suit that which they heard phonetically. Because of this possibility, the information is provided herein.

El Paso County Tax Records list John T. Smith as paying poll tax during the years 1907 and 1908. The "Roll of Unrendered Property" for 1908 includes the name J. T. Smith and associated land abstract numbers (see table below). The original grantee is listed as John T. Smith.

Abstract	# Acres	Value
5681	681	$ 475.00
5682	685	480.00
5683	680	475.00
5684	864	250.00
3941	80	60.00
3942	80	60.00
3943	820	220.00

This record also inventories livestock owned by J. T. Smith in 1909, and shows his holdings to include:

Stock	# Acres	Value
horses/mules	6	$ 300.00
cattle	4	50.00
goats	8	10.00

The tax records describe the total value of his property at $2,710. No listing for the year 1910 could be located. Land receipts reviewed in the General Land Office begin to show Mr. J. T. Smith's return address as a post office box in Carlsbad, New Mexico, by the year 1909. This address is maintained in the records through 1916 (figure 9). The receipt for 1917 was missing; however, by 1918, the return address had become a P.O. Box in Frijole, Texas (figure 10). It should be noted that in the year 1911, the county of El Paso, Texas, was divided, and Culberson County was officially established. So, after 1911, the Frijole Ranch property fell within the boundaries of the newly established Culberson County.

Local information has revealed that the Smiths had established a post office in their Frijole home; however, the date of establishment seemed to vary from source to source. Inquiries with the U.S. Postal Service historian in Washington, D.C., provided the date of

27.20

1191-106-10m

Application to Purchase Additional Land to Home Heretofore Purchased.

Van Horn Tex Texas, Sept 15 1906

To John John J. Terrell, Commissioner General Land Office:

I hereby apply to purchase under the provisions of Title LXXXVII, Chapter 12A, Revised Civil Statutes of 1895, and the amendments thereto by the Act of May 19, 1897, and the Acts relating to the sale and lease of Public Free School and Asylum lands, approved April 19, 1901, and April 15, 1905, the following land situated in El Paso County, Texas, about 130 miles (give course) East from County Site; and I agree to pay for said land the price per acre specified below:

Cert 3789 5555

Section	Township	Block	Certificate	GRANTEE	Acres	Price per Acre	Classification
S.1/2 40	65	1		T&P Ry	364	3 00	Dry

I am over twenty-one years of age, and my postoffice address is Van Horn in El Paso County, Texas. I have, since the 19th day of April, A. D. 1901, purchased from the State, Public Free School and Asylum lands as follows:

#40 or 684 acres

Section	Township	Block	Certificate	GRANTEE	Acres	P. O. Address when each purchase was made
N1/2 40	1	65		T&P Ry	320	Van Horn
E1/2 of N1/2 6	2	65		"	160	"

For the purpose of securing said lands and of complying with the law regulating the sale of the same, I hereby make and subscribe to the following oath, to wit:

I, J T Smith, do solemnly swear that I desire to purchase said land as additional to my own land which has heretofore been purchased from the State, as follows: Section E1/2 of N1/2 6 Block 65 Tsp. 2 Certificate Grantee T&P Ry in El Paso County, and * ~~that I will in good faith become in person an actual bona fide settler on my home tract, or some portion of the land I purchase, within 90 days from the date my application is accepted~~ * or, * that I am now in person an actual bona fide settler on my home tract, * and that I am not acting in collusion with others for the purpose of buying the land for any other person or corporation, and that no other person or corporation is directly or indirectly interested in the purchase thereof.

87/131 87/32

OK

(Signed) J. T. Smith Applicant.

Sworn to and subscribed before me, this the 15 day of Sept 1906

J H Tinney JP & Ex Officio NP

El Paso County, Texas.

Officer must not omit seal.

*NOTE—If applicant is now a settler on his home tract (or on land heretofore bought as additional to this home tract) he must strike out words between the first two stars, but if he intends to settle within 90 days he must strike out words between last two stars.

OBLIGATION.

$1064.90 Pub School Lands.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of One thousand sixty four and 90/100 Dollars, with interest thereon as hereinafter specified, the same being for the balance of purchase money for the following described tract of land. purchased by me this day of the State of Texas, in accordance with the provisions of Title LXXXVII, Chapter 12A, of the Revised Civil Statutes of 1895, and the amendments thereto by the Act of May 19, 1897, and the Acts relating to the sale and lease of Public Free School and Asylum lands approved April 19, 1901, and April 15, 1905, to wit S 1/2 of Section No. 40, Block 65, Township 1 in El Paso County, surveyed for the Free School Fund by virtue of Certificate No. , issued to the T&P Ry The annual interest of three per cent upon all unpaid principal, together with one-fortieth of the original principal, I am to pay or cause to be paid to the State Treasurer, at Austin, Travis County, Texas, on or before the 1st day of each November thereafter, until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and am subject to and accept all the penalties contained and prescribed in the above recited Acts.

Witness my hand, this 15 day of Sept 1906

J. T. Smith

685-609-100m T.

POSTED

LEDGER 72

PAGE ~~262~~ 260

Duplicate Coupon

758/19

FILE NO. 88300

(To be Kept by Land Office)

Box 577

Post Office Carlsbad New Mex, 3/20/, 1916

To THE COMMISSIONER, General Land Office, Austin, Texas.

I enclose P.O. Money Order for $ 70.87, payable
(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

to the "State Treasurer," of which { $ ...... are for principal / $ 9.35 are for interest } payment on the following land purchased from the State by J. T. Smith, towit:

Section	Block	Township	Certificate	GRANTEE	Acres	County
N ½ 40	65	1	3786/5555	T. P.	320	Culberson

It is School Land.
(Say whether School, Asylum or University.)

MAR 22 1916

J. T. Smith
(Name of Sender.)

VON BOECKMANN-JONES CO., PRINTERS, AUSTIN

685-609-100m T.

POSTED

LEDGER 72

PAGE 260

Duplicate Coupon

667
1-2-3

FILE NO. 88300

(To be Kept by Land Office)

Post Office Frijole Tex, May 25, 1918

To THE COMMISSIONER, General Land Office, Austin, Texas.

I enclose P.O. Money Order for $ 209.20, payable
(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

to the "State Treasurer," of which { $ ...... are for principal / $ 9.35 are for interest } payment on the following land purchased from the State by J. T. Smith, towit:

Section	Block	Township	Certificate	GRANTEE	Acres	County
N ½ 40	65	1	3789/5555	T&P. R.R.	320	Culberson

It is School Land.
(Say whether School, Asylum or University.)

MAY 31 1918

J. T. Smith
(Name of Sender.)

VON BOECKMANN-JONES CO., PRINTERS, AUSTIN

establishment for the Frijole Post Office as August 30, 1916. A map dated 1927 and titled Post Route Map of the State of Texas reveals that the mail carrier traveled south from Carlsbad, New Mexico, to the Frijole Post Office, and returned by the same route. This map also shows that the mail was delivered three times a week. The postal historian also submitted information regarding the postmaster position, which stated that Mrs. Nella M. Smith operated the Frijole Post Office as postmaster until October 26, 1941, at which time the operation was moved to the Glover home and Mrs. Bertha May Glover became Acting postmaster. On January 14, 1942, Mrs. Bertha May Glover was officially appointed postmaster and the name of the post office was changed to Pine Springs. The post office was discontinued on September 15, 1943, and the mail was routed to Carlsbad, New Mexico.

On July 21, 1925, the land record file 91709 shows that Mr. Smith forfeited his land holding of 364 acres described as the S 1/2 of Section 40, Abstract/Script No. 3789/5555 in Block 65, Township 1. A few months after the forfeiture, J. T. Smith filed an "Application to Re-Purchase Forfeited School Land." This application was dated September 1, 1925 (figure 11).

The next transaction located in the files of the General Land Office was a quitclaim deed dated January 11, 1926, in which J. T. Smith transferred land to Mrs. L. S. Crawford (his daughter Flora). This land sale included the S 1/2; the S 1/2 of NW 1/4; the NW 1/4 of Section 40; all of Section 34; all of Section 38; all within Block 65 of Township 1. Other lands included in this transaction were the E 1/2 and W 1/2 of Section 6; all of Section 10--all within Township 2, Block 65. The above-described lands within Section 40 total approximately 470 acres, and additional information may be found under Land Record Files 144142 and 133335.

A review of land office receipts for Mr. J. T. Smith of Frijole, Texas, reveals that his land holdings were reduced from 320 acres in 1926 to 200 acres in 1927. It appears that he transferred a large amount of his acreage over to Mrs. Crawford during this time; however, no additional clarification could be located in either the state or county records.

A search of both the direct and reverse indexes to deeds in Culberson County was made, and provided very little information. A "Release Deed of Trust" between J. T. Smith and J. C. Hunter was located in Deed Book 46, pages 450-451, Culberson County, Texas. This describes land comprising the NE 1/4 of Section 40, Block 65, Township 1, T. & P. Ry Co. Survey. The deed is dated December 27, 1941. A warranty deed between the same above-mentioned parties is also in the same deed book, and may be found on pages 253-254.

Very little archival research was conducted for the years following the Smiths' sale of the Frijole property to Mr. J. C. Hunter. Although the Smiths had expended time and energy in the development and management of a single-family farmstead, the new land-owners--Mr. J. C. Hunter and his partners, Messrs. Matthew and Tom Grisham, soon set about to develop the Frijole property into part of their approximately-72,000-acre commercial ranching operation (figure 12). The property became known as the Guadalupe Mountain Ranch, and in addition to being used as a commercial ranch for cattle, sheep, and goats, the ranch was stocked with wild game such as elk and turkey for recreational hunting purposes. Several parcels of the original Frijole property were leased to various oil and gas companies, while the ranch house was used as a residence by several of the employees of the Hunter-Grisham

Corporation. Interviews with several local residents have provided a somewhat sketchy outline of a few of the individuals who resided at the Frijole headquarters. It is rumored that a man by the name of Jim, a.k.a. "Red," or "Frijole," Jones lived in the house at some time. Mr. Jones now lives in Carlsbad, New Mexico, and his wife was contacted during the research phase of this project. Mr. Jones is now deaf, and was not available for an interview. His wife did not know anything about his ever having lived at Frijole. Another person who is said to have lived at the Frijole headquarters sometime between 1942 and 1946 was Mr. Ben Watson. Mr. Noel Kincaid recalled that Tom Thedford was doing some repair work in and around the Frijole site from around 1943 to 1944, and he thought maybe he was also living there at this time (interview with Mr. Noel Kincaid, 1992). From 1946 to 1947, Lewis Kincaid, brother to Noel Kincaid, lived in the ranch house. In 1947, the Frijole house became the home for the ranch foreman, Mr. Noel Kincaid, and his family. In 1969, the Hunter-Grisham Corporation sold their expansive land holdings of approximately 72,000 acres to the National Park Service, and by 1972, the Guadalupe Mountains National Park was established. Following the sale of the Guadalupe Mountain Ranch, the Kincaid family remained in the Frijole house and leased the property from the National Park Service. The Kincaid family moved in early 1971 when their lease expired in late December of 1970 and was not renewed. Jack Kincaid, son of Noel and Lucille Kincaid, grew up at Frijole and is currently an employee of the park.

Following the departure of the Kincaid family, the house was occupied by Mr. Roger Reisch, a National Park Service employee and the district ranger for the newly established park and its 86,416 acres. Mr. Reisch lived in the Frijole Ranch house until 1980. A detailed discussion of the land use history for the various areas that comprise the Frijole landscape follows the "Analysis" section of this report.

APPLICATION TO RE-PURCHASE FORFEITED SCHOOL LAND

Under Chapter 94, Act Approved March 19, 1925

To Hon. J. T. Robison, Commissioner of General Land Office, Austin, Texas:

I hereby apply to repurchase the following land, under Chapter 94, Act approved March 19, 1925:, situated in Culberson County about 60 miles North (give course) from county seat, and described as follows:

Part	Section	Block	Township	Certificate	GRANTEE	Acres	Price
S½	40	65	1	3789 5-5-5-5	T. & P. Ry	364	$1.00

For the purpose of repurchasing said land I enclose $9.10 in the form of check, (State whether cash, money order, check or draft, payable in Austin.) as the first one-fortieth cash payment on the land applied for.

J. T. Smith, Applicant.

Important—read carefully.
If an applicant was not the personal owner on date of forfeiture, he must state below his signature for whom and in what capacity he is applying to repurchase.

OBLIGATION

$ 354.50 School Lands

For value received, I, the undersigned, and in the capacity stated, do promise to pay to the State of Texas the sum of Three Hundred & fifty Four & 9%00 Dollars, with interest thereon as hereinafter specified, the same being for the balance of purchase money for the following described tract of land, purchased by me from the State of Texas, in accordance with the above recited Act regulating the forfeiture and repurchase of public free school lands, to-wit: S½ of Section No. 40, Block 65, Township 1, Certificate 3789 5-5-5-5, Grantee T. & P. Ry, in Culberson County, Texas.

The annual interest of 3 *per cent upon all unpaid principal, together with one-fortieth of the original* principal, I am to pay or cause to be paid to the General Land Office, at Austin, Travis County, Texas, on or before the 1st day of each November thereafter, until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and am subject to and accept all the penalties contained and prescribed in said laws.

Witness my hand this first day of Sept., 1925.

Postoffice Frijole Texas J. T. Smith

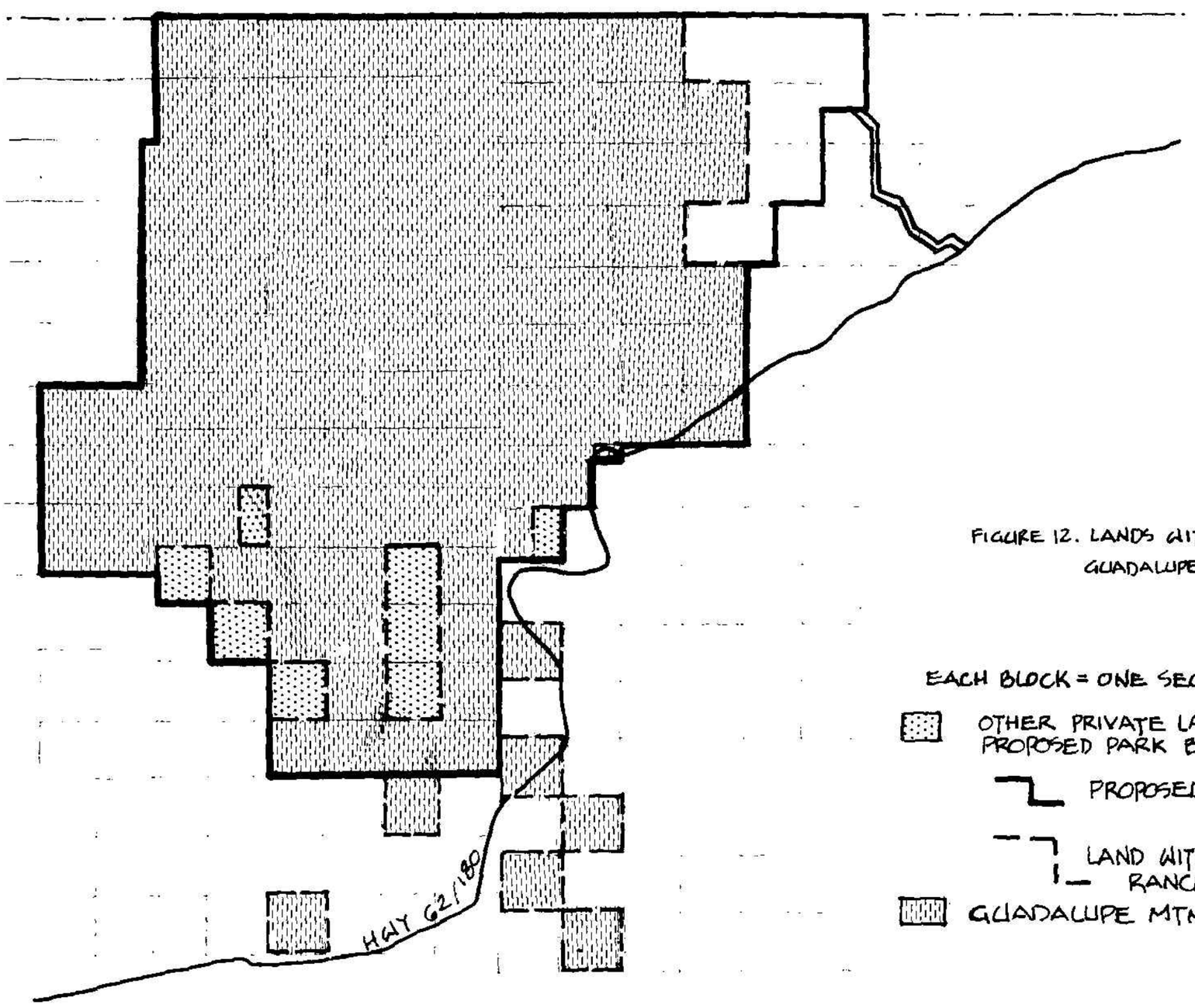


FIGURE 12. LANDS WITHIN THE GUADALUPE MTN. RANCH

EACH BLOCK = ONE SECTION / 640 AC.

OTHER PRIVATE LAND WITHIN PROPOSED PARK BOUNDARY

PROPOSED NPS BOUNDARY

LAND WITHIN GUADALUPE MTN. RANCH BOUNDARY

GUADALUPE MTN. RANCH

TAKEN FROM NPS DRAWING SA-GM 7100-B

STATEMENT OF SIGNIFICANCE

The cultural landscape associated with the Frijole Ranch complex is significant because it comprises the most complete and substantial remnants of early settlement and ranching practices in the southern Guadalupe Mountains. The site accurately represents the early settlement practices in the trans-Pecos region of West Texas, in addition to revealing the developmental evolution of the region's settlement history through a continuum of use dating from the last quarter of the 19th century to the mid-20th century.

The landscape associated with the Frijole Ranch operation contains numerous features that not only represent but help define the various land use practices that occurred over the past century. Although very little information has been located regarding the use of the landscape prior to 1900, we assume (based on information provided by local informants) that the site was originally developed as one of the area's earliest cattle ranching operations. Following the decline of this operation, the property was purchased by Mr. John T. Smith, and was transformed into an ingeniously designed and highly productive family farmstead.

After more than 30 years of use as a single-family farmstead, the property was then sold to Messrs. Hunter and Grisham, and added to the expansive land holdings that comprised their 72,000-acre hunting preserve and commercial ranching operation known as the Guadalupe Mountain Ranch. During this time, the Frijole Ranch property served as the home for the ranch foreman, Mr. Noel Kincaid, and his family. The property continued to function as part of this large corporate enterprise until the entire land holdings of the Guadalupe Mountain Ranch were purchased by the National Park Service in 1969; and by 1972 the Guadalupe Mountains National Park was established. The park is currently comprised of approximately 86,416 acres.

The recommended period of significance for this property is from 1876 to 1970, when the property ceased functioning as a working farmstead/ranch. Because of its continuum of use over the past 100 hundred years, the Frijole Ranch serves as a silent reminder of the evolution of the settlement history in the harsh and remote trans-Pecos region of the Southwestern United States. It is for this reason that the cultural landscape associated with the Frijole Ranch is found to be significant under National Register Criteria A and D. Criterion A applies to properties associated with events that have made significant contributions to the broad patterns of history, including, but not limited to, exploration, settlement, farming, and ranching. Criterion D applies to properties that have yielded, or are likely to yield, information important to prehistory or history. Surface or subsurface remains may provide information about agricultural or industrial land uses, settlement patterns, or ceremonial traditions.[11]

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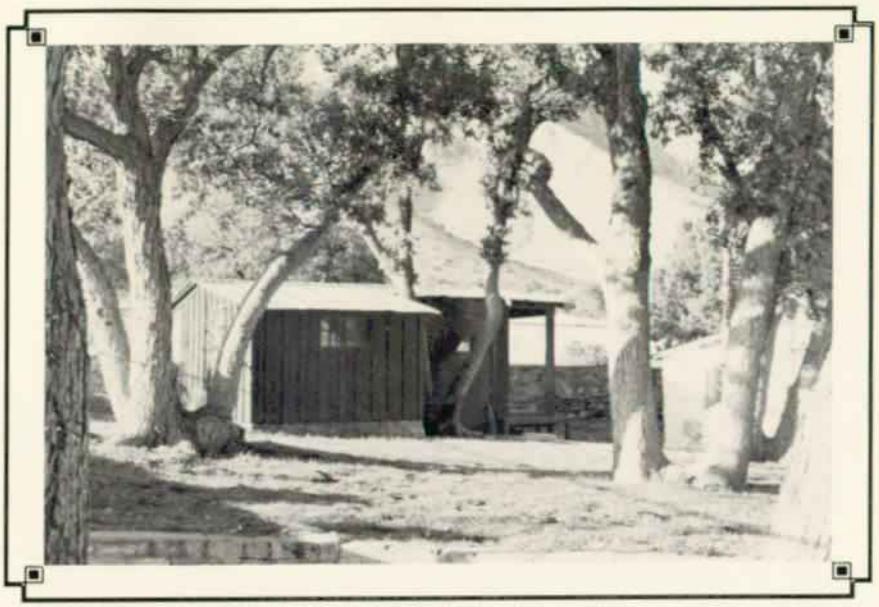
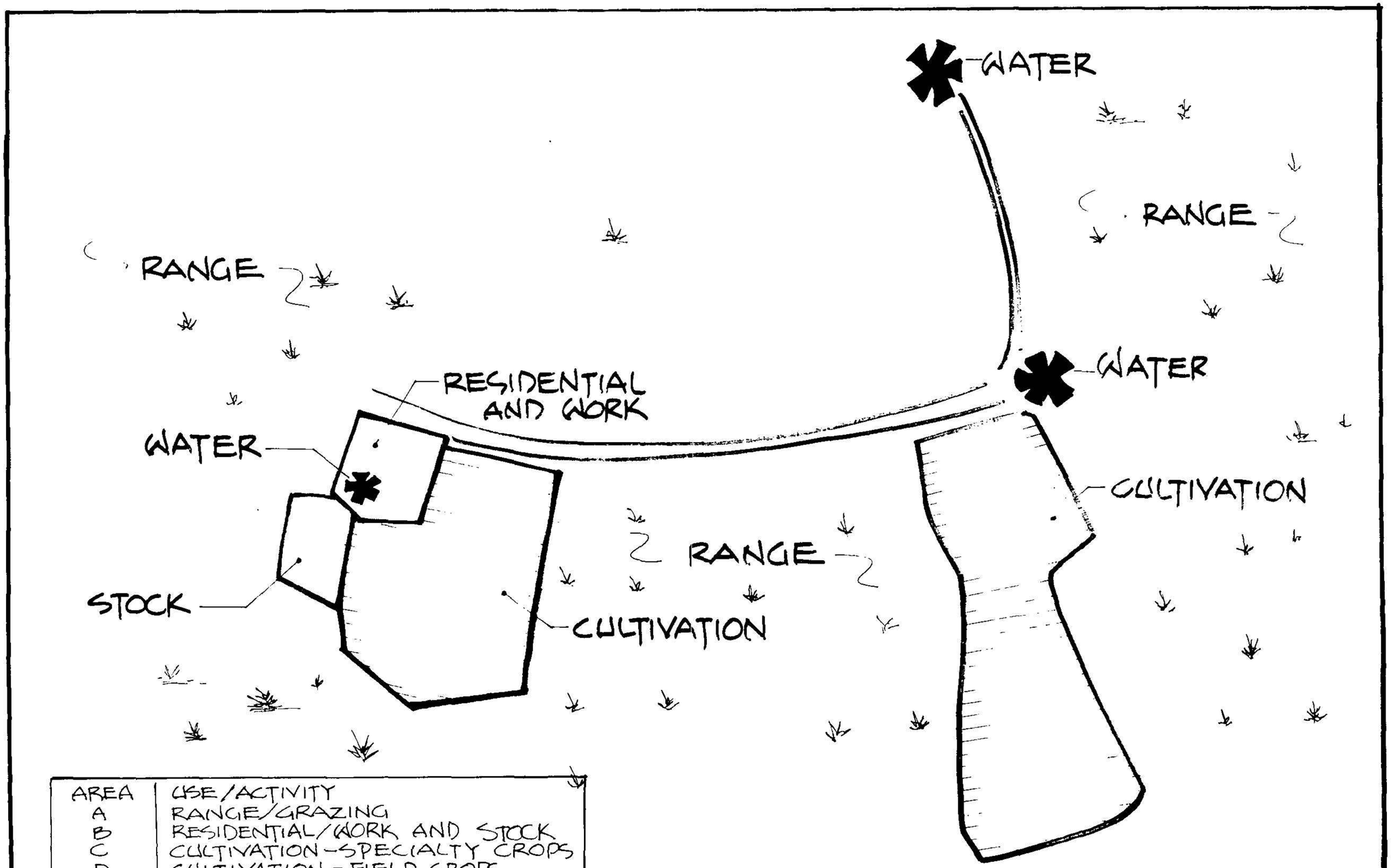
[11] Criteria (A through D) were utilized for determining significance as identified in National Register Bulletin No. 30.



ANALYSIS OF CULTURAL LANDSCAPE

An evaluation of the Frijole landscape was conducted by examining the 11 components of cultural landscapes (spatial organization, cluster arrangement, circulation, vegetation, land use, response to natural features, cultural traditions, structures, views and vistas, archeological resources, and small-scale elements); identifying existing character-defining features; and determining the integrity of the resource using National Register criteria.

The National Register nomination form defines 9 acres as the extent of the landscape associated with the Frijole Ranch property; however, an amendment to the National Register nomination has been prepared as a result of this study and defines 12.5 acres and new boundaries for the property. Existing park documents including the General Management Plan, Development Concept Plan, and Statement for Management have established and managed the Frijole landscape as three park management zones with approximately 5 acres included within a development zone, 9 acres within a historic zone, and the remainder managed within a natural zone (refer to figure 3). The acreage included within the historic zone has been expanded from 9 to 12.5 acres as a result of this study. This study has examined approximately 960 acres of the Frijole landscape, and for the purpose of analysis and discussion the land was divided into five definable land use areas. These include the enclosed yard around the ranch house; the enclosed vegetable/berry gardens and orchard area; the Manzanita Spring field area; the Smith Spring area; and the undeveloped grazing area (figure 13).



AREA	USE/ACTIVITY
A	RANGE/GRAZING
B	RESIDENTIAL/WORK AND STOCK
C	CULTIVATION-SPECIALTY CROPS
D	CULTIVATION-FIELD CROPS
E	WATER/RECREATION

FRIJOLE CULTURAL LANDSCAPE
LAND USE AREAS
FIGURE 13.

Each of the five areas are discussed below with regard to their distinct historic character and specific assemblages of features that contribute to the area's significance. The discussion also covers the area's land use history as identified through research endeavors, existing conditions, and sensitivity to change.

Spatial Organization

The Frijole Ranch landscape is comprised of roughly five areas that reflect the patterns of land use by the families who lived, worked, and played on this property. As mentioned above, these areas include: the enclosed yard and building complex, with its dense canopy of oak and pecan trees; the enclosed vegetable/berry gardens and orchard area, which presently consists of an open grassy field with a single apple tree and a small grove of pecans; the Manzanita Spring area, which consists of an oasis-like pool created by the fresh-water spring, a few native walnut trees, and adjoining old field areas enclosed by the rubble remains of a stacked cobble-stone field wall; the Smith Spring area, with its sharply contrasting vegetation including maiden hair ferns, bigleaf maple, and other mesic species that create a sheltering haven for flora and fauna in the midst of a typical Chihuahuan desert setting; and the surrounding range land that was utilized for grazing livestock and is comprised of native vegetation including various grasses, walking-stick cholla, pricklypear, yucca, agave, and juniper. This area also includes a sizable rock shelter located west-north-west of the ranch house at approximately the 6,000-foot contour.

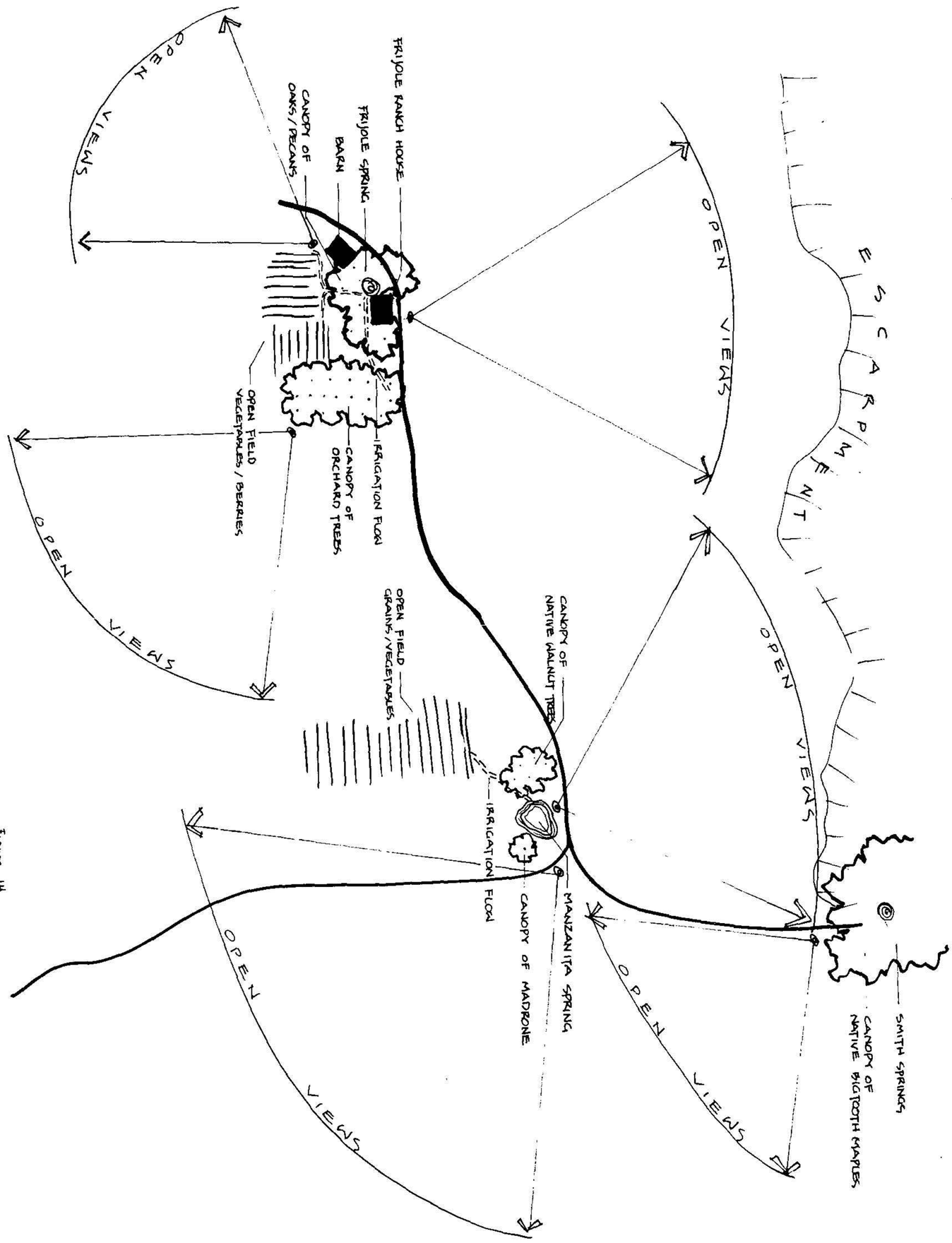
Due to the highly visible nature of the landscape, four of these five areas were visually connected, and all of the areas were spatially contiguous. These conditions are very much the same today. The various activities that were performed in each area during the different periods of site occupation and use have been remarkably similar, and reveal a sensitivity to and respect for the land and its sustainability (figure 14).

There has been no loss in any of the spatial elements that comprise the Frijole Ranch landscape, because the entire acreage is in the ownership of the National Park Service. However, the activities that occurred in each of the areas have changed and there is no longer any farming or ranching activity on or adjoining the Frijole Ranch. Despite the changes in land management and use, the spatial organization of the property has retained the integrity of its location, design, setting, feeling, and association with surrounding properties.

Cluster Arrangement

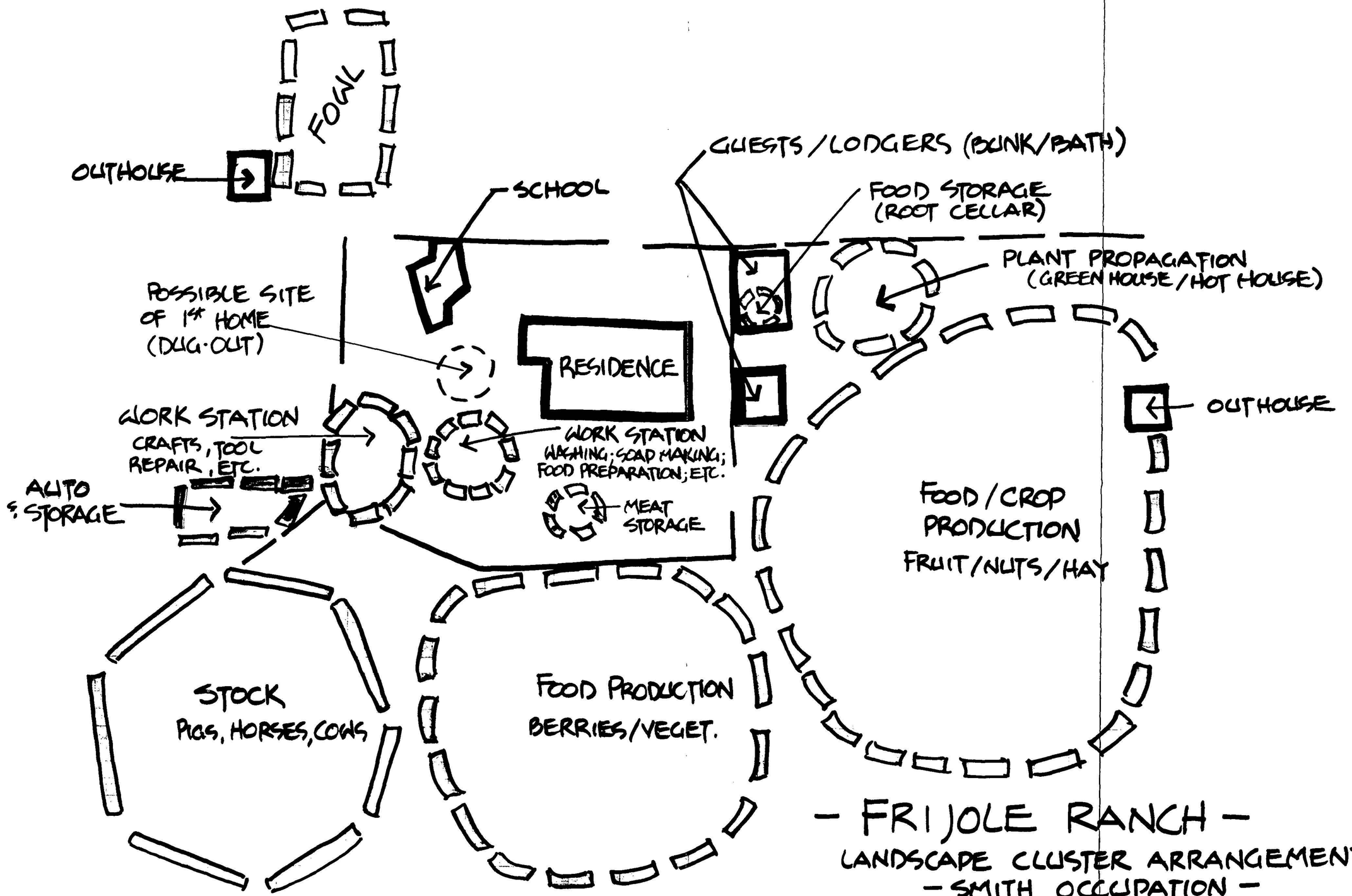
Within the enclosed yard and building complex of the Frijole landscape are small cluster areas in which specialized activities were carried out. This was a working landscape, and according to numerous informants, there was a definite and intentional vernacular-design approach used to establish work stations, stock areas, living quarters, and so forth.

14: Spatial organization in Frijole cultural landscape.



FRIJOLE CULTURAL LANDSCAPE
SPATIAL ORGANIZATION

Figure 14

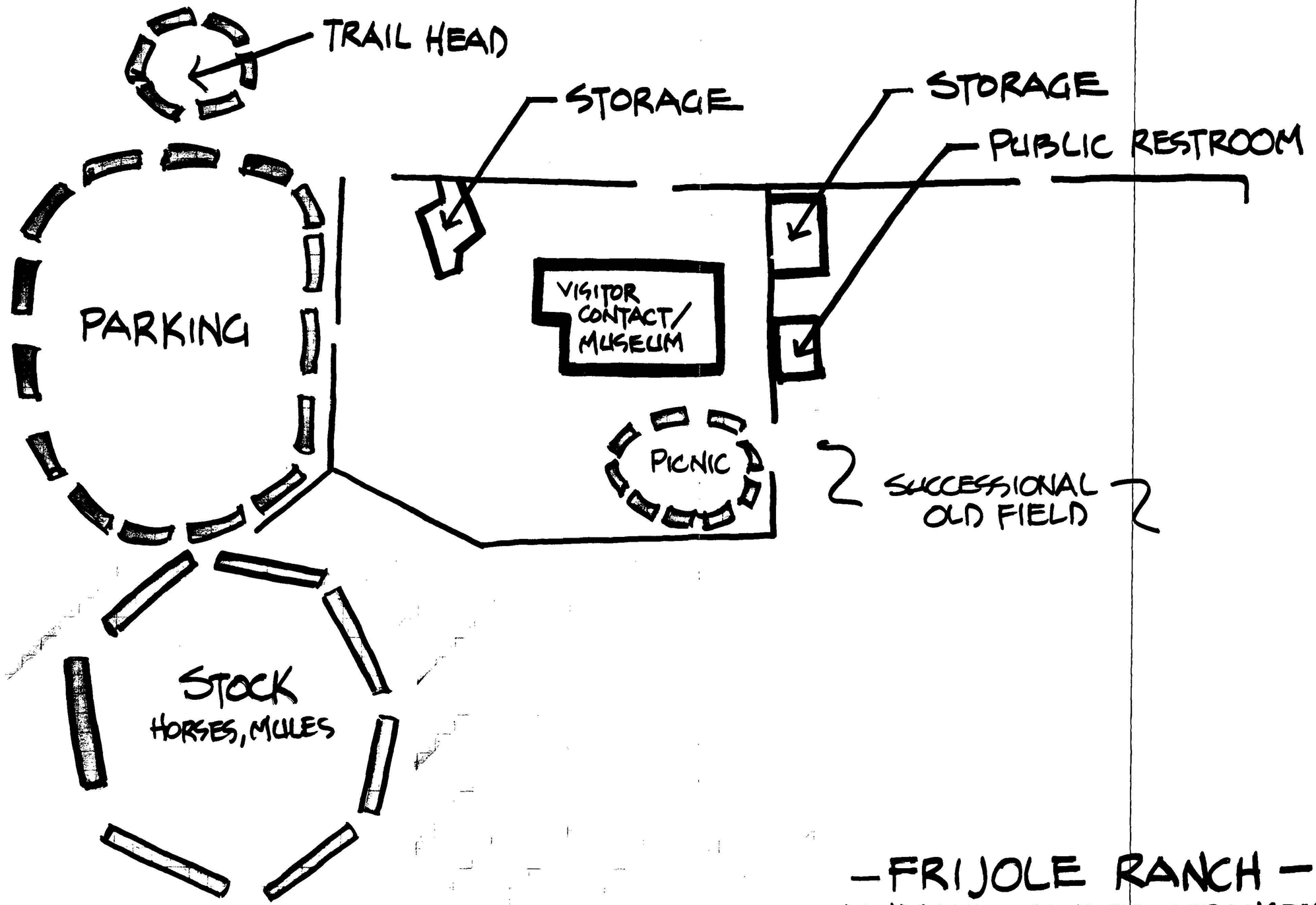


- FRIJOLE RANCH -

LANDSCAPE CLUSTER ARRANGEMENTS

- SMITH OCCUPATION -

(1906 - 1941)

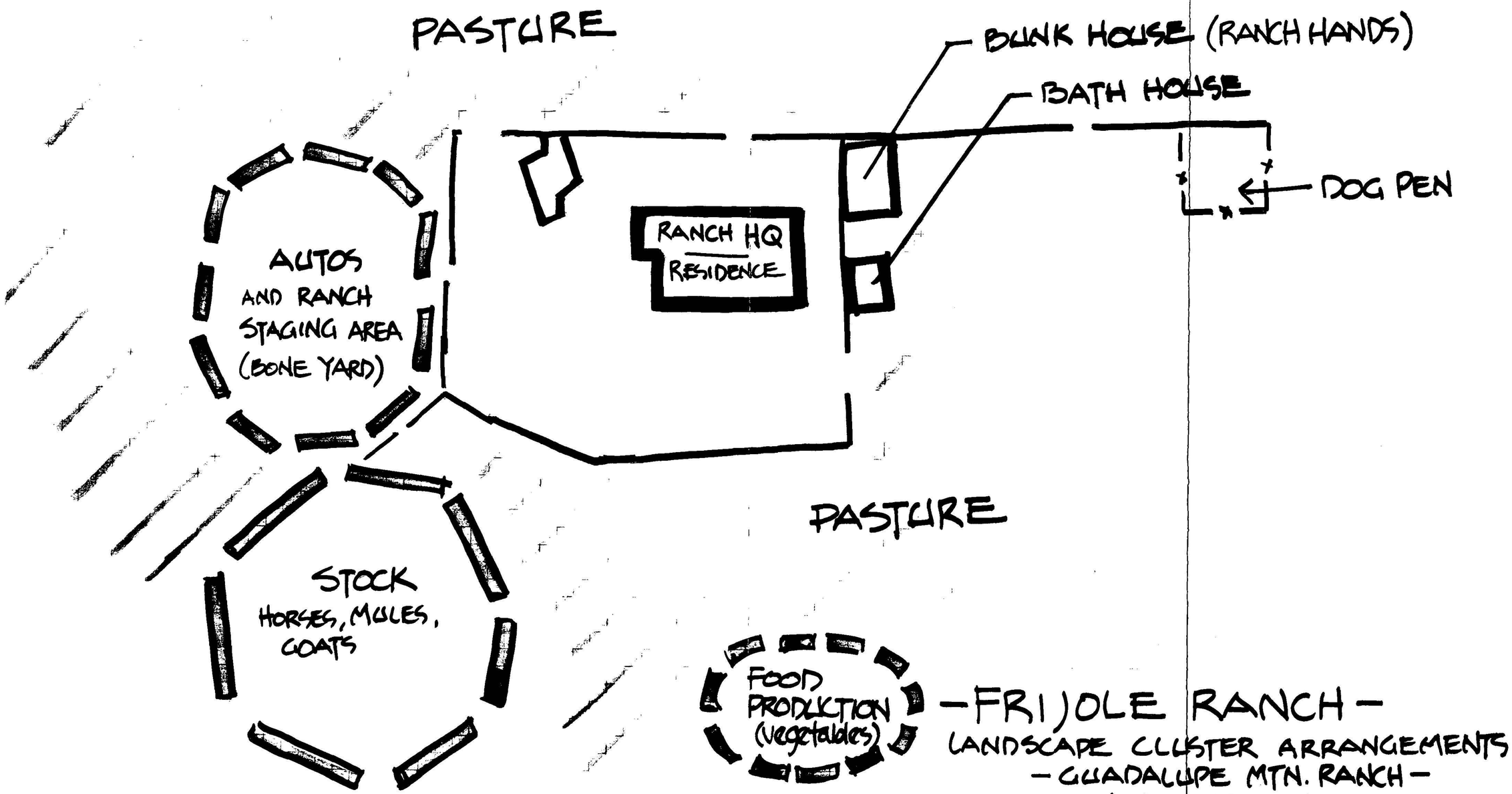


-FRIJOLE RANCH-

LANDSCAPE CLUSTER ARRANGEMENTS

-NATIONAL PARK SERVICE-

1970-1994...



-FRIJOLE RANCH-

LANDSCAPE CLUSTER ARRANGEMENTS

-GUADALUPE MTN. RANCH-

HUNTER-GRISHAM

KINCAID PERIOD

1941 - 1970

The work areas were originally clustered to the rear and sides of the yard area, with many of the Smith family's activity areas lying immediately adjacent to the barn and garden under the shade of the chinquapin oak trees. As chores or daily activities were reduced as a result of the ingenuity of Mr. Smith and the increased availability of modern technologies, the need for work areas around the house diminished and the yard became more of an area for relaxation and pleasure.

Most of the buildings associated with the property were clustered within the stone-walled enclosure. Exceptions were noted in the placement of the barn, the pig house and corrals, the chicken houses, and a privy--none of which presently exists. The barn that is on site was built around 1944, and although its location is close to that of the original, its orientation has changed.

Although there have been a few additions and a few losses with regard to the cluster arrangement of the property, there remains integrity of location, setting, design intent, materials, and feeling.

Circulation

Circulation has played a very important role in the overall development of the landscape associated with the Frijole Ranch and other ranch developments in the Guadalupe Mountains area. The remoteness of the region was strongly emphasized during the historic period by the lack of an easily traveled roadway that would connect the widely scattered family settlements with the surrounding towns, such as Van Horn, Texas; and Carlsbad, New Mexico. Although the railroad passed through the region by the last quarter of the 19th century, it was not until the second quarter of the 20th century that a modern, surfaced highway was constructed.

The importance of early trails in the vicinity of the Guadalupe Mountains cannot be overemphasized. The establishment of the Old Spanish Trail (a.k.a. the San Antonio-San Diego Trail) and the Butterfield routes enabled outsiders to enter the region for purposes of exploration and settlement. The Old Spanish Trail, which runs through the southern part of Culberson County, is said to be the oldest American trans-continental route.[12]

Several early explorers passed through the Guadalupe Mountains area; however, the maps that they developed vary a great deal with regard to accuracy and the details provided. As early as the mid-1850s, a route for the Butterfield Overland Mail Company's stage line was surveyed and subsequently established as a trans-continental route connecting St. Louis, Missouri, and San Francisco, California. Because a lack of reliable water and Indian raids plagued the line, this early stage route was abandoned by the Butterfield Co. in 1858 after only 1 year of service. However, the route continued to be utilized by early settlers entering the area from the east in search of the bountiful resources of the unsettled west that were seen

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[12] Wylie, Rosa Lee. History of Van Horn and Culberson County, Texas. Pioneer Book Publishers, Inc. 1973.

as free for the taking. Segments of the old trace or stage route are still intact and recognizable, and are located approximately 1½ miles south of the Frijole Ranch house. The route originally connected the nearby settlements of Pope's Crossing to the northeast and El Paso to the southwest (figure 20).

By the early 1880s, the Texas and Pacific Railroad had established a route along the 32nd parallel, and the town of Van Horn was established. Van Horn is located approximately 50 miles south of the Frijole Ranch, and was one of the two towns that provided the ranchers of the Guadalupe Mountains area with the few supplies that they were required to purchase, such as flour, tea, coffee, and miscellaneous hardware. The other town was Carlsbad, New Mexico, and it is located approximately 50 miles to the north of Frijole.

Several early maps were located during research for this project. Maps dating from 1857, 1859, 1872, 1884, 1902, and 1944 all provide information regarding circulation patterns through and in the immediate vicinity of the Frijole project area. These maps were examined, and any discernible road alignments were mapped and coded according to the specific time periods (figure 17).

The circulation system associated with the present-day Frijole cultural landscape is made up of primary and secondary roads, paths and trails, walkways, and parking areas. State Road 130, later changed to Texas State Highway 62/180, is the primary road that traverses the Guadalupe Mountains area. It is a paved state highway that ranges from two to three lanes, and its original date of construction has been established as around 1928-1929. Inquiries with representatives of the Texas Department of Transportation in El Paso have provided the date of construction as around 1938-1939 (the highway department was not established in West Texas until 1933). It is probable that the alignment for the highway was established by the late 1920s, and the road was officially constructed and surfaced in the late 1930s.

The gravel road that leads north-northwest off of Texas State Highway 62/180 to the Frijole Ranch house now serves as a secondary road that terminates in the parking lot of the ranch house. Historically, this road continued down along the northwestern side of the enclosed yard toward Manzanita Spring, and then ran southeast of Nipple Hill toward Carlsbad to the north. Traces of this and other road alignments are still recognizable in the landscape, and in aerial photographs (figures 18 and 19). One easily distinguished road trace connects Manzanita Spring with Smith Spring, and includes numerous engineered features, such as water diversion channels and water bars. According to Mr. Noel Kincaid, this road was constructed by the El Paso Oil Company sometime during the 1950s.[13] However, Mr. Joe T. Smith stated that his family originally constructed this road and was responsible for developing the engineered features that were noted during the field reconnaissance conducted during this project. He recalled that the road was constructed to allow easy access up to the spring for the family and their friends and relatives.[14]

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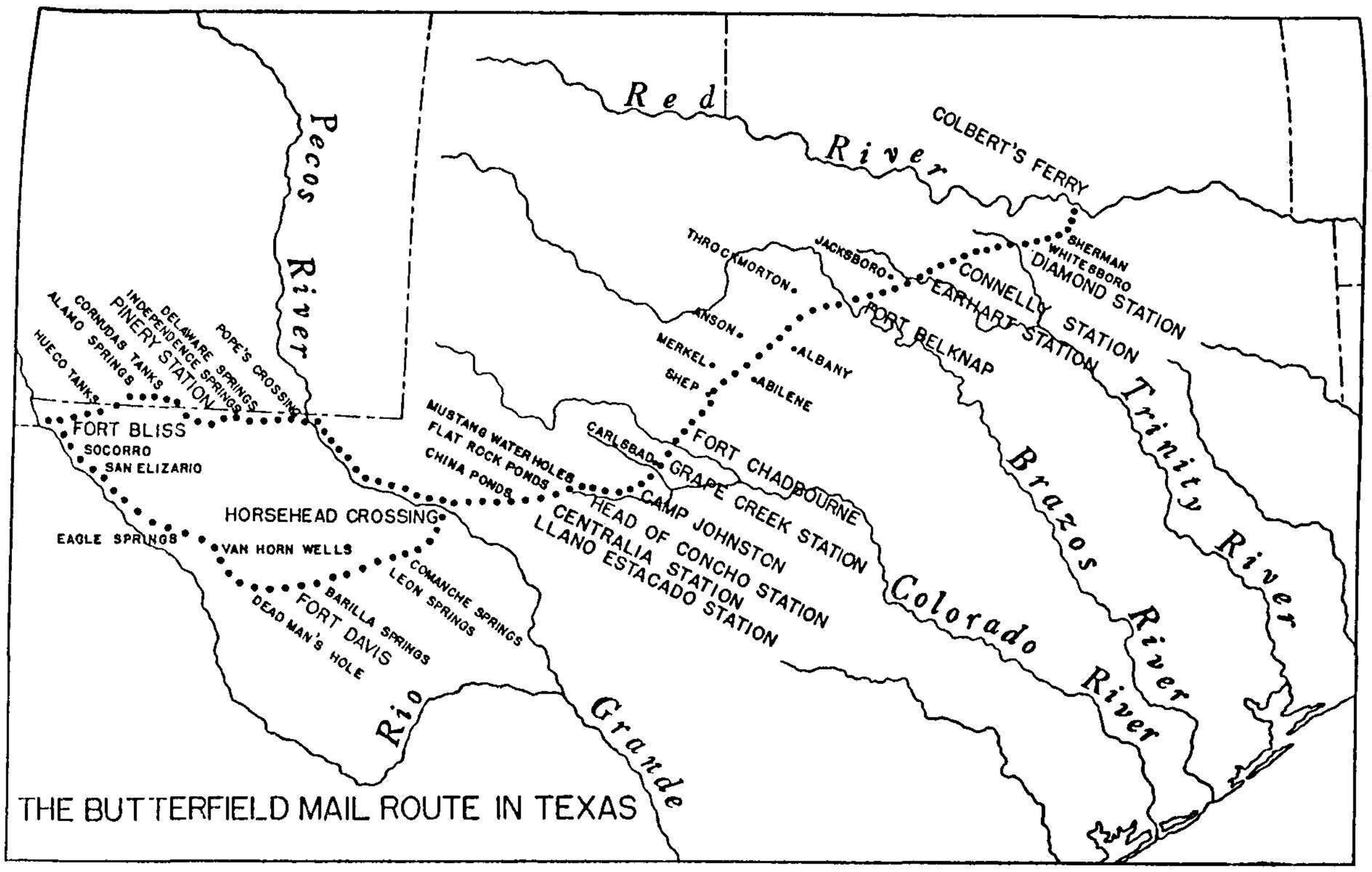
[13] Kincaid, Noel. Taped Interview with Peggy Froeschauer, November 1992.

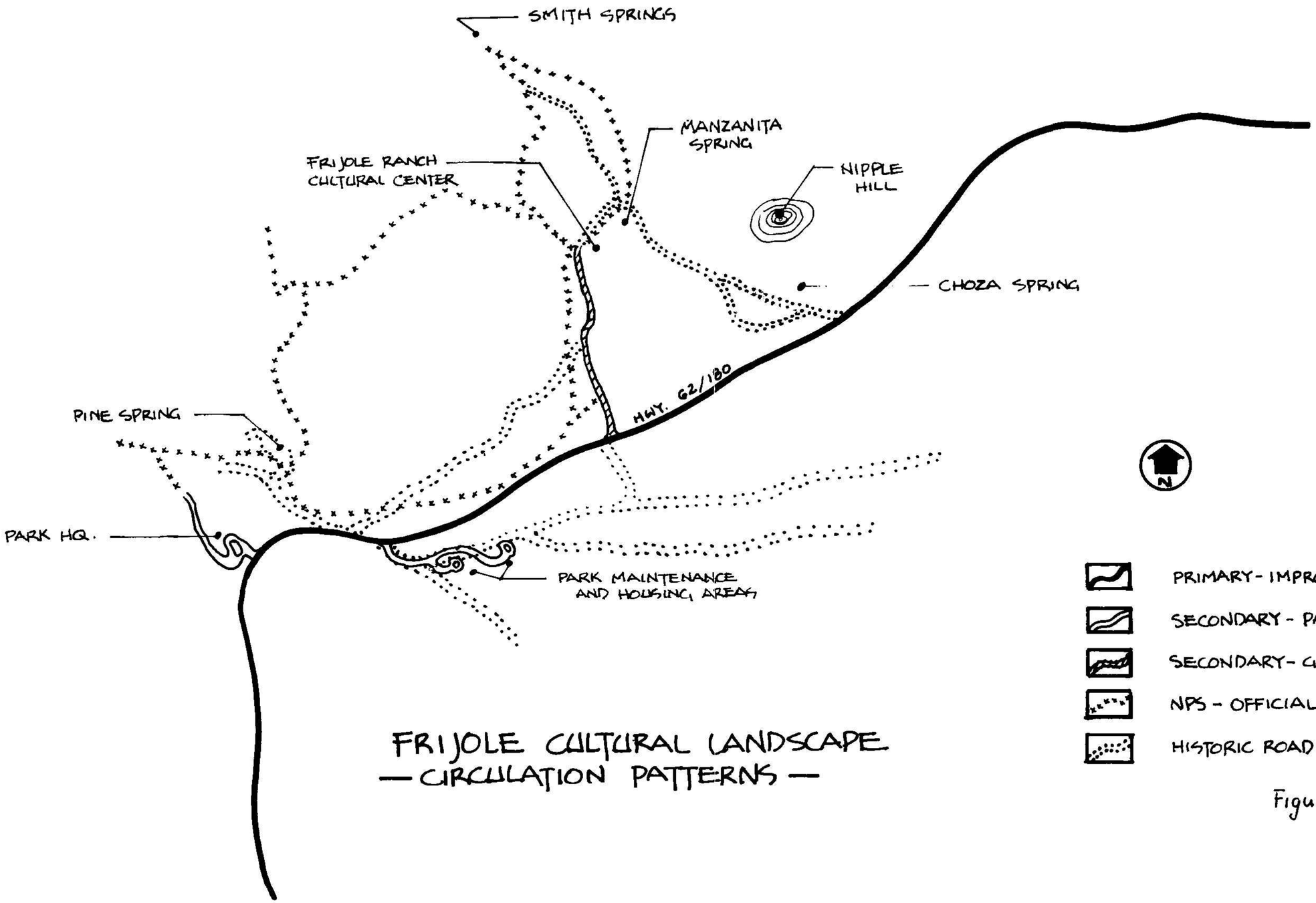
[14] Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.



16: "Historic Butterfield Mail Route." Taken from *Southwest Historical Quarterly*, July 1957, No. 1.

Historically, the Frijole landscape was characterized by animal trails and footpaths that meandered between the scattered water sources. With the introduction of grazing stock, the number of paths and trails increased. Although there are no longer cattle or goats actively grazing this landscape, there continue to be animal trails (established by wildlife) criss-crossing throughout the area. There are also hiking trails that circulate through the Frijole area and connect the site with the Pine Springs area to the southwest and Smith Spring to the north (figure 20). The Frijole loop trail was designed and developed in 1981. Once the trail enters the narrow cove of Smith Spring canyon and crosses the trickling stream, it becomes enclosed by post-and-rail fencing on either side and the surface changes to flagstone. The combination of the fencing and the flagstone walkway and seating area works to control pedestrian traffic and protect the fragile vegetation along the stream and edges of the spring pool (figures 21-A and 21-B).

Other walkways associated with the Frijole property are located within the enclosed yard area. The main visitor entrance to the house is along a path that runs north of the spring house, crosses a wood-plank walkway that runs over the irrigation trough, and connects with a flagstone walk that leads into the ranch house and the bath house. The flagstone in this primary walkway is randomly laid in a cement bed, while some of the lesser used or secondary walks are constructed of random flagstones placed directly on the ground surface; and, in some cases, simple stepping stones are used (figures 22, 23, and 24). This circulation system is not presently accessible to disabled visitors; however, an access design package has been developed as part of this study. The approved design for access to both the ranch house and nearby Manzanita Spring is included in the recommendation section of this report.



FRIJOLE CULTURAL LANDSCAPE
— CIRCULATION PATTERNS —

Figure 17

18: Road trace from Manzanita Spring to Smith Spring. November 1992.

19: Road trace from Frijole Ranch to Manzanita Spring. March 1983.

The final circulation element to be discussed as part of the Frijole landscape is the parking areas located west and south of the ranch house. South of the ranch complex and adjacent to the corral, there is a gravel parking area that has been designed to accommodate trucks and trailers. The date of construction for this facility has not been established. Immediately west of the ranch-house complex, there is a gravel parking lot that includes log-wheel stops along the eastern perimeter. This area has functioned for several years as a vehicular parking area and staging area associated with the barn and the hauling and unloading of stock and supplies. Photographs from the time of the Kincaid family's occupation of the site reveal the minimal amount of change that has occurred within this area (figures 25 and 26).

Although there have been some changes in the primary and secondary circulation routes associated with this landscape resource, virtually all of the traces of earlier roads and trails designed and utilized during the past 100 years or so are evident, and continue to serve as movement corridors through the landscape. The orientation, layout, scale, and general appearance of the ranch complex's walkways continue to reflect the original walks used by both the Smith and Kincaid families while they were in residence at the Frijole Ranch. The features associated with the Frijole landscape circulation systems contribute to the overall integrity of location, design, setting, and association of the site.

Vegetation

Most of the vegetation associated with the Frijole landscape consists of native species that occur naturally. There are a few surviving species that date to the period of the Smiths' occupation of the site. These include an alligator juniper located in the yard that is noted in a mid-1920s photograph of the Smith family; a lone remnant of the Smiths' orchard thought to be a yellow (possibly seedless) variety of apple; two persimmon trees just east of the yard's stone-walled enclosure; several pecan trees that comprise a small informal grove also lying east of the yard's stone-walled enclosure; and numerous large chinquapin oaks that enclose the house and yard, creating a shady oasis amidst the harsh desert surroundings.

A small linear planting bed may have been located along the inside of the west wall enclosing the yard area. This bed possibly contained a purple variety of iris.[15] According to informants, Mrs. Smith kept several large plants, such as geraniums and oleanders, in pots, which she placed around the windows outside the house during the warmer months and brought indoors during the winter months.[16] Some of these flowers were planted in beds that

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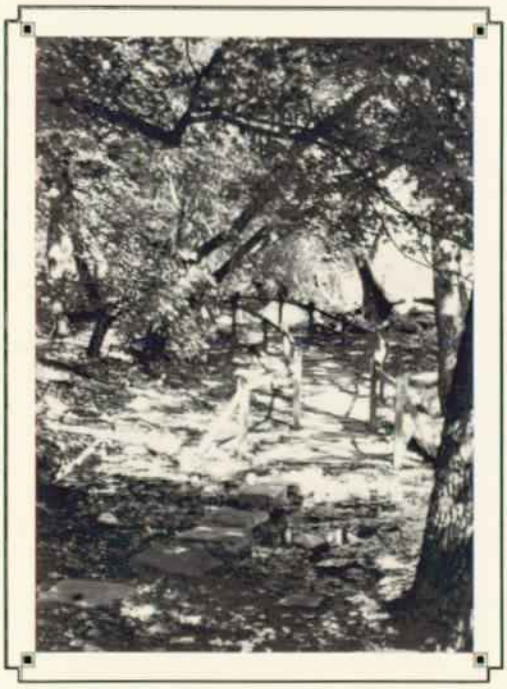
[15] Ibid.

[16] Ibid.

21A: Flagstone walk and seating area at Smith Spring. 1993.



21B: Flagstone walk and railing area at Smith Spring. 1993.

22: Irregular-stone entry walk at Frijole Ranch house. 1993.

surrounded the bases of the pecan trees found within the enclosed yard area.[17] Photographs dating from the mid to late 1920s reveal a staked planting area with what appear to be sweet peas and a variety of plants in pails, cans, and pots (figures 27 and 28). Judging from early photographs, much of the yard area was bare, packed earth, with some occasional sprigs and clumps of grass. This condition continued through the Kincaid occupation of the site because the family did not have ready access to shade-tolerant grasses.[18] Much of the yard is now covered by a grass lawn introduced by the National Park Service.

There have been several changes with regard to the vegetation associated with the Frijole landscape. The species composition of the range lands has succumbed to numerous changes as a result of the various types and levels of grazing management, and there have been extensive losses of the introduced landscape plantings that once comprised the gardens and orchard. The surviving oaks date from the Smiths' occupation period, and contribute a great deal to the character of the site. With the exception of the grass lawn, there are no newly introduced plantings to diminish the site's integrity, or that appear incompatible.

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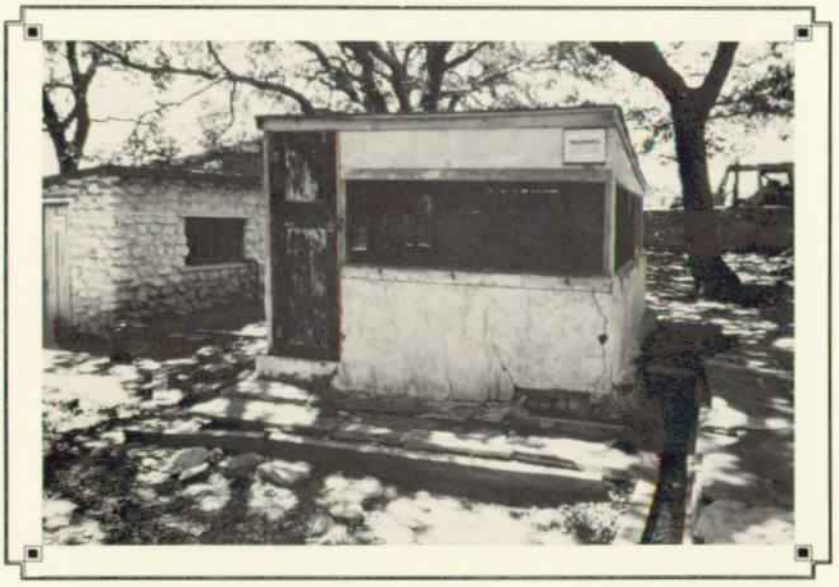
17 Ibid.

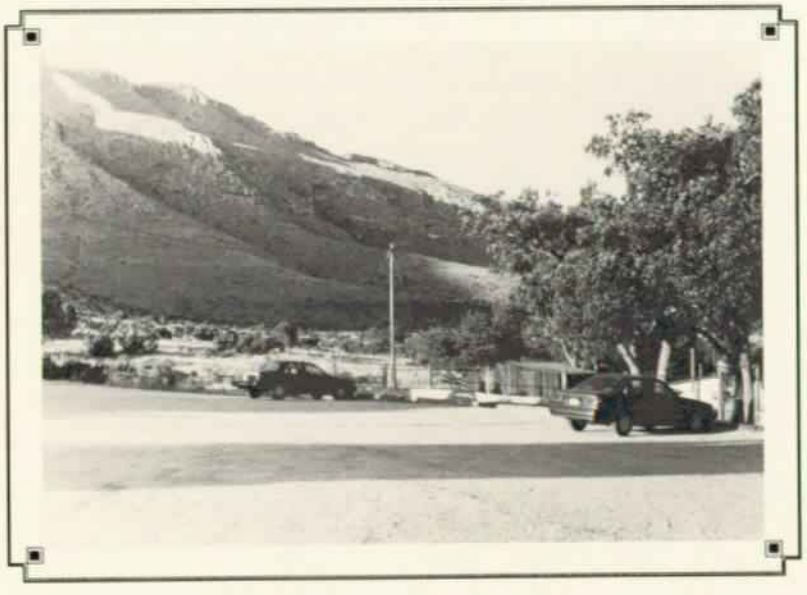
18 Kincaid, Lucille. Personal communication with Peggy Froeschauer, November 1992.

23: Entry walk leading to Frijole Ranch house. 1993.



24: Frijole Spring House and stone-lined irrigation trough. Circa 1970.

25: Kincaid family in parking lot area at Frijole Ranch. Courtesy of Noel and Lucille Kincaid. Circa 1960s.



26: Parking lot area at Frijole Ranch. 1993.

It appears that there has been very little change in the assemblage of plant species found in the area of Smith Spring, because the area still contains dense stands of maidenhair fern, bigtooth maple, and other species indicative of a mesic environment. Yet just below Smith Spring, encroaching vegetation, including walking-stick cholla, rushes, and sedges, is altering the historic scene in the vicinity of Manzanita Spring. However, these changes are in keeping with the natural character of the site as a whole. There are a couple of interesting "witness" trees located within the Manzanita Spring area--three aging Texas black walnut trees that were mentioned by some of the informants, which are in rather poor condition but continue to produce a few nuts each year. Informants also referred to a large manzanita, or possibly madrone, tree located along the eastern side of the spring. Only the decaying stump of this large specimen-quality tree now remains.

The overall community organization within the Frijole landscape is similar to that of the historic period. There are still expansive range lands, forested deep and narrow canyons, open fields, and a densely canopied yard area making up the whole of the landscape. The old fields, gardens, and orchard areas are now comprised of mixed grasses, with some invasion of cholla and shrub species, including four-wing salt bush, snakeweed, creosote-bush, and mesquite. Although a few of the site's plant specimens have retained their integrity with regard to material and location, most of the cultivated plant species are now absent. However, as a whole, the Frijole Ranch vegetation is in keeping with the historic character of the site, and contributes to the integrity of setting, feeling, and association.

Land Use

It is assumed that the pre-Columbian societies that entered the Guadalupe Mountains area following the retreat of the last glacier practiced various types of land management, such as burning forests, and, later, grasslands, to aid in hunting practices; and selective removal or establishment of both plant and animal species, which, in turn, resulted in changes to the region's ecosystem. The extent to which these early indigenous people modified or altered the natural landscape and the degree of influence they had on ecosystem development have not been established at present. However, studies of this sort are being conducted throughout the Americas by interdisciplinary teams comprised of cultural ecologists, palynologists, cultural geographers, archeologists, geomorphologists, and phytologists, and their extensive research is dispelling "the myth of pre-Columbian America as an Eden in which people were transparent in the landscape."[19]

The available information regarding prehistoric and historic indigenous people in the Guadalupe Mountains area serves as evidence for early use through gathering and collecting natural resources including minerals, flora, and fauna. As mentioned earlier in this report, the land within this project area was and may still be utilized by the Mescalero Apache and the people of the Isleta del Sur Pueblo. The extent of their use, the management practices used, and any resultant changes to the landscape are not clear at present; however, the

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[19] Stevens, William K. "Destructive Filling Tied to Ancient Woes"; *New York Times*, December 1992.

27: Smith family photo of Frijole Ranch house. Note flowers in cans and staked sweet peas. Courtesy of Joe T. Smith.

28: Smith family photo of Frijole Ranch house showing potted plants in buckets and cans. Courtesy of Joe T. Smith.

ongoing ethnographic study being conducted for the Guadalupe area should provide some answers to these questions.

During the late 19th century, the native grasslands of the Guadalupe Mountains area became grazing lands for cattle ranchers who were moving into the area from Texas and Oklahoma. The ranchers entered the area following the Civil War, and used the land as open range, subsequently modifying the fragile ecosystems within the landscape. The occurrence of at least two severe droughts during the last quarter of the 19th century provided some natural limitations to the number of cattle that could successfully be introduced to and raised within the West Texas landscape.

Following the temporary bust of the cattle ranchers, the area was settled by a few hardy homesteaders who began to explore the possibilities of subsistence-farming in and around the Guadalupes. Although there are some early accounts shared by local informants mentioning that the Frijole site was occupied for a brief time during the late 19th century by various individuals, it appears that the site was not deliberately developed until the arrival of the John Thomas Smith family in 1906. The Smiths developed the land as a single-family farmstead, and utilized the existing natural resources to their best advantage. Crop fields, gardens, and an orchard were enclosed by fences, and irrigated using the nearby springs; and their livestock, which included a few cows, horses, and goats, were allowed to graze on the open range. The Smith family used the Frijole property as a working landscape that required constant management, yet generously provided for them and often resulted in surplus that could be traded or shared with neighbors. Numerous work stations were established in and adjacent to the yard for conducting the routine daily chores and special activities (soap-making, hog-rendering, and so forth). Sometime during the late 1920s and 1930s, the Smiths took in visitors who came to enjoy the natural beauty of the area and explore and hunt in the mountains. Mr. J. C. Hunter was one of their frequent guests, and the bunk house building that was constructed just north of the ranch house is referred to as "the Hunter house" by members of the Smith family. As the Smith family began to take in guests and visitors, they also took on the responsibility of providing facilities for these people. The bath house was constructed adjacent to the bunk house for this reason. The majority of the surrounding land base was utilized for one purpose or another. The spring in the front yard provided the family with water for home use, while Manzanita was dammed, the pond was periodically dredged out, and the water was diverted to supply the family's back fields of corn, peas, and pumpkins. In addition to providing for the material needs of the family, Manzanita and Smith Spring and the nearby coves and canyons were enjoyed as recreation areas for swimming, exploring, and picnicking, while some of the deep drainages were used for trash disposal.

The purchase of the Frijole property by the Hunter-Grisham Corporation in 1941 brought about substantial changes in the use of the land and the management of the landscape. The property changed from being a single-family farmstead to becoming part of a large commercial ranching operation. With the introduction of numerous head of cattle, sheep, and goats, the landscape took on a new appearance. New fence lines were established to create several pastures and range areas (figure 29). Earthen water tanks were constructed to ensure a constant water supply for the stock, and water lines were run from Manzanita Spring to supply the tank at Choza Spring after it ceased to flow. Several parcels of land were leased to oil and gas companies, providing them with drilling rights; however, only a couple of drilling wells have been located on parcels within the Frijole landscape. No records or

personal correspondence have been noted to show the locations of other wells. During the Hunter-Grisham period, numerous animal species such as elk, turkey, and trout were introduced to the Guadalupe Mountains area and the property was occasionally utilized as a hunting preserve.

Although the surrounding landscape became part of a larger whole, the area immediately around the Frijole Ranch house continued to serve as a single-family residence, in addition to being the ranch headquarters. The house served as the home for the ranch foreman and his family, and they continued to cultivate a garden plot and make use of the orchard. Based on photographs provided by the Kincaid family, the shaded areas of the yard were similar to those during the Smith occupation--that is, largely packed dirt with very little grass. A date for the introduction of shade-tolerant lawn grasses has not been established. Regular maintenance of the orchard did not occur during this time, which resulted in its gradual demise. The berry gardens were also abandoned, and were soon shaded out by the pecan grove and lost to successional vegetation.

The Frijole landscape continued to be managed and operated as a commercial ranching operation until its acquisition in 1969 by the National Park Service. The Guadalupe Mountains National Park was established in 1972, and the management of the Frijole lands has generally been a policy of "no management," except for the areas designated as "historic" or "development" park management zones.

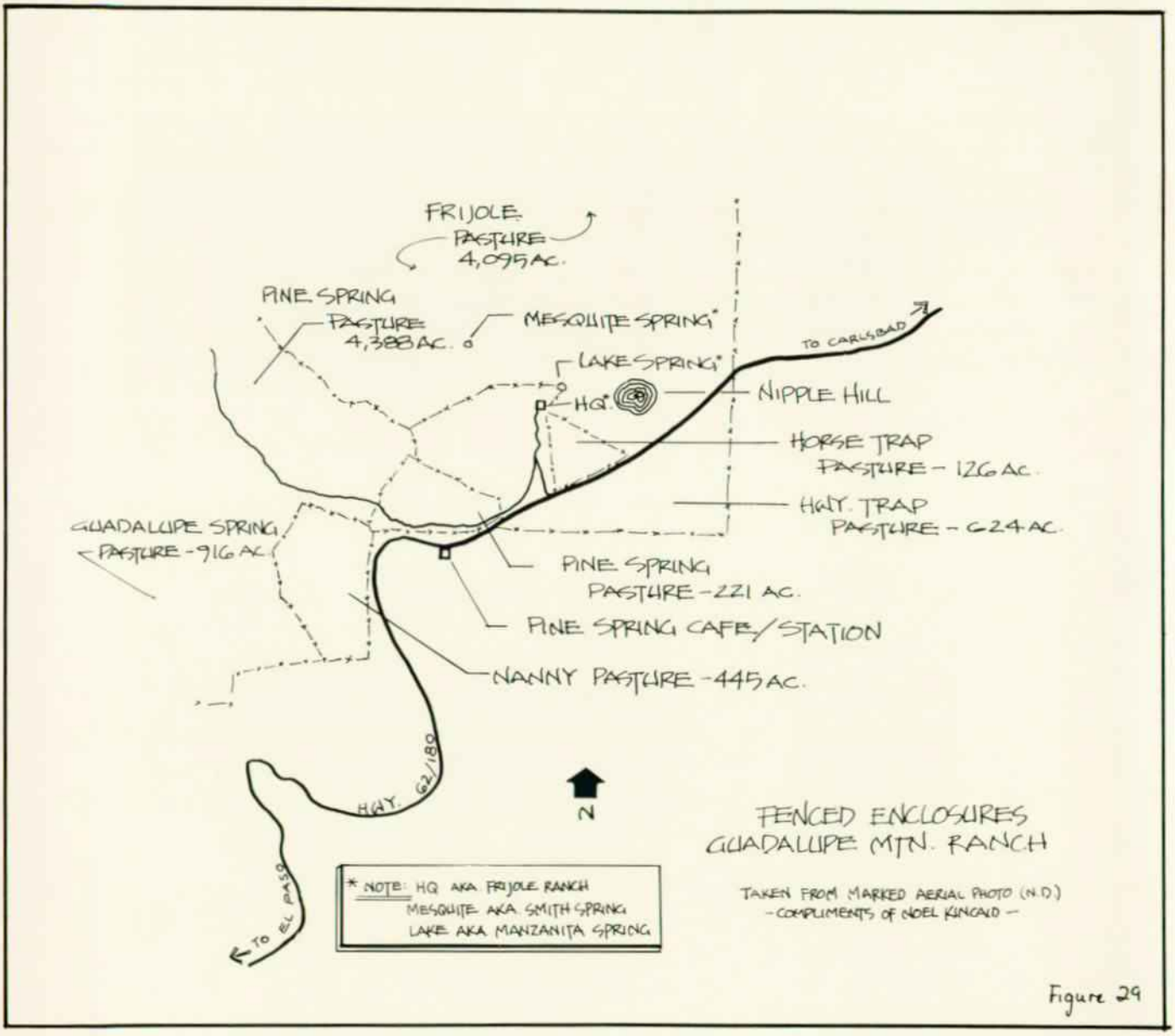

FRIJOLE
PASTURE
4,095 AC.
PINE SPRING
PASTURE
4,388 AC.
MESQUITE SPRING*
LAKE SPRING*
HQ*
NIPPLE HILL
TO CARLSBAD
HORSE TRAP
PASTURE - 126 AC.
HWY. TRAP
PASTURE - 624 AC.
GUADALUPE SPRING
PASTURE - 916 AC.
PINE SPRING
PASTURE - 221 AC.
PINE SPRING CAFE/STATION
NANNY PASTURE - 445 AC.
HWY. 62/180
TO EL PASO
N
* NOTE: HQ AKA FRIJOLE RANCH
MESQUITE AKA SMITH SPRING
LAKE AKA MANZANITA SPRING
FENCED ENCLOSURES
GUADALUPE MTN. RANCH
TAKEN FROM MARKED AERIAL PHOTO (N.D.)
- COMPLIMENTS OF NOEL KINCAID -

Figure 29

Response to Natural Features

The Frijole Ranch was developed on the site of a small, continuously flowing stream, with several additional springs surrounding the property. Archeological testing has revealed that this site was occupied during prehistoric periods. The Frijole house sits upon an intact prehistoric midden deposit. The continuous supply from a fresh-water spring attracts both man and beast in the dry trans-Pecos region, making it only logical that people have selected the same sites for settlement and use for centuries.

Land use and development within the designated study area prior to the early 1900s can only be surmised based on archeological evidence and the few sparse accounts documented by early explorers and travelers moving through the region. The presence of several mescal cooking pits in the vicinity of Manzanita Spring seem to corroborate the accounts that the spring was the site of seasonal camps established by the Mescalero Apache Indians who inhabited the Guadalupe Mountains area. Seasonal occupation and use of this site probably have occurred since the first humans entered the region. An ethnographic study of the Guadalupe Mountains area will probably reveal that this and numerous other sites within the Frijole study area are still held as significant places by the various Indian tribes who have considered this area their homeland for centuries.

Both of these spring sites are surrounded by large native trees--chinquapin oaks around the ranch house, and Texas black walnuts at Manzanita. The ages of these trees have not been established, but it can be assumed that they were utilized by the site's various occupants for

Dugout

30: A typical dugout structure. Taken from *The Look of the Old West*, by Foster-Harris.

their dense shade; oak mast for fattening livestock, as well as for human consumption; and walnuts for human as well as wildlife consumption. Walnuts were also utilized for making dyes for textiles, because they have a high tannic acid content and produce durable dyes.

Following settlement in the midst of these numerous springs, Mr. Smith began to divert some of the flow from both Manzanita and Frijole (the latter spring is in the yard) springs into controlled irrigation channels. The innovative farmer soon converted a small portion of the harsh desert plain into a private oasis to provide ample food for his family. Mr. Smith is also credited with being one of the first in the area to make use of a hydraulic-ram-operated pump, which he used to fill his elevated water tower and pump water into his home. It is purported to be the only one of its kind used in the area.

Due to the harshness and ruggedness of the surrounding terrain, development by the Smith family was concentrated in the immediate area of their home site and nearby Manzanita Spring to the north. As the property was developed in the 1940s for commercial ranching, the area of overall development was greatly expanded. Following the drying up of the Choza Spring, located due east of Manzanita Spring, water was channelled in new directions to supply water tanks for livestock, and later for highway development. During this time, the vast, open terrain was divided into numerous range lands and trap pastures by an extensive system of fence lines.

As previously mentioned, the occupants of the Frijole property took advantage of the deep drainage channels and canyons by using them as places to discard their trash while keeping it out of sight. The large rock shelter located west of the ranch house and within the eastern escarpment of the Guadalupe range was also used, and served as a site of continuous occupation and use by area inhabitants from early prehistoric periods into the 20th century.

Cultural Traditions

Due to the remote nature of and limited access into the Guadalupe Mountains area, the early settlers were forced to utilize the readily available native materials to construct their homes and develop their properties. Many of the first homes in the area were crude shelters known as dugouts (figure 30). These were excavated rooms that were generally 8 to 12 feet wide, with several courses of stone encircling three or more walls and a roof constructed of timbers covered with materials such as wattle and daub and grasses. Some of these dugouts included doors, while others simply utilized a flap or cover over the entrance opening.

Many of the area's early structures, such as houses, sheds, and walls, were constructed either by simply dry-stacking the native stone or using a crude mud mortar and occasionally an interior mud plaster. The use of construction materials from outside the region was limited due to purchase and shipping costs. As modes of transportation into the area increased and travel became easier, building materials such as mill-finished wood, concrete, paints, plasters, and sheet metal became more widely used throughout the area.

Necessity was the major influence leading to the use of native materials in early building styles, forms, and workmanship: the remoteness of the area demanded it.

Structures

The Frijole Ranch complex consists of several buildings and numerous other structures and landscape features. The buildings include a ranch house, school house, spring house, out house (bath house), bunk house, pump or milk house, and barn. Other structures that were once part of the complex but no longer exist except as subsurface archeological resources include a dugout, meat curing house, chicken houses, pig house, greenhouse, and privies.

The complex is enclosed within a stone wall, and includes flagstone walkways, irrigation troughs and ditches, retaining wall, and wooden walkway. Additional structures associated with the Frijole landscape include dugout ruins; mescal cooking pits; a stock loading chute; corrals; water control features associated with both Manzanita and Choza Spring; an earthen dam at Choza Spring; water diversion features associated with the road to Smith Spring; and numerous remnants of fence alignments.

Most of the character-defining buildings and structures that are generally associated with a working farmstead and ranching operation are present within the Frijole landscape. Although there have been alterations in some of these features and the deterioration of others, these changes can be interpreted to help visitors appreciate the continuum of use of this resource. The presence of several of the site's original structures strongly contributes to the integrity of the resource, particularly in the areas of design, setting, materials, feeling, and association.

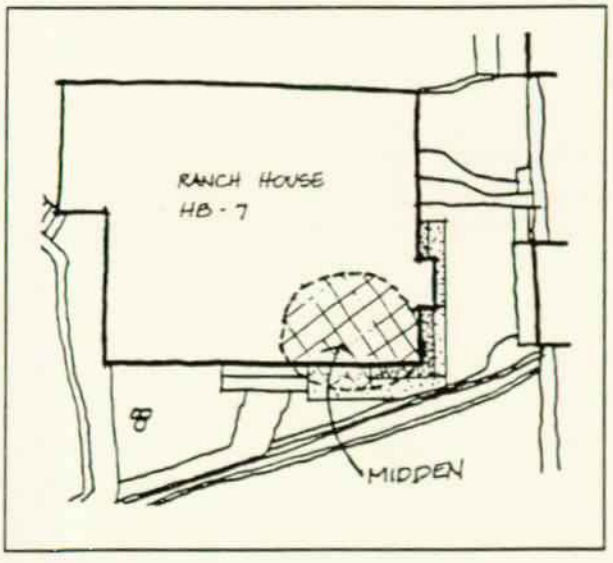
Views/Vistas

The expansive panoramic views that characterize the Frijole landscape are very much the same as those experienced by the area's early inhabitants. Increased traffic along Texas State Highway 62/180 is visible and audible from some locations on the property, yet the majority of the site is far enough off the road to reduce the impact to the resource. The overhead utility lines merely represent the continuum of use on the site, and are therefore not considered a significant impact to the resource's visual integrity. Views along the eastern escarpment have changed very little, with the possible exception of vegetation composition. Early photographs of the landscape surrounding the site reveal a greater number of large trees (pines?) scattered throughout the range land.

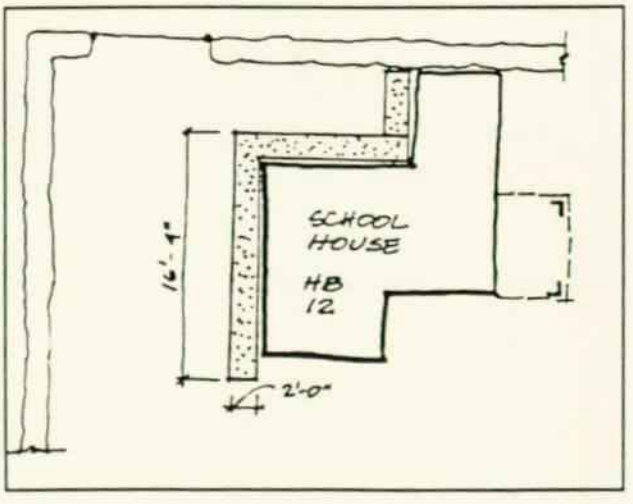
Today's visitors to the site are able to experience the visual relationships of the historic landscape with regard to patterns and scale, boundaries, circulation, and development areas. At present, the only intrusive development visible from the Frijole site is the park housing and maintenance area located to the south. The open and expansive nature of the landscape has been retained, allowing the property's numerous viewsheds to contribute to the overall integrity of the site.

Archeological Resources

Approximately 12.5 acres of the Frijole Ranch complex are included within the boundaries of the National Register property; the historic and prehistoric archeological resources associated with the site have been officially recorded as a single site and assigned State of



31: Archeological test units around Frijole Ranch house. Taken from draft Historic Structure Report by Colby and Mangum, National Park Service.



32: Archeological test units around Frijole school house. Taken from draft Historic Structure Report by Colby and Mangum, National Park Service.

Texas Archeological Site Number 41CU95. In addition to the obvious historical archeological features, such as building foundations, fence alignments, and privy, the Frijole landscape also contains dugout structure remnants/ruins, mescal cooking pits, and a prehistoric midden. A large rock shelter is located in the eastern escarpment of the Guadalupe range immediately west of the ranch house, and contains several petroglyphs, as well as a midden with both prehistoric and historic occupation strata.

It should be noted that the numerous structures and features that comprise the Frijole cultural landscape are important as archeological resources, and they should be protected and respected as such. This includes the areas containing the berry and vegetable gardens and the orchard. Future testing in these areas has the potential to provide invaluable information that is not available in the written records.

Test excavations were conducted to meet compliance requirements for rehabilitation work on the school and ranch houses. In 1983, a test unit was excavated around the foundation of the ranch house as compliance for rehabilitation work. The test unit extended from the north end of the front entryway around the corner of the house to the northwest, and continued just beyond the chimney base (figure 31). During this same year, a series of test trenches was excavated around the foundation of the school house building (figure 32). Again, this work was done as compliance for rehabilitation work on the building's foundation. Following the repairs, the grade around the foundation was re-contoured to facilitate positive drainage away from the building. Completed reports of these testing projects are not available at present; however, field notes are on file in the Southwest Regional Office. Field notes and draft manuscripts were provided for the author's use by Catherine Colby and James Bradford of the Southwest Regional Office.

Based on the limited subsurface testing and knowledge of the site's land use history, it is highly probable that the archeological resources associated with the Frijole Ranch property have retained their integrity and may contribute to our understanding of the site's history and development.

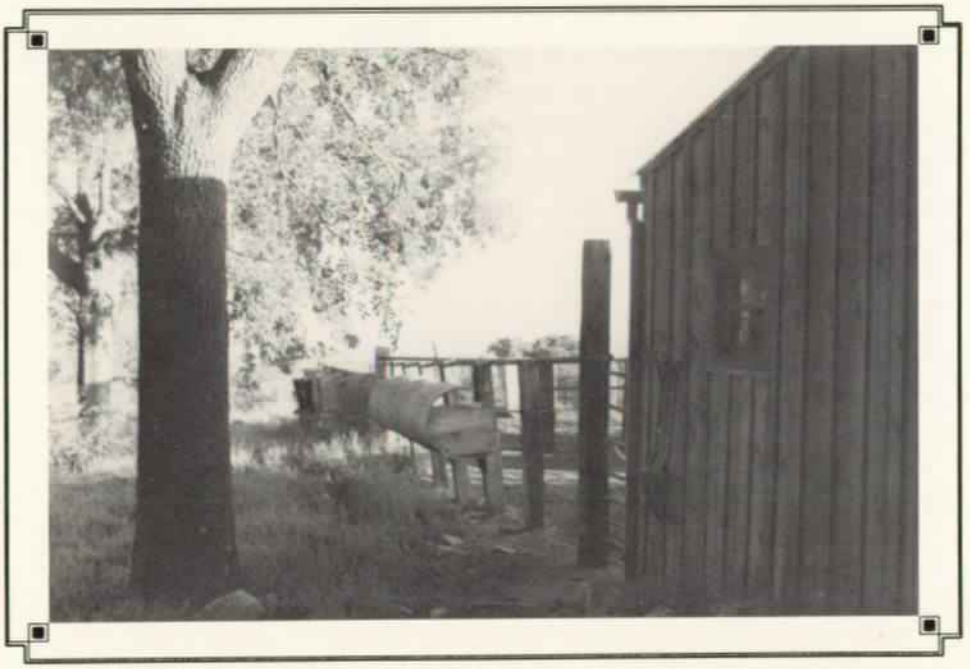
Small-scale Elements

There are numerous small-scale elements within the Frijole Ranch landscape; however, it should be noted that not all of these are considered character-defining features, although some may contribute to the resource's overall significance and integrity. The small-scale elements that are evident within the Frijole Ranch landscape include such things as the family clothesline, the numerous gates and fence lines, the stone-lined irrigation trough that runs through the yard, a wooden hog trough, the carbide tank, the water tank/tower, a stock chute, horses, and a stone wall enclosure, to name only a few (figures 33 and 34).

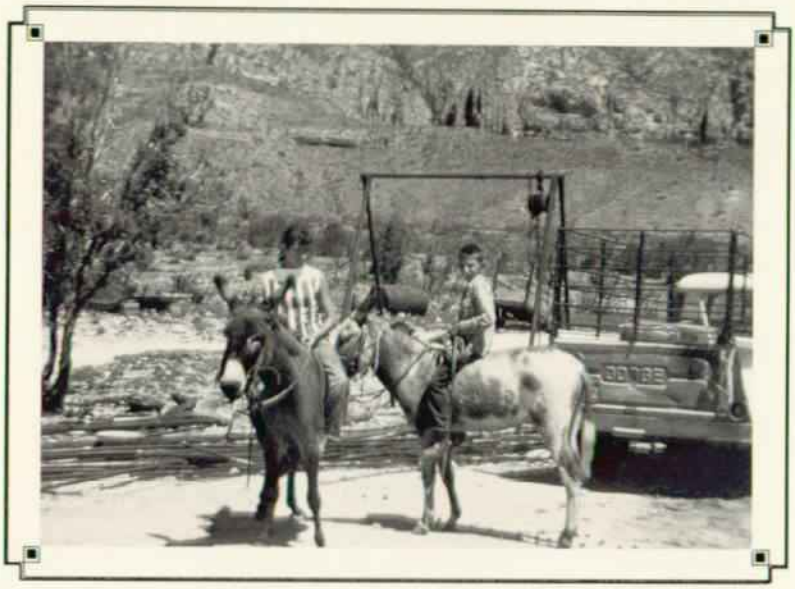
These small-scale elements are representative of the continuum of use that has occurred within the landscape from the late 19th century up to the present day. It may be noted in the listing of landscape features included below that there are some features that are considered essential to rural vernacular working landscapes but are no longer present on this site. These

features would include trash or "burn" barrels; "bone" yards, or retrievable storage areas for discarded but possibly re-usable materials; wood piles; and equipment/machinery storage areas. Although many of these essential character-defining features have been removed from the site, there still remains a plethora of landscape-related features, many of which have been identified as character defining.

The table below identifies the landscape-related features associated with the Frijole Ranch. The features are identified in relation to their associated landscape components and whether or not they have been determined to be character defining. The identified features are also included on the site base map (figure 5) showing existing conditions.



33: Horse and mule corral adjacent to Frijole barn. Note feed troughs. 1993.



34: Parking lot area adjacent to Frijole Ranch house. Note "bone yard" and miscellaneous small-scale features. Courtesy of Noel and Lucille Kincaid.

LANDSCAPE COMPONENT	LANDSCAPE FEATURE	CHARACTER DEFINING (YES/NO)
Circulation		
Roads		
	1. Texas State Highway 62/180	N
	2. gravel entrance road	Y
	3. traces/field roads	
	a) to Smith Spring	
	(miscellaneous engineered features)	Y
	b) to Pine Spring	Y

LANDSCAPE CHARACTERISTIC	LANDSCAPE FEATURE	CHARACTER-DEFINING (YES/NO)
Walkways/Trails		
	1. around ranch complex	Y
	2. loop to Smith Spring	N
	3. to Pine Spring	N
Parking Areas		
	1. ranch house lot	Y
	2. visitor corral lot	N
Vegetation		
	Pecan tree (Carya illinoinensis, var.?)	Y
	Chinquapin oak tree (Quercus muehlenbergii)	Y
	Alligator juniper tree (Quercus muehlenbergii)	Y
	Apple tree (Malus spp./var. unknown)	Y
	Littleleaf walnut tree (Juglans microcarpa)	Y
	Bigtooth Maple tree (Acer grandidentatum)	Y
	Range land grasses	Y
	Lawn	N
	Persimmon trees (Diospyros spp.?)	Y
Spatial Organization		
	Old fields	Y
	Orchard area	Y
	Enclosed yard/compound	Y
	Range areas	Y
	Smith Spring area	Y
	Manzanita Spring area	Y

LANDSCAPE CHARACTERISTIC	LANDSCAPE FEATURE	CHARACTER-DEFINING (YES/NO)
Natural Features		
	Nipple Hill Springs	
	1. Frijole Spring	Y
	2. Manzanita Spring	Y
	3. Smith Spring	Y
	4. Choza Spring	Y
Streams		
	1. associated with Smith Spring	Y
	2. associated with Manzanita Spring	Y
	Rockshelter	Y
	Drainage canyons (refuse dumps)	Y
Small-scale Elements		
	Clothesline	N
	Gates	
	1. west-side pedestrian	Y
	2. north-side pedestrian	Y
	3. north-side vehicle	Y
	4. east-side vehicle	Y
	5. into orchard area	Y
	6. into barn lot	Y

LANDSCPE CHARACTERISTIC	LANDSCAPE FEATURE	CHARACTER-DEFINING (YES/NO)
	Steps	
	1. north pedestrian gate	Y
	2. west of kitchen	Y
	3. main entry	Y
	Walls	
	1. stone wall around yard	Y
	2. retaining wall (built by National Park Service in 1971)	N
	Fences	
	1. stone/paling remnants (back field)	Y
	2. post-and-wire (range and pasture areas)	Y
	Wooden hog trough	Y
	Iron hook in tree (for hanging cheese)	Y
	Irrigation trough	Y
	Irrigation ditches	Y
	Stock chute	Y
	Corrals/pens	
	1. around barn lot	Y
	2. visitor corral	Y

LANDSCAPE CHARACTERISTIC	LANDSCAPE FEATURE	CHARACTER-DEFINING (YES/NO)
	Wind charger tower	Y
	Water-tower stand	Y
	Wheel stops in parking lot	N
	Signage	
	1. waysides	N
	2. trail signs	N
	Lighting	N
	Interpretive bulletin board	N
	Benches	
	1. near interpretive bulletin board	N
	2. at Manzanita Spring	N
	3. at Smith Spring	N
	Picnic table(s)	N
	Trash receptacles	N
	Tanks	
	1. fuel	N
	2. stock	Y
	3. water (missing)	Y

LANDSCAPE CHARACTERISTIC	LANDSCAPE FEATURE	CHARACTER-DEFINING (YES/NO)
Structures		
	Ranch house	Y
	School house	Y
	Spring house	Y
	Pump house/milk house	Y
	Bunk house	Y
	Root cellar	Y
	Bath house	Y
	Dog shelter	N
	Barn	Y
	Corral shed	N
	Hay trough/feeder	N
	Water troughs	N

LAND USE HISTORY / EXISTING CONDITIONS

Area A: Grazing Area/Range Lands

According to verbal accounts, this area was used for grazing longhorn cattle following the Civil War. According to local legend, a couple of dugouts were constructed in this area, one purportedly located somewhere west of the Frijole Ranch house and the other south of Choza Spring. Neither location was noted during the 1992 field reconnaissance. The identities of the occupants of these early structures have not been confirmed through archival research. As a result of the droughts that occurred during the last quarter of the 19th century, these early cattle ranchers went "bust" and apparently moved on to other unknown locations. The fluctuating natural conditions in combination with varying land management practices have resulted in changes to the landscape.

The Smith family moved to the Frijole site in 1906 and used this area for the open range grazing of their cattle, horses, hogs, and goats. Although the numbers of grazers were minimal according to archival and verbal accounts, the types were varied, and this may have resulted in changes in the species composition of native plant materials. Although the growth of some species such as grasses may have been stimulated by the grazing, the presence of other species may have been severely reduced or completely eliminated. A descriptive written account (date unknown) was found in the park's files, and describes the changes noted in vegetation composition during the 20th century:

> "I would like to tell you what the country looked like from Screw Bean Springs to the Guadalupes, from 1909 to 1918, then on to present, or 1930,

I know you did not see it in the early peroid [sic], and will not want to believe it. In the first period to 1918, it rained a lot then, far more than it does now, there were good grasses of about all kinds, there was grass growing over all the hills, in the spring when the grasses greened up there was a lot of wild flowers on the hills [,] there were many different kind of cactus flowers as well as sotol all over them. In the ravines and draws there was spanish daggers, yucca, walking cane cactus, and other flowers, at the spring round up when all of this was in bloom I do not think there was a cowboy no matter how hard hearted he was, when he topped out on a hill to look into ravines and draws for cattle, that did not stop a minute [to] look and enjoy these beautifull [sic] flowers, this all ended in 1917 and 1918, when a drought started in that has never broken. It was that winter that thousands of cattle starved and froze to death, World War I was on [,] feed was high, cowboys hard to find, there was lots of that sotol burned and cut off those hills for cow feed, cowmen went broke and banks started taking over ... there were quite a few bear allso [sic] in the Guadalupes then, antalopes [sic] toward El Paso and in southeast corner of New Mexico. Lots of grey fox in the mountains, as well as porkepines [sic], lots of cyotes [sic], bob cats, badger, pole cats, prarie [sic] dogs, and last but not least, was the pack rats and rattle snakes .... From nineteen eighteen untill [sic] the present, as you know it has been the survival of the fittest, wheather [sic] it was man beast or bird."[20]

According to Mr. Joe T. Smith, prior to his family's departure from the Frijole property they had enclosed approximately four sections with stock fencing. One of these enclosure areas ran from the north side of the garden up to the canyon just below Manzanita Spring, and as far out as the field that was located southeast of the spring. He also recalled that they had two trap pastures that connected to the barn and its corrals; however, adequate locational data has not been obtained to allow even a schematic sketch of the possible layout of these trap pastures. During the Hunter-Grisham period there was a dramatic increase in the number of animal units per acre, and the open range area was soon fenced to separate small "trap" pastures from the larger grazing pastures. An aerial photograph, which dates from circa 1948, and is in the possession of Mr. Noel Kincaid, depicts five separate pastures within the Frijole area: Horse Trap pasture, 126 acres; Frijole Trap pasture, 472 acres; Pine Spring Trap pasture, 221 acres; Frijole pasture, 40.94 acres; and Highway Trap pasture, 624 acres (figure 29). With the introduction of large numbers of stock and fenced enclosures came the need for the construction of additional water sources such as earthen tanks. One such tank was constructed at Choza Spring, but the date of construction has not been established. An early area survey plat map depicts five springs located just south of a very distinct hill that undoubtedly is Nipple Hill (figure 35) and Gunnar Brune discusses Choza (Hut) Springs as being comprised of five springs which "flowed 1.9 to

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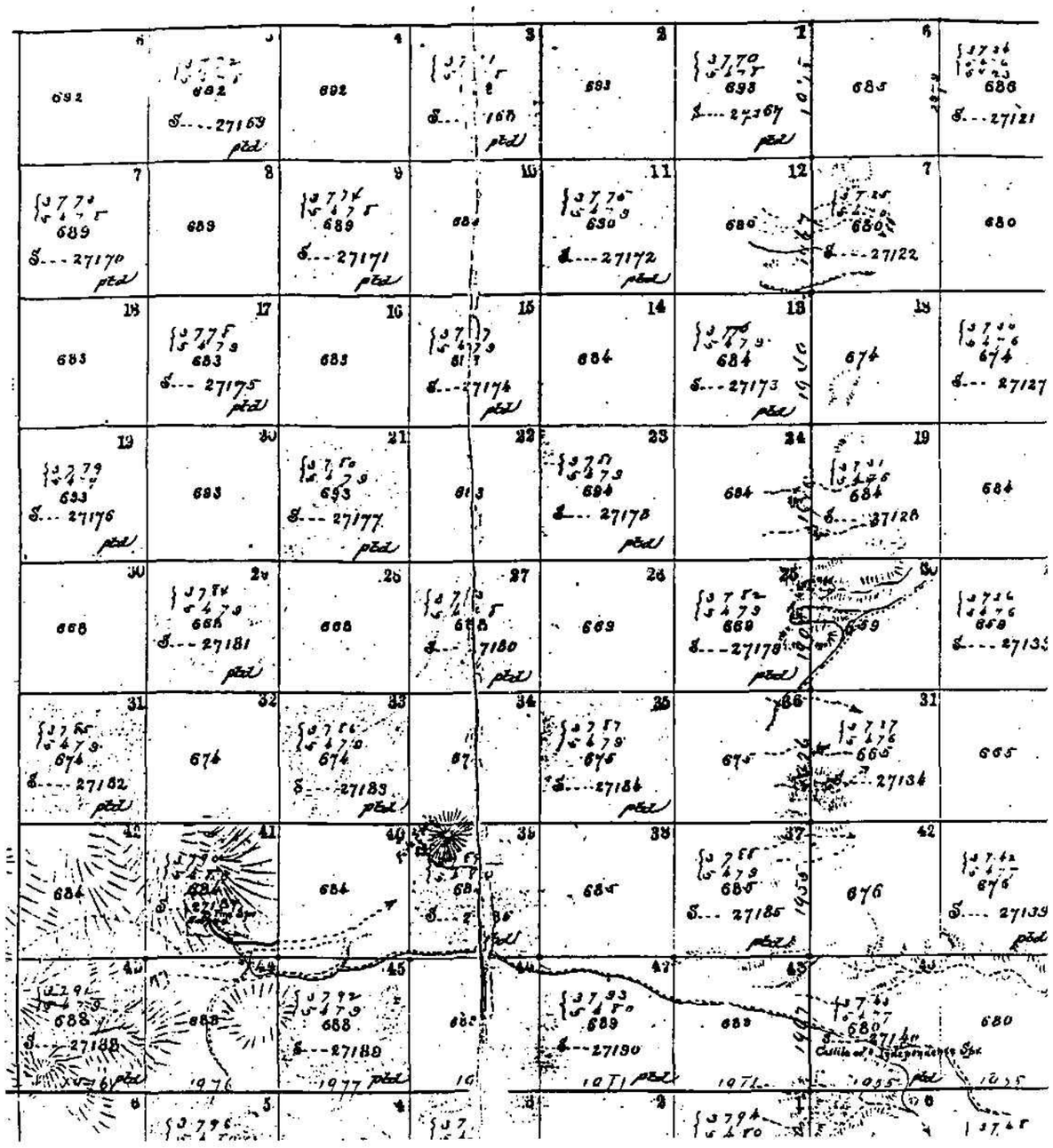
[20] Anonymous. In miscellaneous park files, Guadalupe Mountains National Park.



35: Springs near Frijole Ranch. Survey plat map showing springs in vicinity of Frijole Ranch. Taken from the General Land Office files, Culberson County, Texas, survey block 65. No date. Austin, Texas.

2.8 lps in 1968 and 1969 from Cherry Canyon but were dry in 1976."[21] He continues by stating that a "stock tank has been built here, and water is piped from the upstream Manzanita Spring in an effort to fill it."[22]

An advertisement for the sale of the Guadalupe Mountain Ranch describes the overall property as follows:

> "Low foothills and rugged mountain country; good grasses - Black Grama, Blue Grama, Sideoats Grama, Muhle, Tobosa, and Bluestem; browse = shrub oak, mountain mahogany, and others; timber = pine, fir, maple, and others; good for cattle, sheep or angora goats watered by natural springs, wells, and earthen tanks; windmills and power pumps - water lines; sheep proof net wire
> animal unit = 1 cow;
> 5 sheep or
> 7 mutton angora goats
> capacity ca. 2000 animal units
> 71,790 acres."

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[21] Brune, Gunnar. Major and Historical Springs of Texas. Texas Water Development Board Report, No. 189. 1975.

[22] Ibid.

According to Mr. Noel Kincaid,[23] former ranch foreman of the Guadalupe Mountain Ranch, it seems that the distribution and density of the native grasses have decreased since the abandonment of grazing management practices. Therefore, it seems probable that grazing encouraged the continued establishment of several species of native grasses throughout these range lands.

The files of the Division of Land Resources in the Southwest Regional Office of the National Park Service contain some field notes compiled by Mr. Fred Courtright entitled "Appraisal of Guadalupe Mountain Ranch," and dated August 27, 1966. In these notes Mr. Courtright includes a description of the property that reads as follows:

> "Fencing primarily 36" to 42" woven wire; watering places are augmented by dirt tanks; soils of property have moderate to good fertility; coverage of mountain and hill areas - native grasses grama, blue and black and side oats - 3-awn, bush and ring muhly, tobasa and needle grasses - browse such as relatively heavy growth of cat-claw, sage, oak brush, and Apache plume; scattered areas with greasewood on lower hills, comparatively heavy stands of timber include pine, fir, maple, et al.; carrying capacity is 10 animal units per section on year long basis."[24]

Also in the Division of Land Resources files was a letter of correspondence from Mr. J. C. Hunter, Jr., dated December 27, 1967. This letter includes a listing of the various oil and gas leases that were still within term on his former lands, and provides a brief status report of these agreements. Although this study will not include details on these agreements, it is important to note that all of the land included within the study area was at one time leased to companies such as Texaco, Inc., and Shell Oil Co. These leases expired in 1970, and have not been renewed.

Following the Department of Interior's purchase of the lands that comprise the Guadalupe Mountains National Park, the National Park Service issued a special use permit to Mr. Noel Kincaid for grazing land and the occupation of the Frijole Ranch house. The permit was authorized for the period of January 1, 1970, to December 31, 1970, and included seven sections of land in and around the Frijole Ranch. The permit specified that the permittee should not graze or have in his possession on the described lands at any time during the period of the permit any numbers of stock in excess of the following:

20 head cattle
25 head horses
0 head goats
0 head sheep

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23 Kincaid, Noel. Taped Interview with Peggy Froeschauer, November 1992.

24 Courtright, Fred. Field Notes entitled, "Appraisal of Guadalupe Mountain Ranch," dated August 27, 1966. In files of NPS Division of Land Resources, Santa Fe, New Mexico.

This permit terminated in December 1970, and the National Park Service has not issued any grazing permits since that time.

The range land today is comprised of a few native grasses with numerous shrubs, cholla, pricklypear, and juniper that appear to be replacing the once-dominant grasses and forbs described in early accounts of the area. Some fence alignments may still be noted within the range area, along with a horse corral that is located west of Texas State Highway 62/180 and north of the gravel drive that leads to the ranch house. According to the project files in the Southwest Region's Division of History, this corral was constructed in 1990 by the National Park Service to facilitate the needs of park visitors with horses, and includes a gravel parking area that can accommodate trucks and trailers.

Also included within this range area is the rock shelter on the eastern escarpment south of Smith Spring. The shelter contains some pictographs and prehistoric- and historic-period midden deposits. The shelter was utilized during both the Smith and the Hunter-Grisham periods. The Smith children are said to have stayed in the shelter while the ranch house was being renovated and also played and dug for artifacts within it. During the Hunter-Grisham period, the shelter was used as a holding area for goats, and as such, accumulated layers of animal waste, thereby reducing the amount of overhead clearance throughout the entire shelter.

This area visually retains its historical character, in that it is still open range land with a few character-defining features such as an earthen tank, fence remnants, and a 1990s corral. Although the area is not threatened by intrusive development, it is sensitive to changes in vegetation composition. Should the existing grassland continue to be succeeded by invasive shrubs and other vegetation, its visual continuity with its historic function as range land will be threatened, if not altogether lost.

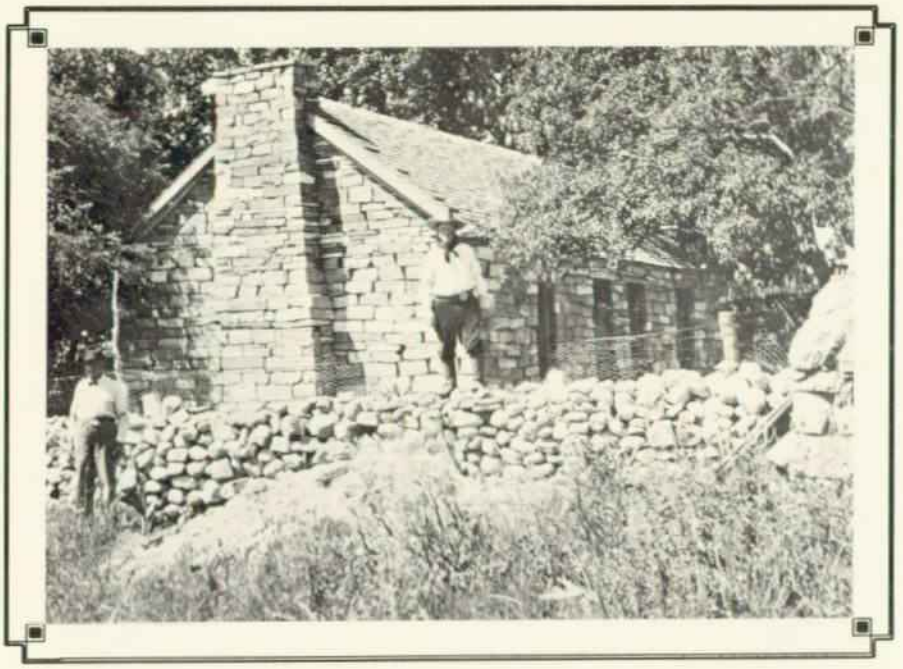
Area B: Enclosed Yard

The area included within the enclosed yard of the Frijole Ranch house has undoubtedly been the site of human occupation for thousands of years, as evidenced by the intact prehistoric midden located during archeological testing.

The earliest permanent structure in this area of the Frijole landscape is believed to have been a dugout. In an interview with Mr. Joe T. Smith, the son of John T. and Nella Smith, Mr. Smith recalled a depression area that he attributed to an early dugout. He remembered the family depositing fill in the depressed area over the years. As the fill settled down into the depression, additional fill would be added. He said the dugout was located about 20 feet beyond the kitchen door, just below the schoolhouse building. The builder of this dugout has not been identified. The location of this structure has not been confirmed through field investigations.

The front portion of the existing ranch house is thought to have been the second permanent residential structure built on the Frijole property. Local informants state that a two-room

stone structure was built on the site sometime around the mid to late 1870s. It has not been established whether or not other structures or buildings were built adjacent to the ranch house during this time. The date of construction for the stone wall enclosure has not



36: Frijole Ranch circa 1909. Note root cellar in right foreground.

been established, although we know that it had been constructed by 1909, because it is shown in a photograph taken at that time (figure 36). As evidenced in the early photograph, the stone wall was originally stacked cobble-stones topped by a post-and-chicken-wire fence. A photograph dated 1914 reveals that the wall continues to be stacked cobble-stones, but the fence along the top is a wooden paling fence approximately 2 to 2½ feet high (figure 37).

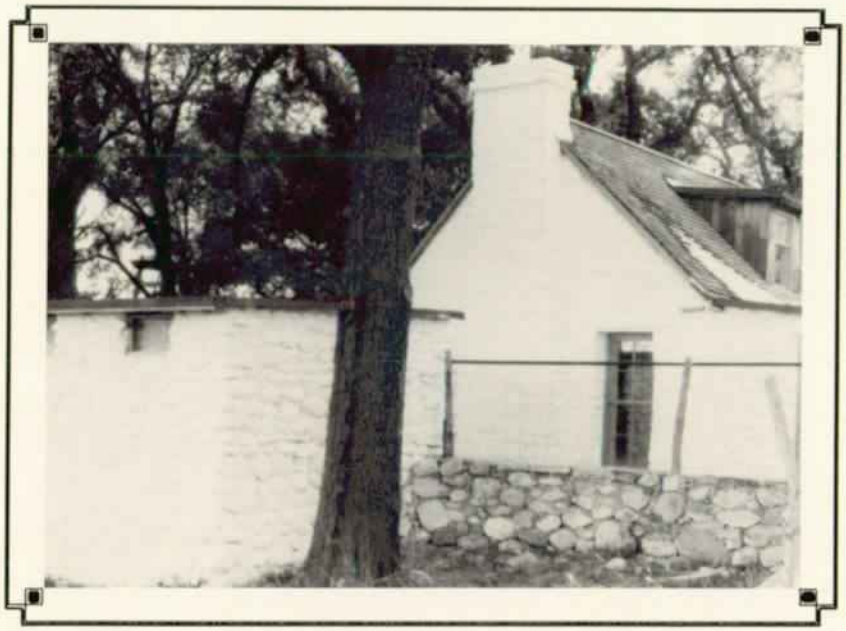
During the Hunter-Grisham period of ownership of the ranch, the stone wall was re-worked, the stones were mortared, and the wall was capped. A new fence was placed along the top of the wall. This fence was constructed of posts and sheep wire with a pipe railing along the top. This is the fence that presently exists on the site (figure 38).

Shortly after the Smith family moved to the Frijole Ranch, they began to improve the property. The crudely constructed two-room stone house was renovated, and additional buildings were constructed. Necessary buildings such as a barn, chicken houses, and a privy were probably some of the earliest to be constructed. All of these were located just beyond

the enclosed yard area; however, they were an integral part of the vernacular building design, and thus discussed here.

Other buildings or structures that would be needed almost immediately by the family and were probably constructed within the first year or two of their occupation of the site would include the root cellar (also just outside of the enclosed yard) and possibly a smoke house or meat curing house (which no longer exists). The 1909 photograph shown in figure 36 includes what appears to be the root cellar in the foreground just north of the stone wall.

37: J. T. Smith family at Frijole Ranch circa 1914. Courtesy of Joe T. Smith.



38: Existing conditions at Frijole Ranch. 1992.

Although dates of construction for many of the buildings on the site have not been established, there are approximate dates for some of them, and interviews with the Smith family have provided details regarding the construction of many others. The milk house--or pump house, as it is called by the National Park Service--was built around 1918 by the Smith family. Prior to its construction, Mrs. Smith would keep her perishables down in the cool water of the irrigation trough. Following the construction of the milk house, all perishable foods were stored in the stone-lined troughs, and the spring water was diverted to flow through the structure.

The water tank and its supporting tower were also constructed in or around 1918. The tank was constructed of a corrugated metal, and water from the spring was pumped into it using a ram pump--an ingenious device first utilized in the area by Mr. Smith. This innovative approach to providing water to both his house and fields reveals yet another glimpse of the uniqueness of this place and the people who developed it. No one else in the region had such a device. A photograph dated 1967 shows that the water tank was still intact at that time (figure 39). At present, the support tower is all that remains on site; however, the park has retained the tank, and is keeping it in storage.

Also developed in or around 1918 was a carbide generator designed and built by Mr. Smith to pump acetylene gas into outlets inside the house to provide lights. A few years later, he

39: Frijole Ranch circa 1967. Note water tank on tower support.

constructed a wind-generated battery charger that subsequently provided additional luxuries for the family and their friends and neighbors, such as tuning in to programs like the "Grand Ol' Opry" on a battery-powered radio. Again, these were luxuries that few, if any, of the homes in the surrounding region enjoyed.

No date has been established for the construction of the original barn; however, it was located in the approximate location of the 1944 barn. The orientation of the original barn was the same as that of the ranch house. This structure was built of pine logs and covered with second-hand metal sheeting that was painted red. The roof was constructed of split pine shingles.[25] Just east of the barn lot, the family placed their pig lot. An adjacent corral extended down into the nearby drainage ravine. Within the pig lot, a small crude shed, constructed of stacked logs, with an earthen roof, provided shelter for the family's pigs.

The original location of the family's chicken houses was just west of the hog pens. However, around 1932, the chicken houses--of which there were three--were located to the northwest, across the road from the school-house building. These three buildings were constructed of stacked stone slabs, and measured approximately 8 feet by 10 feet. Another

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[25] Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.

small structure located within the yard and building compound area was the meat house, which was located just north of the water tower. It was a frame structure with wire-mesh screening to protect the curing meat from flies and other insects.

Privies, or out-houses, comprise another type of building that is no longer represented within the Frijole Ranch complex. According to information gathered during numerous interviews, there were several privies located in and around the ranch house. A "two-holer" was located in the immediate vicinity of the chicken houses, and was used by the children attending the Frijole school, which was built in 1921. A single-hole privy was located out in the orchard area for use by the Smith family; later, another "two-holer" was added for the lodgers staying in the bunk house. Use of the privies was discontinued when the family constructed the bath house building, which provided two rest-room facilities for guests and family alike. This building was constructed sometime during the 1930s following the construction of the bunk-house building.

During the Smith period of occupation at Frijole, the Frijole Spring was kept open and surrounded by stacked rocks (figure 40). The children knew to stay out of the spring to keep the water running clear and clean. Many people interviewed about the history of the Frijole site recalled that small fish were placed in the spring, and they reminisced about leaning over into the pool and hand-feeding angle worms to those small fish. The existing structure over the spring was constructed by Lewis Kincaid in 1943 or 1944.[26]

40: Frijole Spring prior to construction of 1948 spring house. Courtesy of Joe T. Smith.

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[26] Kincaid, Noel. Taped Interview with Peggy Froeschauer, November 1992.

The irrigation troughs that run through the yard from the Frijole Spring source were constructed by the Smith family. However, during the Smith period of occupation, the troughs were simple dirt-lined troughs and trenches. The stone lining in the primary trough was constructed during the Hunter-Grisham period of ownership, sometime between 1942 and 1947.

Walkways in and around the enclosed yard and ranch-house building complex were simple packed-soil pathways with occasional stepping stones or flagstones set into the soil.[27] Large slab stones were simply placed where they were needed. For example, slab stones were laid across the irrigation trough to allow easy entry into the spring and milk houses. The design and workmanship of these features reflect the purest vernacular approach, which is dictated by function and need. This approach was also utilized for the construction of steps and soil-retention devices, as can be seen along the northern side of the ranch house. The walkways and other associated circulation patterns around the property continued to reflect the vernacular design during the Kincaid period of occupation at Frijole. This includes the locations and configurations of the gateways.

In addition to all of the buildings and structures that comprise the enclosed yard area of the Frijole Ranch house, there were vegetative patterns and activity clusters, or identified work stations, throughout the yard. These work stations were usually cited with regard to vegetation, because the large trees within the enclosure provided not only shade but often an available support or anchoring structure that would facilitate the various operations. For example, one of the large chinquapin oaks in the yard has an iron pin embedded in its trunk, and this is referenced in some of the interviews. The pin was placed in the tree to provide a support on which Mrs. Smith could hang her cheese bags as she worked on a moveable tree stump below to press and process the family's cheese.[28] Mr. Smith located his grinding wheel, workbench, and large anvil in the shade of the trees between the barn and the house. Other activities that occurred within the enclosed yard included a washing station for laundry and soap-making. This consisted of an open firepit with a large kettle or wash pot, which could be used not only for making soap and washing laundry, but also for hog rendering operations. Later, Mrs. Smith had an old-fashioned washing machine located adjacent to the wash pot and firepit.

The family did not have a *matanza*, or butchering rack, but instead used the branches of a large tree (figure 41) for slaughtering animals. This was located just outside of the yard area, near the barn yard, within close range of the washing station, because the firepit and kettle were used to heat water for scalding purposes. Whether or not there was a butchering pit located under the rack has not been established. In the late fall, before butchering time, the family often drove their hogs into the enclosed yard area, and allowed them to feed and fatten themselves on the abundant oak mast from the large chinquapin oaks.

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[27] Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.

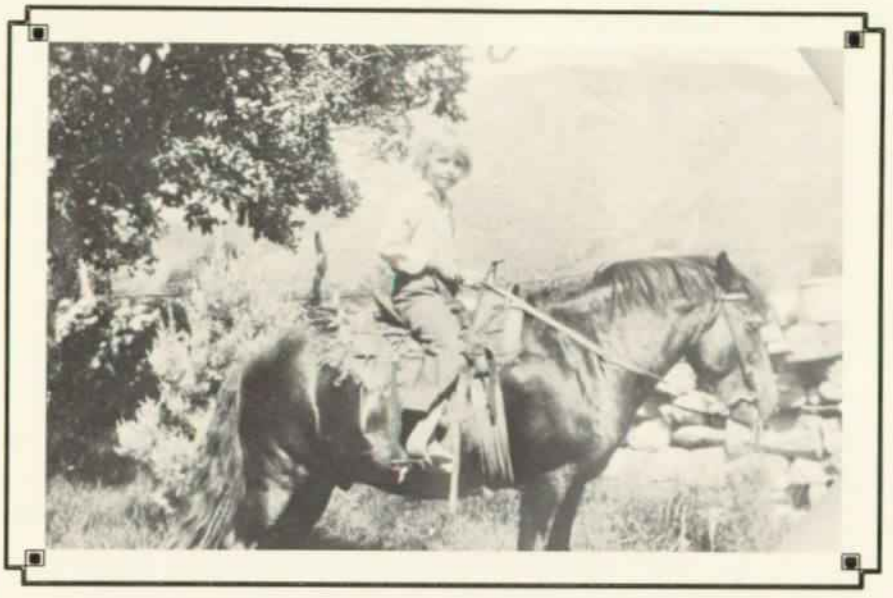
[28] Ibid.

Although the enclosed yard area contained several large specimen chinquapin oak trees, the Smiths supplemented these plantings with additional tree species and flowers. Sometime around 1918 or 1920, the family planted an alligator juniper tree in an area behind the kitchen, just to the north of the school house. This tree is visible in a mid-1920s photograph of one of the Smiths' grandchildren (figure 42). This tree was noted during the field reconnaissance, and is in excellent condition (figure 43). During this same time, the Smiths planted two pecan trees just inside of the gateway that leads out to the orchard and garden area. Mr. Joe T. Smith recalled that his mother established some small flower beds around the bases of these trees. He thought maybe the flowers were geraniums.[29]

Several of the interviewees seemed to recall some flowering trees in the yard area in the vicinity of the spring house. Many thought that there might have been two wild cherry trees in this area, but they were not sure. Some photographs that date from 1970 and 1971 reveal that there are a couple of tree stumps in this immediate area, but no additional information is presently available. The remnants of what appears to have been a planting bed along the western wall of the enclosed yard were noted during field investigations; however, the date

41: Tree near Frijole Ranch and garage, with butchered meat. Courtesy of Joe T. Smith.

[29] Ibid.



42: Smith's granddaughter Lois in yard at Frijole circa 1920s. Note alligator juniper. Courtesy of Jean Magbee.

43: Existing condition of yard at Frijole. 1992.

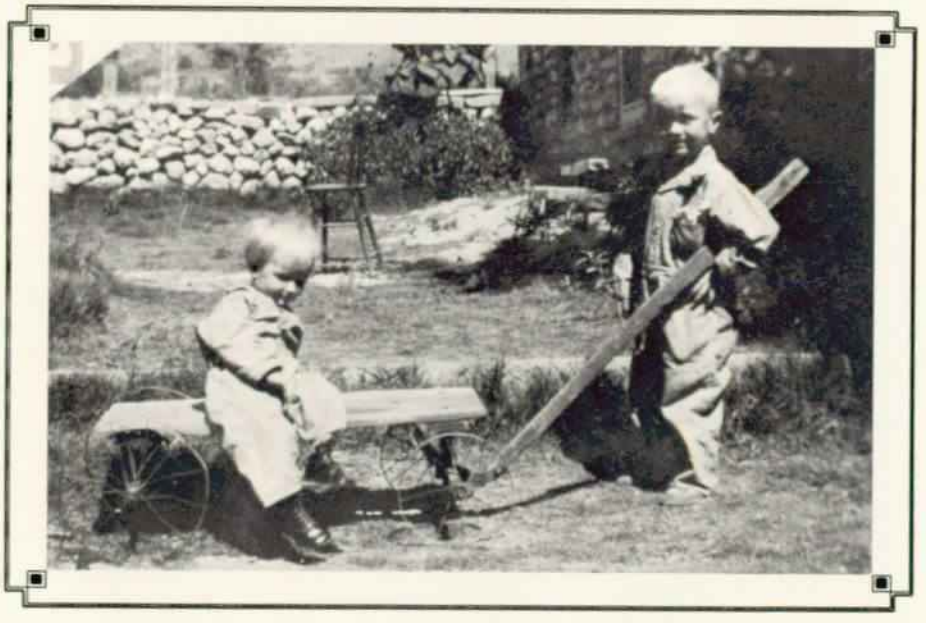
of this feature has not been established. Informants seem to recall that Mrs. Smith had a variety of purple irises in this area.

It appears that there may have been some small-scale elements that are no longer present or have been relocated within this area. A couple of mid-1920s photographs of the Smiths' grandchildren reveal what appears to be a small bluebird box or house located on a post just inside of the stone wall, and a small sign attached to one of the trees in the yard that reads "U.S. MAIL" (figures 44 and 45). The exact locations for these features have not been determined at the present time. According to Mr. Joe T. Smith, during his family's occupation of this site they had numerous swings hanging from the trees in the yard. These included tire swings, simple board seat swings, and even a porch-type swing. None of these features remain. Other features included a trash, or "burn," barrel that was located just outside of the back gate during the Kincaids' occupation of the site, and a clothesline.

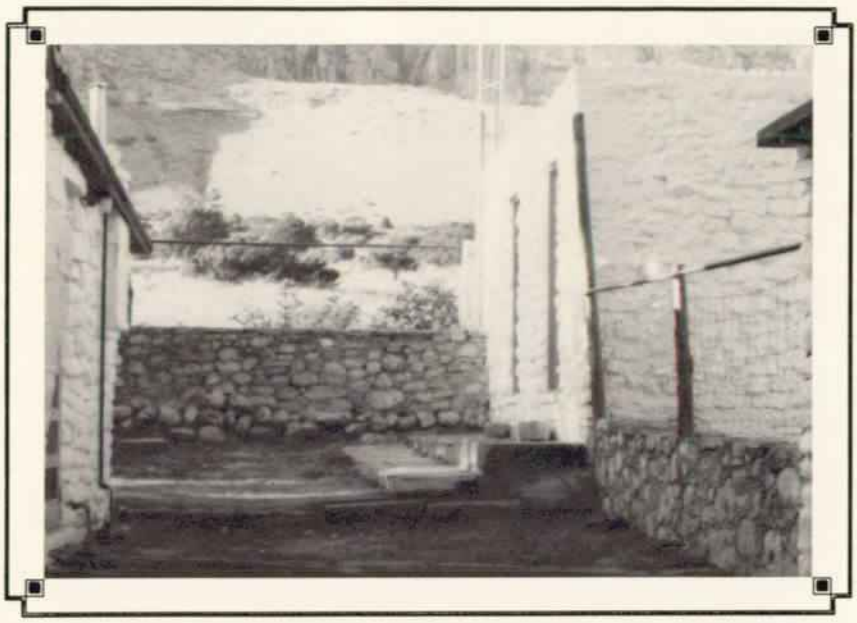
The enclosed yard of the Frijole Ranch-house complex has definitely evolved over time and endured a variety of changes with the various occupants of the house. However, some areas of the yard remain virtually unchanged, as noted in the side yard area when comparing a 1920s view (figures 46 and 47) with that of today. An examination of historic photographs has revealed that the wooden plank gates used by the Smith family were replaced with metal gates by the Kincaids, and one of the early gateways used by the Smiths was later enclosed by the Kincaids. It should be noted that the changes that have occurred have been consistent with a rural vernacular working landscape. The greatest changes that have occurred within

44: Smith children/grandchildren in yard at Frijole circa 1920s. Note bluebird box and orchard trees beyond stone wall. Courtesy of Jean Magbee.

45: Smith granddaughter in yard at Frijole circa 1920s. Note U.S. Mail sign posted on tree to far left of photo. Courtesy of Jean Magbee.



46: Smith grandchildren in side yard area of Frijole Ranch circa 1920s. Courtesy of Jean Magbee.



47: Existing condition of side yard area of Frijole Ranch. 1992.

this area include the introduction of fill, shade-tolerant lawn grasses, and the addition of a horizontal slab stone retaining wall, all of which were installed by the National Park Service in the early to mid 1970s.

Although the addition of lawn grasses changes the overall character of the vernacular landscape, the retaining wall can be seen as part of the continuum of the site's development. This statement is made because of information obtained during an interview with Joe T. Smith. During the interview, Mr. Smith revealed that since about 1920, his father had plans to construct a retaining wall along this steep, sloping section of the yard--he just never had the funds or the time to do the work. Other changes made to the site by the National Park Service include the wooden landing and rail that serve as part of the walk that cantilevers over the irrigation trough along the side of the spring house, and the placement of some of the flagstones that comprise the entry into the ranch house. These changes were made sometime following 1971, and are still somewhat in keeping with the scale and informalized design approach of the historic vernacular landscape that characterizes the Frijole resource. The walks have remained narrow and irregular, and consist of a mixing and matching of materials and workmanship skills.

Of all areas, this area of the Frijole cultural landscape has retained the greatest integrity, and significantly contributes to the overall integrity of the resource as a whole. There are numerous character-defining features within this area, although the most significant would be the irrigation troughs, the vegetation (namely, the large chinquapin oaks), the scale and spatial organization of the complex, and the circulation patterns and materials, all of which are in keeping and accurately reflect the original design intent of this property.

Area C: Enclosed Vegetable Garden/Orchard

An enclosed garden and orchard area covering approximately 3 acres was located immediately adjacent to the Frijole Ranch house. The Smith family enclosed this area by constructing a stacked stone (travertine) cobble wall with a wooden paling fence along the top. The enclosure was constructed to protect the family's crops from their free-ranging stock and native browsers such as deer. Mr. Joe T. Smith mentioned that the family gathered the travertine for use in the wall from the ground surface of the garden and orchard areas. The travertine was chipped off of the ground surface, where it had been formed as a crust over the ground as a result of the mineral-rich waters from Frijole Spring.

Research efforts to date have not provided a specific date for the introduction of the family's orchard, but it is assumed that the garden was in place by the first planting season following the family's occupation of the site. The garden and orchard area evolved over the years as the Smiths experimented with various crops: fruits, berries, and vegetables. In addition to supplementing the orchard and garden areas with water from their irrigation system, the Smiths also regularly fertilized and enriched the soil with the manure from their cows and other stock. This was routinely collected from the barn lot and corrals and distributed throughout the planting areas. Although we have no written or verbal accounts of this area prior to circa 1915 or 1916 interviews with the surviving Smith children (Mabel and Joe T.) have provided glimpses of the overall organization of this area. As with most rural vernacular garden designs, there were seasonal as well as annual changes occurring. The orchard, on the other hand, probably remained somewhat consistent in layout and design.

An undated aerial photograph in the possession of Mr. Joe T. Smith shows portions of the Frijole Ranch complex, including the orchard and garden area. Using this photograph and information gathered from interviews with Joe T. Smith, Mabel Smith Hill, Ben and Isobel Gilmore, and Mrs. Jean Magbee, an organizational layout of the enclosed garden during the Smith family's occupation of the site has been developed (figures 48 and 49).

Mr. Joe T. Smith recalled his father having a small greenhouse or "hothouse" structure that measured about 12 feet in length by about 8 feet wide. He stated that it was located north of the root cellar, and was constructed with a walkway down the center and planting tables along both sides. The plants in the "hothouse" were watered by hand with the water coming from an irrigation ditch that ran along in front of the structure and was used to water the orchard trees.

In this same vicinity, the family also had a small strawberry patch. Mr. Joe T. Smith recalled that the family brought wild strawberries down from up on top of the mountain and transplanted them in the garden. The bed ran along either side of the irrigation ditch, which ran behind the bunk house and bath house buildings. The strawberry patch was located approximately between the two buildings. The berries were wild, and Joe T. noted that they were quite small. They usually harvested their first picking on May 3rd so his mother could make a fresh strawberry shortcake for his father's birthday.[30]

Orchard trees included several varieties of apple, such as red delicious, golden delicious, winesap, royal, a seedless variety of some sort, crab apples, and a few others; pear; wild cherry; peaches; plums; and apricots. Mr. Smith even cultivated lemon and orange trees, which he kept in large pots and located immediately adjacent to his bee hives. Mr. Joe T. Smith stated that his father did not excavate watering wells around the individual trees.[31] The area under the orchard trees was planted with alfalfa, which was cut using scythes, and stored in the original "red barn" to feed the family's cattle and other stock.

According to Mr. Joe Smith, the family garden included "everything you could grow in a vegetable garden," because the family grew everything they needed for food with the exception of flour, coffee, sugar, tea, spices, and cornmeal.[32] Some of the plants grown included potatoes, onions, celery, beans, rhubarb, peas, tomatoes, and myriad other selections.

The garden included a mix of support poles in tent formation for the support of beans and other climbing plants; and arbors for the four or five varieties of grapes, including seedless, Niagara, a big white variety, and a large blue variety--and later some Concord grapes. Initially, the family had only a single row of three arbors that were constructed of vertical posts and wire supports. These were located from just below the spring house down to the end of the enclosed garden area. Later, this arbor area was enlarged with a second row of three arbors and asparagus beds, and strawberries were planted between the two rows.

Immediately adjacent to the grape arbors and along the end of the field, the family planted numerous species of berries, including blackberries, dewberries, raspberries, and boysenberries. Other berries grown near the southeastern end of the orchard/garden area included gooseberry bushes and currants. Fig bushes were also grown in this area (figure 48).

The orchard was fairly extensive, and it appears that Mr. Smith enjoyed experimenting with not only numerous varieties of trees but also with grafting techniques. An earlier interview

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30 Ibid.

31 Ibid.

32 Ibid.

conducted by the park staff revealed that the orchard included trees with several varieties of different fruit species growing on a single tree.[33] Mr. Joe T. Smith remarked on the fact that his father never had any problems with orchard pests. He remembered other orchard growers commenting on the fact that the Smith family's apples never had worms. Mr. Joe T. Smith also noted that his father replaced many of the orchard trees in early 1942. It is possible that several of the existing pecan trees and the persimmon trees were planted at this time.

Conversations with Mabel Smith Hall have revealed that her father did not necessarily intend to start the pecan grove in its present location. She thought maybe he had plans to transplant them at a later date. It also seemed that Mr. Smith had plans to "bud" the pecan trees, because according to Mr. Joe T. Smith, "Dad told me he was going to 'bud' those trees--I don't know if he ever 'budded' them or not. They may have gone back to little pecans."[34] As evidenced in figure 49, the orchard plantings extended to the area along the southeastern side of the stone wall in the vicinity of the existing pecan grove.

As mentioned earlier, very little specific information is available regarding the locations of particular species of trees within the orchard area. However, several of the interviewees have mentioned that there were two large wild cherry trees located on either side of the northern gateway that leads into the orchard/garden area. The beauty of these trees in bloom seems to have stayed in the memories of those who saw them. Just beyond these two cherry trees, there was a large pear tree.[35]

Immediately west of the orchard gateway, nestled in along the stone wall, Mr. Smith kept several home-made bee hives that he constructed himself. These hives provided the family with honey on a year-round basis.[36]

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[33] Guadalupe Mountains NP, taped interviews #18, 19. 1983.

[34] Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.

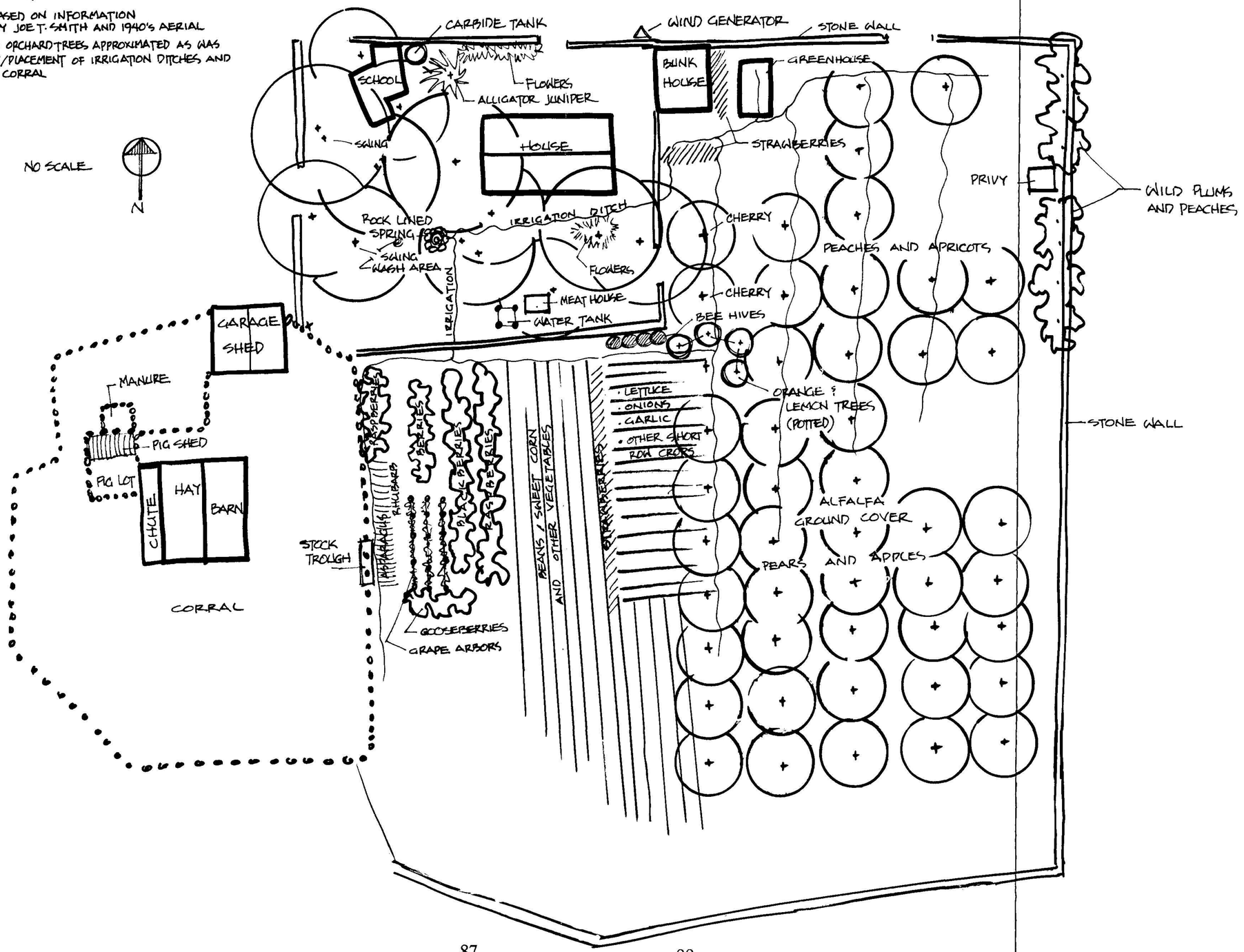
[35] Cox, Alan. Personal communication with Peggy Froeschauer, September 1992.

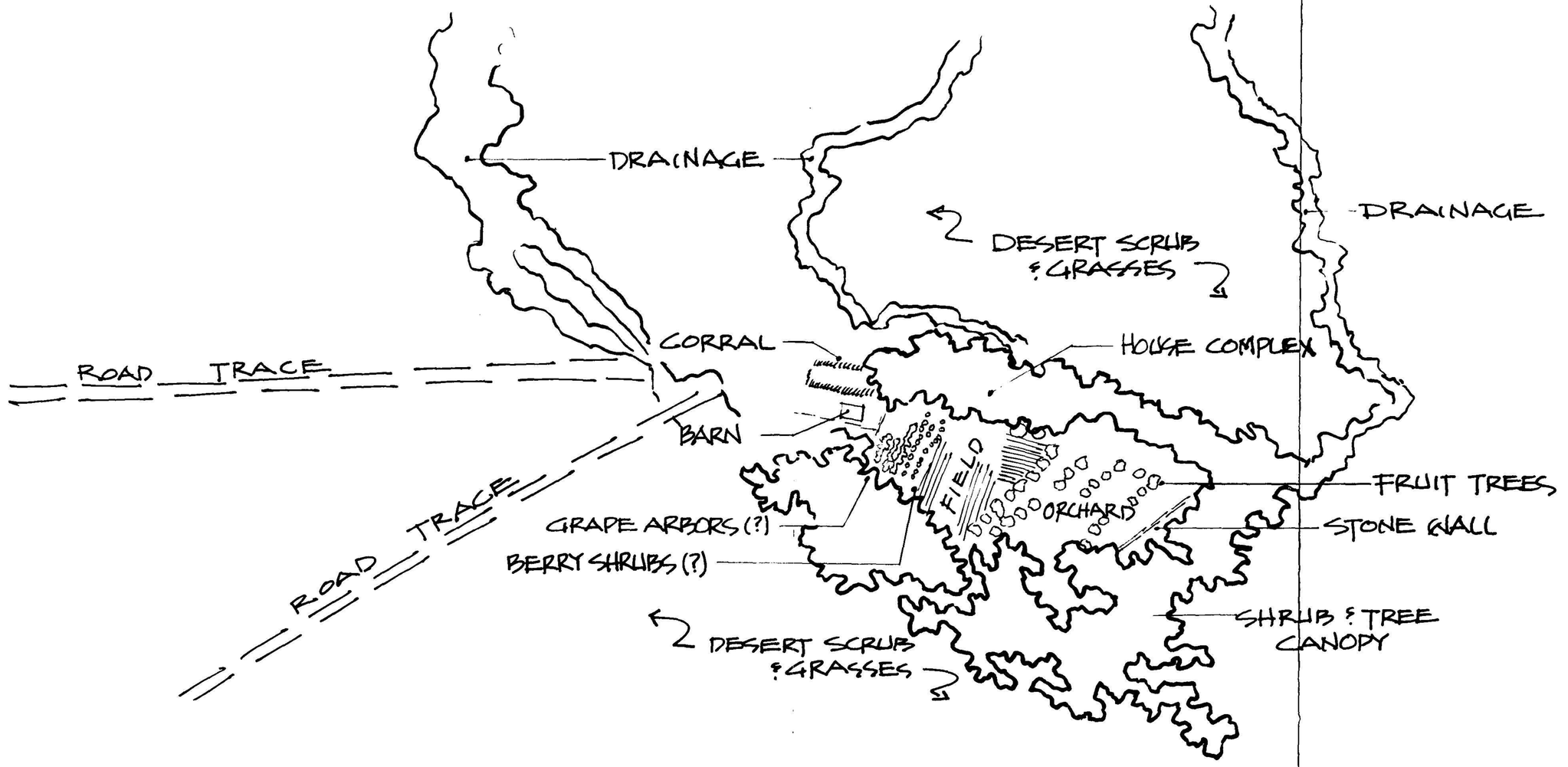
[36] Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.

FRIJOLE RANCH CULTURAL LANDSCAPE
— ORCHARD & GARDEN LAYOUT —
MID 1920's SMITH OCCUPATION PERIOD

* SKETCH BASED ON INFORMATION PROVIDED BY JOE T. SMITH AND 1940's AERIAL

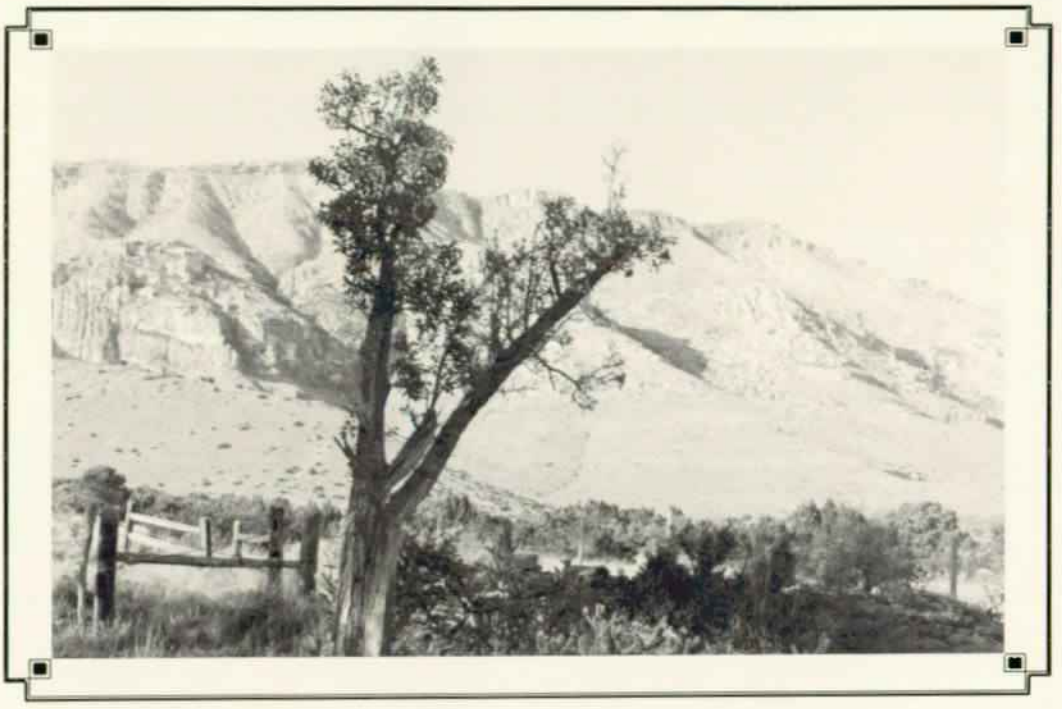
NOTE: NUMBER OF ORCHARD TREES APPROXIMATED AS WAS ALIGNMENT/PLACEMENT OF IRRIGATION DITCHES AND BARNYARD CORRAL





FRIJOLE RANCH LANDSCAPE

TAKEN FROM OBLIQUE AERIAL PHOTO - CIRCA 1940
COURTESY JOE T. SMITH



50: Existing condition of single specimen orchard tree. 1992.

According to interviews with Noel and Lucille Kincaid, there were several fruit trees growing in this area when their family moved to the Frijole Ranch house in 1947. They also mentioned that the orchard area and pecan grove were also under-planted with alfalfa. Without proper orchard maintenance, the orchard quickly declined. It is also possible that the ranch's goat herds had a detrimental impact on the trees. At present, there is only one apple tree surviving in the orchard area, and it is in poor condition (figure 50).

During the Kincaids' residence at the Frijole Ranch, the family cultivated and irrigated a vegetable garden. This garden area was located northeast of the pecan grove, and, like the Smith family's garden, it included a wide variety of crops that changed with the seasons. A post-and-wire fence was placed around the garden to protect it from the goats that were pastured within the orchard/garden enclosure. Remnants of this fence are still evident. No photographs of the Kincaids' garden have been located. The Kincaids also added some dog pens and a chicken coop in the northwest corner of the orchard area. Remnants of the dog pens are still visible today.

The area that comprised the orchard and berry and vegetable gardens of the Frijole Ranch complex remains open, with a cover of grasses, although some cholla and other shrubby vegetation is encroaching into the opening. The existing trees include several pecans, two

persimmons, and a single apple tree. The irrigation trench is still evident in some areas, while early configurations could be located archeologically. The layout and design intent of this area have been preserved, because the original stone wall enclosure is still present. However, the early stone wall has been somewhat lost in overgrowing vegetative cover, and recent post-and-wire fences have been placed on either side of the wall. The wooden paling fence that ran along the top of the stone wall is in a severely deteriorated condition. In an effort to protect the stone wall that encloses the garden/orchard after the area was opened for horse pasture, the park built a new enclosure that is described in a 1987 memorandum to files: "Fencing horse enclosure around Frijole Ranch house - 5 strand 42" height lowest strand 12" - 18" from substrate - metal posts 30' apart with wire stays."

This area visually retains its historical character, in that it continues to be open in nature and is spatially defined by the surrounding wall. Character-defining features such as the presence of the irrigation trenches, and the few surviving fruit and nut trees, contribute to the integrity of this area. The successional vegetation is a possible threat to this area, because it should remain visually open. Alternatives for management and/or rehabilitation of all of the identified landscape areas are discussed in Chapter III, "Treatment and Development Alternatives."

Area D: Manzanita Spring/Associated Fields

Approximately 3/10 mile north of the Frijole Ranch house and building complex lies a large, free-flowing, fresh-water spring called Manzanita Spring. This spring consists of an open body of water measuring approximately 25 feet in diameter. An open body of water of this size appears to be somewhat unique for the Guadalupe Mountains area, and undoubtedly served as a magnet for both human and beast living in or traveling through the area.

During the prehistoric and early historic periods, the spring probably had a vastly different appearance from that of the Smith and Kincaid occupation periods, because it was probably not dredged and cleaned out by its early users. Oral history interviews conducted with the Smith family have revealed that Manzanita Spring was periodically dredged out to keep a true spring-fed pond, which was subsequently used by the children as a swimming hole. In places this pond was reported to have been as deep as 8 or 10 feet. One of the Smith children recalled going out in the pond in a small flat-bottomed boat and hand-pulling weeds and grasses in an effort to keep the open nature of the water body (figures 51 and 52).[37]

It is said that the spring was named for very large and beautiful manzanita trees that grew along the edges of the pond. One of these trees, located along the northeastern edge of the pond, has been referenced by many interviewees. This tree is no longer standing, but

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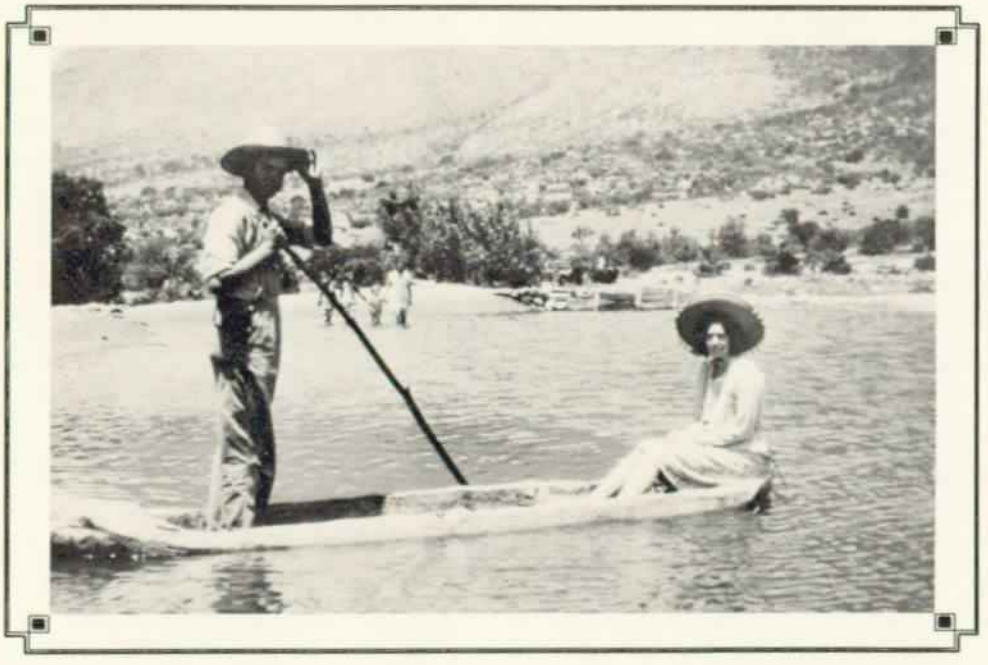
[37] Guadalupe Mountains, taped interviews #18, 19. 1983.

51: Smith children in dugout canoe on Manzanita Spring. Courtesy of Joe T. Smith.



52: Smith children at Manzanita Spring. Note dam in right background. Courtesy of Joe T. Smith.

the remains of a large, decaying stump were noted during field reconnaissance. The children reminisced about climbing onto the lower branches of this tree and looking into the cool water below. There is even an account of one of the Smiths' sons climbing out onto the branch and attempting to shoot fish in the waters below. Apparently, many of the children from the surrounding area learned to swim and subsequently spent many an hour in these waters. It seems the family even stocked the pond with fish at various times during their ownership of the property. A variety of fishes were used, including mostly sunfish species.[38]

Located to the south and east of the spring are several Texas black walnut trees that are in fair to poor condition, with many having a high percentage of die-back. These trees continue to produce a few nuts. Interviews with the Smith children have included references to these trees and the fact that they collected the small, hard nuts in the fall to make walnut cakes and candies and later drove the pigs over to feed on them.

In addition to using the spring as a recreation area, the family used its water for their stock and for irrigating two fields that were located in close proximity to the spring. These fields were used for growing stock feed and some specialty crops. The stock feed included varieties of field corn, while the specialty crops were pumpkins, popcorn, tomatoes, and a variety of white corn known as "Stovall-evergrain." The locations of these fields have been delineated using oral histories and aerial photographs, as well as field reconnaissance (figure 53). Although the irrigation troughs or ditches that watered these fields were not located during field reconnaissance, remnants of a stacked stone cobble wall topped by a wooden paling fence were noted, and it is surmised from the locations and extent of the stone wall remnants that these fields were originally enclosed in the same fashion as the orchard/vegetable garden area to ensure their protection from stock and deer.

There are remnants of irrigation features at the pond itself, and these include a concrete overflow structure presumably built during the Hunter-Grisham ownership period. It is assumed that the submerged 6-inch pipe put in by the Smith family is still intact, although it was not noted during field investigations. Joe T. Smith noted that this pipe could be turned up to stop the water flow, and turned down when the fields needed to be watered. Historic photographs dating from the 1920s show some details of the dam structure built and maintained by the Smith family (figure 54).

During the Hunter-Grisham period of ownership, this spring was referred to as Lake Spring, and is marked as such on a 1940s aerial photograph. The Kincaid family provided a few photographs of the spring, which show the lack of vegetation around its perimeter. Additional photographs that date to 1970, and, later, in 1978, provide good comparative views of the changes that have occurred over time (figures 55 and 56). The 1970 photograph shows little or no surface vegetation around the pond and several landscape features immediately surrounding the pond such as post-and-wire fences and presently unidentified structures.

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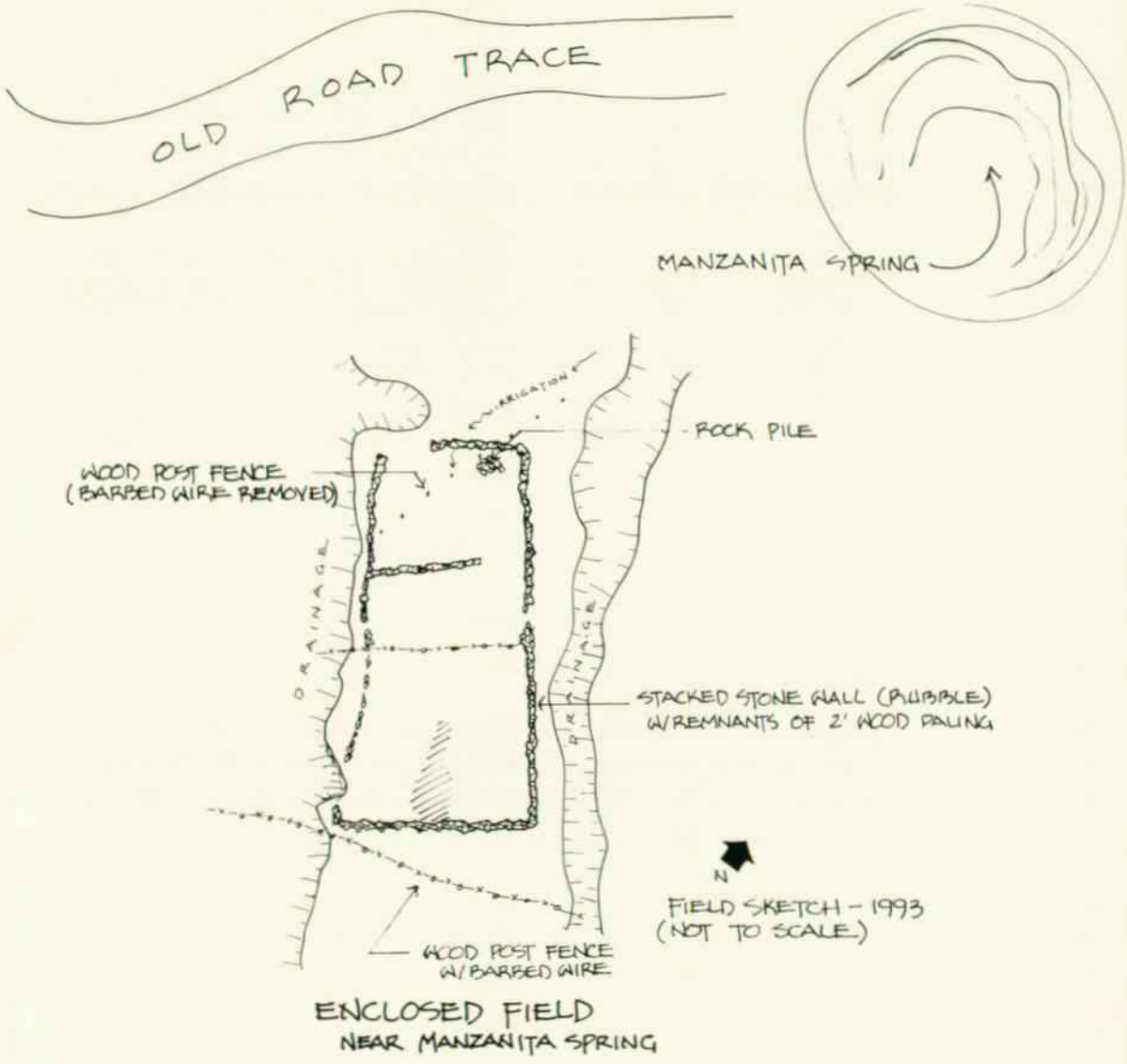
[38] Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.

53: Schematic sketch map of enclosed field adjacent to Manzanita Spring.



At the present time, the pond is being encroached upon by successional vegetation, grasses, sedges, and rushes. With the removal of grazing stock from the area, the edges of the pond are no longer trampled and exposed, and there has been no active management of this area by the National Park Service to maintain the historic appearance of the spring. Alternatives for this area are discussed in Chapter III, "Treatment and Development Alternatives."

Area E: Smith Spring Area

The use of this area prior to the Smith family's occupation of the Frijole property has not been established. However, it can be assumed that the spring was utilized for its water resources in both prehistoric and historic times. Other activities that were conducted in the Smith Spring area may be identified during the ethnographic study of the Guadalupe Mountains area that is currently under way.

In "The Springs of Texas," Gunnar Brune describes Smith Spring as being comprised of three springs, and he states the following:

> "They were depicted as Indian Springs on Jacob Kuechler's 1879 'Map of the Texas and Pacific Railway reserve west of the Pecos.' Among the highest springs in Texas, they issue from Bell Canyon sandstone at 1,815 meters above sea level. The rocks are covered with Maidenhair ferns, and a bigtooth maple tree stands over the springs."[39]

Joe T. Smith recalled using mules to haul wood from the spring area to use as fuel wood in the house, and he noted that his father specified that only dead and downed wood--no green wood--was to be collected.[40]

The Smith family also used the spring as a retreat from the harsh sun--a place to escape from the house and its chores--a place to picnic, daydream, explore, and play. Sometime during the Smith family's ownership of the property, a road was constructed up to the spring, and later, it seems, the road was re-established or maintained by the El Paso Gas Co.[41] to access the spring from the Manzanita Spring area. The existing road trace has retained several engineered features, including water bars that were constructed to run diagonally across the road and divert run-off so as to reduce erosion. Some remnants of stone-lined diversion ditches were also noted along the sides of the road.

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39 Brune, Gunnar. Springs of Texas. Volume I. Branch-Smith, Inc. Fort Worth, Texas. 1975.

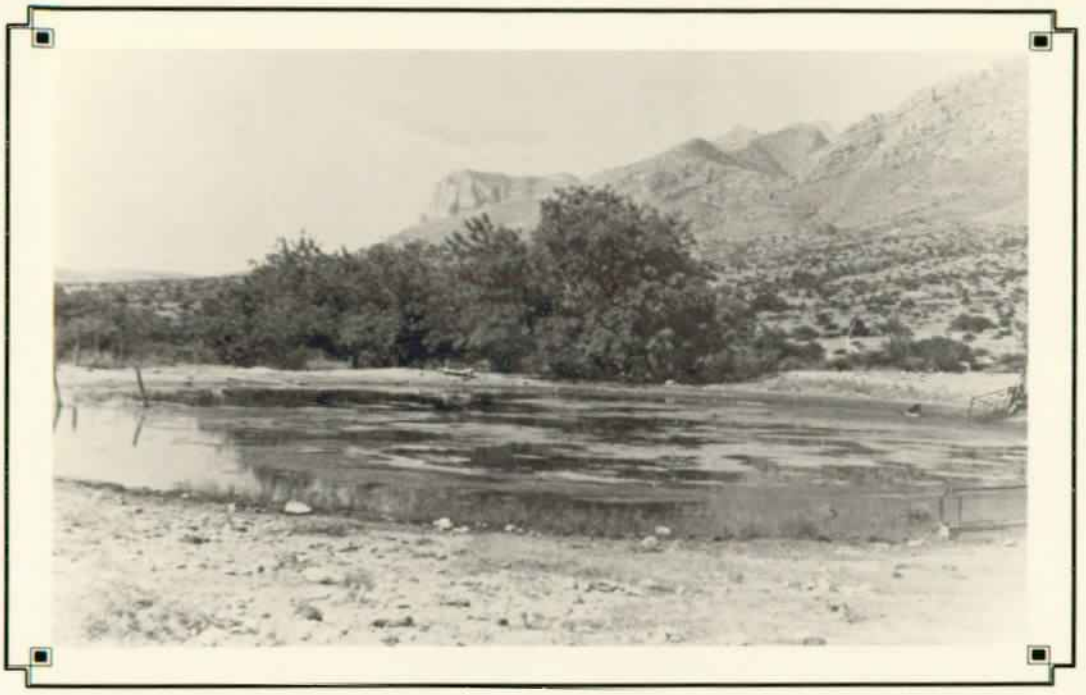
40 Smith, Joe T. Personal communication with Peggy Froeschauer, September 1993.

41 Smith, Joe T. and Noel Kincaid. Personal communications with Peggy Froeschauer.

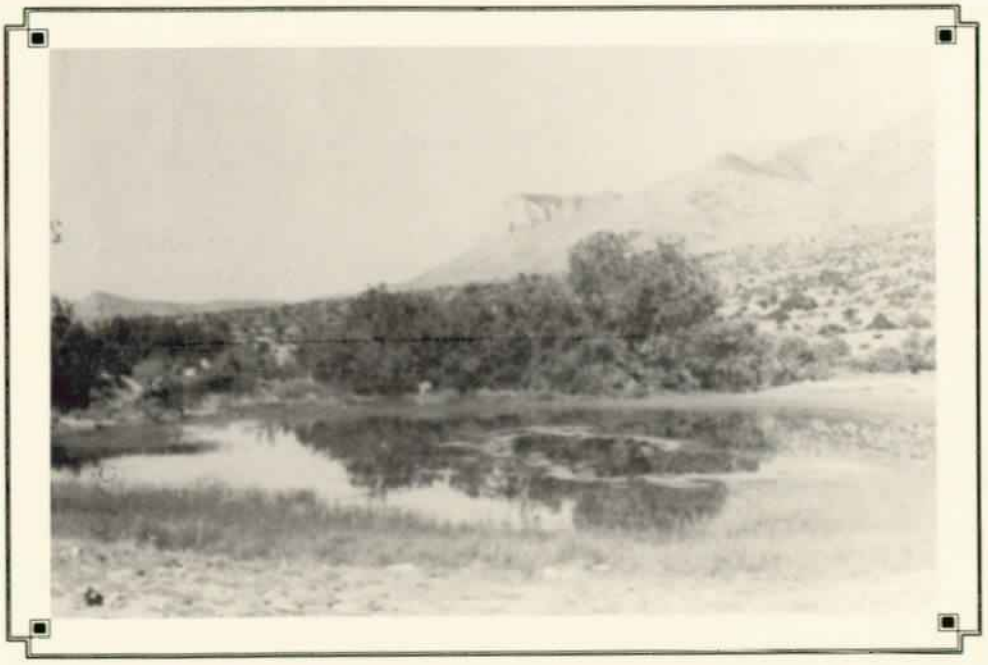
54: Kincaid family in front of Manzanita Spring. Courtesy of Noel and Lucille Kincaid.

Several local informants share fond recollections of church and community picnics held at the spring, because it was easily accessible by road. The Kincaids also utilized the spring for recreational activities. A late-1940s aerial photo in the possession of Mr. Kincaid shows the Hunter-Grisham property, and refers to the spring by the name of "Mesquite Spring."

The spring has retained a very natural appearance, with the stream issuing above the main pool and continuing below the pool toward the southeast. There is a V-notched plank feature in the stream above the pool. Although its date of construction has not been identified, it is assumed that it was placed by the National Park Service, and its function is to measure the flow of the spring. The historic function of Smith Spring continues today as the National Park Service invites visitors to venture up to the area and enjoy its serene beauty. In June 1976, the National Park Service constructed a visitor use area at the spring that includes a flagstone walkway and seating area, and post-and-rail fencing to control visitor traffic and protect the sensitive plant and water resources. No design drawings were found for this development. The layout and design were apparently developed on site. In 1981, a 2.3-mile loop trail was designed by the Denver Service Center and constructed by the park. This trail serves as the primary access to the area, because the old road trace is no longer used as an alternative route. The introduction of new elements in the vicinity of the spring has served to protect the resource while continuing to allow visitors to appreciate and experience the historic function of the spring.



55: Manzanita Spring area. Note post-and-wire fencing along back edge of pond. 1970.



56: Manzanita Spring area. 1978.

INTEGRITY OF THE FRIJOLE RANCH CULTURAL LANDSCAPE

By comparing the existing physical characteristics of a cultural resource to those of a historic period, one may evaluate that resource's integrity. "Integrity refers to the authenticity of the historic identity of a cultural resource, which is evidenced by the survival of physical characteristics from a historic period."[42]

The criteria established by the National Register have been used in assessing the landscape's integrity: location, design, setting, materials, workmanship, feeling, and association. Firth has adapted these criteria to make them applicable to the evaluation of biotic cultural resources.[43] His modified criteria replace design, materials, and workmanship with community organization, species composition, and management techniques. The integrity of the agricultural landscape of the Frijole Ranch has been assessed using all of the above criteria and analyzing the various landscape features in relation to each other within the context of overall design intent. Generally, features that were found to be significant as part of the historic design were identified as character defining, and those features that had retained their original qualities of function and design were determined to have integrity. Based on this evaluation, it has been determined that the Frijole Ranch landscape has retained its integrity--particularly in the areas of location, setting, design, feeling, and association.

The following discussion summarizes the evaluation of the resource, using each one of the criteria that have been determined to significantly contribute to the integrity of the Frijole Ranch landscape.

Location

The Frijole Ranch and its associated landscape have remained in their original location, and thereby contribute to the significance and integrity of the property. Previous to this study, the landscape resources had not been investigated with regard to historic land use, old field locations, and boundary and ownership changes that have occurred over the years. The locations of old field boundaries and associated landscape features help convey an accurate picture of the past for today's park visitors.

The locations of old field boundaries are still evident, due to the existence of cobble-stone fence line remnants and post-and-barbed-wire fence lines, as in the case of the old fields

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42 Firth, Ian. Biotic Cultural Resources: Management Considerations for Historic Districts in the National Park System, Southeast Region. U.S. Department of the Interior, National Park Service Research/Resources Management Report SER-82. 1985.

43 Ibid.

located southwest of Manzanita Spring. Although the vegetation in this field is now overgrown with typical desert scrub, it reflects the changes that have occurred over time, and the presence of the easily visible boundaries helps the resource retain a sense of size and scale.

The locations of the majority of the abandoned transportation routes within the study area are still relatively evident--even to casual observers--and offer visitors a chance to move through and experience the landscape as the area's early occupants did.

Setting

The setting associated with the Frijole Ranch landscape is considered by the author to include, at a minimum, the eastern escarpment of the Guadalupe Mountain range; and, at a maximum, the trans-Pecos region of West Texas. Although there have been changes in vegetation composition, building styles, and land management practices over the past 150 years or so, the general remoteness of the area allows people to envision past events and lifeways. The changes within the natural environment of this area probably pass unnoticed by the average visitor, because they are predominantly changes in densities of native grass and shrub species, and decreases in tree species along the escarpment. As in times past, the development or settlement areas are widely dispersed within this landscape, so the majority of the area remains virtually undeveloped. There are no visible commercial developments in the vicinity of the Frijole property. The overwhelming scale of this landscape and the expansiveness of its nature add strongly to visitors' experiences with the term "sense of place," and should increase their ability to better understand and appreciate the region's history.

Design

Although many of the specific details regarding the layout and design of the Frijole Ranch remain unknown, there is sufficient detail to understand the overall design intent, and to allow for the development of interpretive and management strategies that will enhance and preserve this resource. The locations of the various use areas within the landscape have been established, and might easily be interpreted to allow visitors to experience how the areas related to one another with regard to their locations, distance apart, and size, as well as how they have changed over time. The organization of the various farmstead--and later ranch--components reveals that the design concept for this landscape was very similar to and consistent with the design concepts of other farmers and ranchers living in the trans-Pecos region of West Texas. The selection of an occupation site in the arid climate was determined by the availability of water resources. The locations of fields and stock grazing areas were also dependent on the availability of water. Other design considerations for the development of a vernacular landscape may often reveal how function is the determining factor in overall spatial organization. These considerations might have included factors such as predominant

wind direction for selecting sites for barn lots, pig pens, chicken houses, and other odoriferous areas; walking distances to facilities visited one or more times daily--facilities such as chicken houses, hog lots, gardens, and privies; and the availability of shade or shelter for the numerous outdoor activities and chores that had to be conducted within a working farmstead or ranch operation.

Feeling/Association

There are numerous landscape features in the Guadalupe Mountains area that may evoke a sense of the past in visitors. These features range from isolated windmills and stock tanks to long, narrow gravel roads that appear to reach out endlessly toward the horizon or vanish into the towering mountain range as they skirt around the ruins of a ramshackle building. A sense of the past can be easily attained when you are hiking in silence along one of the trails or abandoned road beds in the vicinity of the Frijole Ranch. While walking along, people are exposed to the breezes, sights, sounds, and smells of the intriguing landscape. The continued presence of horses within the landscape contributes a great deal to visitors' sensory experience: "the barn still smells like a barn." Even first-time visitors seem to understand the desirability and uniqueness of the setting, with its abundant water resources, in a vast landscape that is generally so devoid of water. After a hike through the dry desert landscape, a return to the Frijole Ranch, as it greets you with its expansive canopy of trees and cool breezes, is a welcoming experience.

The association between the Frijole Ranch and other surrounding, but widely scattered, ranch operations remains comprehensible, due to the continued existence of several of these operations and the limited amount of new development within the area.

Materials

Most of the structures and features located within the study area have retained their original exterior fabric and/or materials, although in some cases they may have experienced some slight modifications, such as the application of lead-based or acrylic paints in place of an earlier whitewash, or the addition of mortar to bond the original stacked cobble-stone wall. spring house With the exception of the stacked horizontal slab retaining wall and the wooden-plank landing and associated railing that cover the irrigation trough, the materials that are present on site were introduced during the resource's period of significance (1870s to 1970).

Although the addition of materials such as the cinder blocks used for the construction of the spring house or the processed lumber used for the construction of the 1940s barn might be considered intrusive elements if the period of significance ended with the Smith's occupation of the site, they merely represent the continuum of use of the property as a working ranch until 1970. However, the introduction of new materials is now discouraged, because the continuum stopped when the property ceased to function as a working ranch or farmstead.

Since the National Park Service acquired the Frijole Ranch property, there have been numerous preservation projects undertaken to ensure the stabilization, preservation, and enhancement of the original materials associated with this site. These projects have contributed to the retention of the integrity of the site's materials, and subsequently to the overall integrity of the resource.

Workmanship

The workmanship that has gone into creating the Frijole Ranch landscape and its associated buildings and structures has been developed and refined over the years. The original structure was probably a crudely constructed dugout, followed by a mud-chinked stone house with mud-plastered walls. The Smith family improved the construction of the original stone house and renovated the structure over the years.

The family seemed to improve their skill in working with the native stone, because they built numerous other structures on the site. Their work was then later repaired and "improved" by the Kincaid family, who lived at the Frijole Ranch during the Hunter-Grisham ownership period. It was at this time that the home-made wooden gates were replaced with metal gates and the stacked cobble-stone wall was re-worked using a mortar fill. As mentioned above, new materials were being introduced to the site, and therefore required new workmanship skills. The overall effect was still that of a somewhat unrefined vernacular approach to design, built with the materials and skills at hand. This approach is still very much evident when people visit the site today, and adds a great deal to the overall character and integrity of this wonderful vernacular resource.

Other Criteria

The integrity of the remaining criteria (species composition, community organization, and management techniques) is difficult to evaluate. The Smith family cultivated a wide variety of fruit trees, berries, and vegetables, in addition to their crops for stock feed, which included corn and alfalfa. One fruit tree survives to the present day, but it is in very poor condition; and there are a couple of persimmon and pecan trees that date from the period of the Smith family's occupation of the site. These plants and several native plant species, including chinquapin oaks, Texas walnuts, and various native grass species, continue to exist in and around the site, and are noted as significant character-defining features that contribute to the overall integrity of the resource. The use of these existing introduced and native species might be interpreted for visitors.

Because the majority of the project area has reverted from agricultural land to typical desert scrub vegetation and there is no active management occurring within the area, the final three criteria have been completely modified. Firth states that the dominant and introduced species that were the focus of management activities should also be the focus for inventory and

preservation.[44] However, should an active management plan be desired for this site, it should consider the historic management strategies and procedures. This is discussed further in Chapter III, "Treatment and Development Alternatives."

SUMMARY

In summary, this report has examined the design intent, design principles, and key developments within this site, which resulted in the Frijole Ranch landscape's physical relationship (its patterns, features, overall condition). Through this landscape's evolution is revealed a dynamic continuum that reflects changes resulting as much from natural conditions as socio-economic and political climates.

The general area and surrounding region were utilized by various groups who maintained a subsistence type of existence; then, it served as the setting for the establishment of remote stations and wayside areas for groups and individuals merely passing through to reach other destinations. Later, the region was developed into a scattering of ranches, with cattlemen moving in from the East. It is at this time that the Frijole property once again adopts an active role in the historic settlement of the trans-Pecos area. The subsequent droughts and the national depression during the late 1870s and the 1880s curtailed the further development and establishment of the cattle empire in this region. However, the introduction of the railroad brought in homesteaders and ranchers who had a unique determination to survive, whatever this new territory challenged them with. The challenges came in the form of the severe droughts of 1914 and 1918, and the harsh winters and intense wind storms experienced by the region.

Commercial ranching enterprises and exploration for scientific and mineral resources began to acquire and replace many of the small-scale, single-family operations that once characterized the region. With the uniqueness of the area identified through years of research endeavors by various individuals, it was only natural that the area was selected for preservation by the National Park Service. This preservation effort might never have been realized had it not been for the insight of numerous individuals, including the former owners of the Frijole Ranch; their neighbor, Mr. Pratt; and innumerable scientists and governmental officials.

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[44] Ibid.

III. TREATMENT AND DEVELOPMENT ALTERNATIVES

Following discussions with the park and regional staff and an evaluation and assessment of field and research findings, four primary issues were identified with regard to the use and management of the cultural landscape resources associated with the Frijole Ranch. These four issues are discussed below, and a range of alternatives is provided, along with treatment recommendations for the stabilization and preservation of the character-defining elements within this cultural landscape.

The recommended management philosophy and preservation treatment approach focuses on the rehabilitation of the significant historic features and patterns that comprise the Frijole cultural landscape within the 12½ acres included as part of the amended National Register boundary. The 12½ acres includes the enclosed yard (area B), the garden and orchard area (C), the back field area (D), the historic road trace, and Manzanita Spring. The remaining areas, including the range land (A) and Smith Spring (E), are currently included within a natural management zone. The recommended treatment philosophy for these areas is the preservation of significant character-defining features of the cultural landscape and rehabilitation of the gardens and orchard. The design guidelines have been developed to correspond with the recommended treatment for the area, and remain consistent with existing National Park Service legislation, including National Park Service 28 (revised) and other National Park Service policies.

ISSUE 1: RECOMMENDATIONS TO ADDRESS LOSS OF CHARACTER-DEFINING FEATURES

The preservation of the identified character-defining features included in the listing in Chapter II is essential to the preservation of this resource's integrity. Over the years, there has been a slow but continuous loss of these features. Although these losses may not seem that important when the proposed changes to or removal of these features or landscape components are reviewed one at a time, it is the cumulative loss that eventually threatens the resource's integrity. Efforts should be made to either stabilize, rehabilitate, or simply preserve the significant landscape features that have been identified for each of the landscape areas as discussed below.

Threatened features within area A:

1. The natural diversity and percentages of range grasses as compared to the increased percentages of native shrubs and non-palatable species to grazing animals;

2. Open space--maintaining the visual appearance of the range land areas during the historic period;

3. The remnants of fence lines and stone walls, with their associated wooden paling fences; and

4. Associated animals--the National Park Service horses that are kept on site at Frijole.

Recommendations--It is recommended that this area remain under the management practices typical of the current natural management zone. Changes in the distribution and percentages of grasses and shrubs found in the historic range lands should be monitored through the establishment of transects and vegetation sampling to document the natural succession that is ongoing.

The remnants of historic character-defining features, such as fence alignments, stone walls, and paling fences, should be preserved in place; however, restoration or rehabilitation of these features is not recommended, because they are located within the park's natural management zone.

The presence of livestock (horses and mules) in the historic range lands contributes to the overall character, feeling, and associations of the Frijole Ranch cultural landscape. It is recommended that the park continue to maintain its working stock and allow continued use of the visitor corral within this area. An improved grazing management plan is needed for the pasture to reduce overgrazing by National Park Service livestock. The park should increase the amount of feeding and reduce the amount of grazing, especially during dry cycles.

Threatened features within area B:

1. Vegetation--the introduced and native plant species that were contributing elements within the historic period design and overall setting;

2. Historic work areas and activity stations that are still found within the enclosed yard area;

3. Circulation patterns throughout the enclosed yard area; and

4. Small-scale elements--gates, irrigation troughs, stepping-stones over the irrigation ditches, etc.

Recommendations--Because this area is located within the historic management zone, it is recommended that the historic plant materials that have been identified as significant character-defining features be preserved and

when necessary replaced "in kind" with the same species or possibly specimens propagated from historic plant materials. It is also recommended that significant vegetative features, such as ornamental plantings like those found in the planting bed along the back wall, be re-introduced through a rehabilitation approach using the documentation provided by this report for plant selection, placement, and layout.

The historic work areas and activity stations might be interpreted for site visitors through the addition of an exhibit inside the ranch house museum, a separate interpretive brochure focusing on the history of the Frijole Ranch, or through other existing ranger interpretation of the site. The installation of additional interpretive and park signage in the enclosed yard area is not recommended.

An approved design for access to the Frijole Ranch house has been developed as part of this study. This design has emphasized maintaining the historic circulation patterns throughout the enclosed yard area. It has provided access to the historic house, which now serves as a cultural museum, and has allowed for the preservation of the vernacular character of the historic circulation features, as well as other significant small-scale features like the irregularly placed stepping-stones, steps along the front of the house, and stone-lined irrigation trough.

It is recommended that the small-scale features that have been identified as significant and character defining to the cultural landscape are preserved and maintained according to current preservation standards and technologies. These features include the three gates into the enclosed yard; the irrigation troughs, including both the stone-lined branch and the unlined branch; the irregularly placed stepping-stone walks; and the concrete retaining bars along the side yard.

Threatened features within area C:

1. Vegetation--the surviving fruit and nut trees;

2. Open space versus canopy--maintaining the visual appearance of the openness of the vegetable and berry gardens and the canopy provided by the trees of the orchard area during the historic period; and

3. Patterns--maintaining the overall patterns established by the orchard, gardens, and associated irrigation system.

Recommendations--This landscape area is also included within the historic management zone, and the recommended treatment approach is for the preservation and rehabilitation of the significant character-defining features identified within this area.

The historic fruit and nut trees should be preserved, and, when necessary, replaced "in kind" with either the same species or possibly with plants propagated from the surviving historic plant species, as in the case of the apple tree.

It is recommended that the historic spatial organization of the area be rehabilitated by combining the existing open space with a mixed canopy like that provided by a variety of fruit trees.

The patterns that have historically characterized this landscape area should be maintained or rehabilitated. They include the patterns established by the irrigation system, the spacing and alignment of the orchard area, and the row patterns and clusters of the vegetable and berry garden areas.

Threatened features within area D:

1. Vegetation--native Texas walnut trees;

2. Maintaining the historic appearance of the spring/pond (desirability to be determined following the ongoing ethnographic study of the area); and

3. Patterns--maintaining the overall patterns established by the crop and field configurations and the associated irrigation system.

Recommendations--This landscape area falls within two of the park's existing management zones: most of the area is included in the natural management zone, while the spring, along with the road trace that connects it, with the ranch-house complex, fall within the historic management zone.

The native Texas walnut trees have been identified as significant historic features associated with the Frijole Ranch landscape. The 1993 fire that swept through the Frijole area burned the three remaining trees, but it is hoped that they will re-establish themselves in the immediate area.

It is recommended that the historic appearance of Manzanita Spring be maintained and rehabilitated through periodic treatment and maintenance actions. Ongoing vegetation succession and algae growth have resulted in the reduction of the pond in both diameter and depth. Removal of vegetation and cyclic removal of accumulated silt are recommended. Consultation with associated traditional groups (Mescalero Apache) regarding this feature should be conducted prior to any management actions being undertaken.

The historic patterns found within this area include patterns established by field configurations and the irrigation system associated with Manzanita Spring. It is recommended that these significant features be preserved but not maintained through management actions. The old field areas are experiencing

natural vegetation succession. It is recommended that these areas have vegetation sampling transects established to monitor ongoing vegetation change. The irrigation features are now primarily surviving as archeological resources. Subsurface disturbance in this area should be avoided.

Threatened features within area E:

1. Circulation patterns--leading to and throughout the spring area.

   Recommendations--This area is included within the natural management zone, and the recommended treatment approach is for the preservation of the circulation patterns that lead to and through the spring area.

   In addition to the existing loop trail that serves as the primary access route to Smith Spring, the remnants of the historic road are still traceable and may provide a less strenuous alternative trail for visitors.

ISSUE 2: VISITOR NEEDS / FUTURE DEVELOPMENT

Although the inclusion of the Frijole Ranch and its associated landscape resources on the National Register of Historic Places does not necessarily preclude development within the site, it does require that any proposed undertaking that qualifies as a direct action be evaluated for potential impacts to the resources, and that these actions be designed to avoid adverse impacts. Some of the areas that comprise the Frijole landscape are less sensitive to change than others, and it is for these areas that any future developments should be considered.

Concerns within area A:

1. Parking lot--The parking lot easily accommodates approximately 12 to 15 vehicles, and is comprised of a graded and compacted gravel base; the lot is informal in design and appearance, and is representative of the area during the Kincaid period of occupation of the site.

   Guidelines--The use of either asphalt or concrete is strongly discouraged, with the preferred material being a compacted crusher fine, which will provide a hard, accessible surface that blends with the surrounding gravel surface. This lot should not be enlarged or formalized in its layout and design, due to its close proximity to the resource and its function as a character-defining visual element of the Frijole Ranch landscape. However, should additional parking spaces be required to accommodate future increases in site visitation, it is recommended that these be located in the parking-lot area associated with the

visitor corral and that an access path be provided for visitors adjacent to the gravel entry road.

The approved access design for the Frijole Ranch includes the addition of two signed parking spaces for disabled visitors. These spaces will be re-graded to provide a minimum of a 2-percent slope.

2. Access road--The gravel road contributes to the integrity of the resource, and should not be modified, with the exception of necessary compaction of the surface to facilitate positive drainage, and occasional grading as needed.

Guidelines--The introduction of either asphalt or concrete as a future surface treatment for this road is not recommended. The resulting sounds of the crunching gravel and the low speeds required for traffic on gravel contribute to visitors' experiences of this significant resource and the "sense of place" provided by the Frijole landscape.

3. Corral--The recently constructed corral and the associated parking lot are compatible additions to the Frijole landscape.

Guidelines--As with the primary parking area associated with the Frijole Ranch, this parking lot should be retained as a gravel surface. The use of asphalt or concrete as a future surface treatment for this lot is not recommended.

4. Signage/site furniture--The existing signage and site furniture are in keeping with the vernacular design of the Frijole Ranch and its associated landscape resources.

Guidelines--With minimal signage, a historic landscape resource is allowed to retain its visual integrity and look and feel like a historic property, as opposed to a National Park Service property that is "historic." The existing signage is in keeping with the character of the property; however, it is recommended that signage and introduced site furnishings be kept to a minimum.

Should additional interpretive signage be necessary in the future, it is recommended that it be added indoors to the Frijole Ranch house interpretive exhibit, or by means of site docent or brochure.

The future availability of water for visitors on site should be provided for by either the existing outdoor water faucet near the barn or a bottled water cooler placed inside the ranch house. The placement of an exterior drinking fountain within this vernacular landscape is not recommended (water fountains are readily available to visitors 2 miles down the road at the visitor center).

Concerns within area B:

1. Disabled accessibility--Early park planning documents focused on interpretation of the Frijole complex as a whole, to be viewed from the outside, rather than by restoring the interior of the buildings. Numerous preservation projects focusing on the restoration of the exterior features of this resource have followed this line of thinking. The ranch house interior is now the setting for an interpretive exhibit, and accessibility to the house interior has been addressed as part of this study.

   Guidelines--The approved access design was developed to maintain historic circulation patterns through the yard area. The walk has been kept to a minimum width and allows for all visitors to access the ranch house through the kitchen door to the side. It should be noted that the accessible walk was not extended along the front facade of the house and through the yard area due to the adverse impacts this alternative would have had on the integrity of the historic structures and the cultural landscape. The elevated walkway would also have created some serious safety hazards, with abrupt changes in surface heights, curbing, etc.

   The existing retaining wall built by the National Park Service in 1970 will require relocation to allow for the required width of the accessible walk. This relocation will be kept to a minimum.

2. Rest-room facilities--Currently, the site's only available rest-room facilities are located in the historic bath house building. Extensive preservation and renovation of both the interior and exterior of this structure were undertaken during the 1980s; however, the building is not accessible for the disabled. The renovation work required to make this structure accessible to everyone would result in reducing the two toilet facilities to a single unisex toilet. It has been recommended that the park continue to utilize this facility and add an accessible portable toilet within the immediate vicinity of the parking lot across from the enclosed yard and building compound. (The park currently has serviced portable units down the Frijole entry road drive, in the vicinity of the visitor corral and parking lot.)

   Guidelines--The park's approved Development Concept Plan (DCP) identifies the area south of the ranch-house complex for any needed future development (rest-room facilities, overflow parking, etc.). Prior to the development of one or two additional accessible rest-room facilities in the immediate vicinity of the Frijole Ranch, visitor needs should be monitored. If visitor use continues to increase, a permanent rest-room facility may be required.

   This future development should be compatible with the adjacent historic resources, according to the Secretary of the Interior's Standards for Historic Preservation.

3. Signage/site furniture--Signage and site furniture should be kept to an absolute minimum within the enclosed yard area, to avoid unwanted visual intrusions.

   Guidelines--Signage and site furnishings in this area of the Frijole cultural landscape should be kept to an absolute minimum, to avoid visually intruding on the character and integrity of the site.

   Interpretive information regarding this area should be provided as part of the exhibit in the ranch house--by brochure, or by site docent.

Concerns within area C:

1. No development--It is recommended that no development or addition of circulation paths, signage, or site furniture be considered for this area. It should remain an undeveloped, informalized space, with the possible future rehabilitation of either the orchard or garden (see below under management recommendations).

   Guidelines--This area is not recommended for formalized visitor access or use.

Concerns within area D:

1. Disabled accessibility--It is desirable to provide an accessible trail that leads from the parking lot area adjacent to the Frijole Ranch house down 0.3 mile to Manzanita Spring. An approved access design has been developed as part of this study. The recommended route is to follow along the old road trace and create a two-way (5-foot-minimum), hard-surfaced pathway to the spring. The approved surface material is stabilized crusher fines.

   Guidelines--The accessible trail will retain the appearance of an old road trace, through the use of a stabilized earth or crusher fine material versus the use of either concrete or asphalt.

   The design and development of necessary foot bridges to cross the natural drainage swales along this route should be compatible with the surrounding historic resources. The design should be kept simple and inconspicuous.

   The terminus of the trail should provide visitors with an opportunity for sitting and enjoying the spring and the surrounding landscape.

2. Signage/site furniture--The existing park signage and site furniture in this area are in keeping with the Frijole Ranch and its associated landscape resources.

Guidelines--Additional signage and site furniture should be kept at a minimum, to avoid visual intrusions to the resource. An additional bench similar to the one existing at the site may be appropriate for the trail terminus.

Concerns within area E:

1. Alternative access--A possible alternative access route to the Smith Spring site would be the old road trace that once served as the primary historic route to this area. The road trace includes numerous engineered features that might provide some new interpretive material for park visitors.

   Guidelines--Should the park choose to allow visitors to utilize the old road trace for an alternative route to Smith Spring, care should be taken to retain the character of the road and to preserve the significant character-defining features associated with this area.

ISSUE 3: MANAGEMENT NEEDS / ALTERNATIVES FOR MANAGEMENT

Due to the fact that the overall spatial organization of the landscape, as well as its associated patterns, character-defining features, and visual relationships, contribute to the significance and integrity of the Frijole cultural landscape, they should be preserved. Historic management practices are often significant to landscape resources in and of themselves. In situations in which it is found that it is feasible (with regard to financial costs, labor input, and potential for resource impact), historic management techniques may be adhered to or re-introduced. Most often, however, this is not the case, and new management strategies must be developed. As mentioned previously, the recommended management philosophy and treatment approach are focused on the preservation of the significant character-defining areas, features, and patterns of the Frijole cultural landscape, and the rehabilitation of specific landscape areas and features that are located within the 40-acre National Register historic district. Significant landscape features within the park's natural management zone will be preserved, but not maintained, as extant ruins. With this approach in mind, the following discussion presents a range of possible alternatives.

Within area A:

Alternative 1: Supplement native grasses to restore approximate percentages of grass species relative to shrub and herbaceous species. Should this alternative be pursued, it is recommended that the range area immediately surrounding the Frijole Ranch complex be broadcast with an approved mix of native grass species.

Alternative 2: Re-introducing grazing animals is not a feasible alternative for the range land area, because it would require the re-installation of fence line enclosures, and would possibly be in conflict with the park's 1970 decision to eliminate grazing leases.

Alternative 3: Retain as natural area--no active management. Allow natural processes to continue to occur within this area, but interpret land use history and subsequent changes that have occurred.

Within area B:

Alternative 1: Rehabilitate the character-defining vegetation within the enclosed yard area. This alternative should include contingency plans for the propagation of replacement trees for future use by the park--namely, the chinquapin oaks. Consideration might also be given to the re-introduction of some of the flowers historically planted within the yard area, such as irises and geraniums.

Alternative 2: Rehabilitate the character of the area through the re-introduction of significant landscape features and historic management techniques: the re-establishment of the non-irrigated lawn, the use of Frijole Spring as irrigation for the surrounding orchard and gardens, and the re-installation of the water tank on its support tower. The rehabilitation of historic management techniques might include the use of swing or whip blades in lieu of mechanized mowers to maintain the sparse grass that would have historically occurred within this area.

Alternative 3: Retain as is--minimal management--with the exception of a cyclic preservation maintenance program that will ensure the preservation of the significant character-defining features within this area.

Within area C:

Alternative 1: Rehabilitate and/or restore the character-defining vegetation within the orchard/garden area and incorporate historic management techniques used to maintain the vegetation. This alternative should include contingency plans for the propagation of replacement trees for future introduction to this area--namely, the surviving fruit and nut trees. Consideration might also be given to the introduction of alfalfa as an understory planting for the orchard area(s).

Once established, the alfalfa would be a low-maintenance crop that could be harvested using traditional methods (offering a special interpretive program), and used to feed the National Park Service horses that are kept on site. A manure spreader could be used to evenly distribute waste from the barn yard over the fields for soil amendment.

As the irrigation water is continuously flowing, the park may even consider the cultivation of a vegetable garden in this area. However, the garden should reflect the layout, design, and plant selection of the historic period.

Alternative 2: Maintain and manage this area as an open space by eliminating the successional vegetation that is encroaching within the clearing. All shrubs and woody species, with the exception of the historic fruit and nut trees, should be removed; and the area should be planted in either grasses or alfalfa. Alfalfa is the recommended treatment for this alternative, because it is low maintenance and was used historically in the area. The cutting and harvesting of the alfalfa should be done using traditional methods.

Alternative 3: Retain as is--minimal management--with the exception of a cyclic preservation maintenance program that will ensure the preservation of the significant character-defining features within this area.

Within area D:

Alternative 1: Rehabilitate the historic characteristics and dimensions of the spring pond through cyclic cleaning and maintenance; or

Alternative 2: Retain as natural area--no active management. Allow natural processes to continue to occur within this area but interpret land use history and subsequent changes that have occurred. This is not a preferred alternative, because of the significance of the pond and associated activities with regard to the cultural landscape.

Note: Following the ethnographic study, these alternatives should be re-examined, and specialists in natural resource management should be consulted to avoid potential impacts with regard to environmental issues.

Within area E:

Alternative 1: Retain as natural area--no active management, with the exception of cyclic clean-up that focuses on the removal of accumulated dead and downed wood. This action is recommended to prevent an accumulation of fuel wood and a potential for fire hazards in an area that experiences concentrated visitor use.

ISSUE 4: ROUTINE MAINTENANCE

The park should develop a routine cyclic maintenance preservation program to focus on the long-term preservation of the character-defining features identified under issue 1 of this section. The data provided by this report and the earlier Cultural Landscape Inventory provides the necessary information for the park to apply to their maintenance management system (MMS), and to develop their Inventory and Condition Assessment program. Both of these programs will facilitate a consistent and monitored approach to preserving these significant features.

The completion of a standard XXX form by the park should cover most actions that are considered routine preservation maintenance. Some of the identified features in need of routine preservation maintenance may require additional documentation. The stone walls surrounding the fields associated with Manzanita Spring are an example of features needing additional documentation.

General (site-wide):

1. Repair/replace fencing and other built structures, using documented design techniques and in-kind materials;

2. Periodically grade, using "maintainer" on gravel road and in both parking areas;

3. Evaluate feasibility of painting house and other structures on site with historic whitewash formula;

4. Evaluate feasibility of allowing lawn to revert to historic appearance (i.e., do not re-seed, sod, or water); and

5. Initiate tree maintenance as needed for "Hazardous Tree Program," and contract with skilled arborists for pruning and routine care and maintenance of the site's fruit and nut trees.

DOCUMENTATION OF ACTUAL TREATMENT BY NATIONAL PARK SERVICE

1971: Repairs and restoration of house and yard area: Archeological investigations, construction of retaining wall, construction of wooden walkway over irrigation trough, improvements to parking lot;

1976: Construction of flagstone visitor use seating area and post-and-rail fencing within Smith Spring area;

1981 (?): Design and construction of loop trail to Smith Spring area;

1980s: Removal of paint from cobble wall enclosing yard, removal of cherry trees within yard area (?);

1983: Archeological testing around foundations of ranch house and school house, stabilization work on ranch house and school house, re-contouring grade along foundation of school house to allow for drainage away from structure;

1986: Repairs to Frijole barn;

1987: Repairs to barn/corral area (general clean-up);

1988: Rehabilitation of corral fence at Frijole;

1990: Pruning of trees at Frijole Ranch, re-location of visitor corrals;

1991: Removal of exterior paint on ranch house, repair and re-painting, building new fence inside horse pasture;

1992: Re-pointing/re-painting exterior of Frijole Ranch buildings, removal of non-historic features from interior of pump house, repairing and rehabilitating of Frijole Ranch buildings (school, pump house, spring house, bunk house, out National Park Service house, tree bench, and water tower);

1989: Installation of wayside exhibits (?); and

1993: Installation of guide/identifier sign at Frijole Ranch access road.

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Wylie, Rosa Lee.
1973. *History of Van Horn and Culberson County, Texas.* Pioneer Book Publishers, Inc.

APPENDIXES

A. CULTURAL LANDSCAPE INVENTORY FORM

B. RESEARCH SOURCES: CONTACTS; REPOSITORIES; AND OTHER FACILITIES FOR INFORMATION

C. ASSEMBLAGE OF PHOTOGRAPHS OF THE FRIJOLE RANCH PROPERTY

D. ADVISORY COUNCIL ON HISTORIC PRESERVATION

E. PHOTO KEY PLAN FOR EXISTING CONDITIONS

Cultural Landscape Inventory

Southwest Region

I. INVENTORY SUMMARY

A. Completion Status:

Level I:	Date:		Recorder:
Level II:	Date:	**JANUARY 1993**	Recorder: **PEGGY FROESCHAUER**
Level III:	Date:		Recorder:

B. Inventory Description: **THE INFORMATION PROVIDED BY THIS INVENTORY WAS GATHERED DURING THE FALL AND WINTER OF 1992-1993. ANALYSIS OF THE DATA GATHERED WAS CONDUCTED AND A CLR WAS DEVELOPED. THIS PROJECT ENTAILED BOTH ARCHIVAL AND FIELD RESEARCH AND DOCUMENTATION AND INCLUDED SEVERAL INTERVIEWS WITH AREA RESIDENTS.**

C. Inventory Included a Site Visit: **SITE WORK WAS CONDUCTED IN FALL AND WINTER OF 1992-1993**

II. GENERAL LANDSCAPE INFORMATION

A. Property Level:

Landscape **XX**

Component Landscape **XX (the Frijole landscape is a component of the much larger Guadalupe Mtn. Ranch landscape...due to time and financial constraints, the Guadalupe Mtn. Ranch landscape was not assessed or evaluated in its entirety).**

B. Site Name(s):

Historic: **FRIJOLE RANCH, SPRING HILL RANCH, GUADALUPE MTN. RANCH**
Current: **FRIJOLE RANCH**

C. CLI Number: [unassigned for now]

D. Associated CLI Number(s):

Landscape: **XX (Guadalupe Mtn. Ranch)**
Component Landscape:

E. Site Identification:

Park Alpha Code: **GUMO**
Park/District Orgcode: **FRIJ**
Management Unit:
Tract Number:
Region: **SWRO**
State: **TEXAS**
County: **CULBERSON**

F. Site Location:

U.S.G.S. Quad: **GUADALUPE PEAK, TX**
Other:

G. Cultural Landscape Boundary Description: **The land examined during this study includes lands within Sections 40 and 33 of Township 1, Block 65 - Culberson County, Texas. The property is bounded along the eastern edge of Highway 62/180 and the western edge by the eastern escarpment of the Guadalupe Mtns. The property runs north toward Nipple Hill and south towards the Pinery Station. Approximately 12.5 acres of this landscape are recommended for inclusion on the National Register (currently the NR includes 9 acres). The amended National Register boundaries include the ranch house complex, the barn lot, the garden and orchard areas, the historic road trace to Manzanita Spring and Manzanita Spring.**

H. Boundary UTMS:

I. Cultural Landscape Size: **12.5 acres**

J. Cultural Landscape Description: **The landscape is a good example of an historic vernacular ranch/farmstead operation in the trans-Pecos area of West Texas. It includes the housing/residential/headquarters area, an orchard remnant, garden areas (for vegetables as well as a variety of berries), a barn lot and corrals, successional fields for stock crops, several old road traces, and fresh water springs utilized for both agricultural and domestic purposes.**

K. Cultural Landscape Contexts:

Physiographic: **The Frijole ranch is situated on the eastern foothills of the Guadalupe Mtns, to the south of Smith Canyon. The surrounding vegetation is comprised of cholla, agave, juniper, scrub oak, opuntia, grasses, sotol, etc. typ. desert vegetation except for the protected and moist canyons that contain bigtooth maple, maidenhair fern,etc.**

Political: **During the late 19th century when the Frijole Ranch was first being developed, the area was under the jurisdiction of El Paso County, TX. By 1911 El Paso County was divided into several counties - Culberson being one of these. With the new county boundaries established, the Frijole Ranch fell within the Culberson County lines.**

Cultural: **At the time of its initial settlement and even through the early 20th century the area was very isolated and challenging for those few homesteaders, settlers, ranchers who determined to remain. The area was used by both prehistoric and historic Indian peoples. The Mescalero Apache occupied the mountains, springs and canyons of the Guadalupe Mtns. It is highly probable that areas within the park continue to be used and deemed significant places by the local Mescalero tribe.**

L. Assessment of Overall Condition of Landscape:

Good XX
Fair
Poor
Unknown

M. Assessment of Overall Level of Impact Severity:

Severe
Moderate XX
Poor
Unknown

N. Immediate Threats to Landscape:
Impending Development
Release to Succession
Adjacent Lands --unknown, but potential impact
Other
Unknown XX

O. Adjacent Lands Contribute to the Significance of the Landscape and are Considered in the Inventory:
Yes XX
No
Undetermined

III. SITE PLAN (REFER TO CLR FOR THIS PROPERTY)

IV. HISTORICAL INFORMATION

A. Landscape Type:
Designed
Vernacular XX
Historic Site
Ethnographic

B. Land Use:
Historic: **FAMILY FARMSTEAD/RANCH HQ/RANCH FOREMAN'S RESIDENCE/PARK RANGER RESIDENCE/PARK OFFICE**
Current: **CULTURAL MUSEUM/VISITOR CONTACT STATION**

C. Chronology of Related Events and Development

Mapped	Date(s)	Event
	1860'S	SITE MAY HAVE BEEN DEVELOPED DURING THIS PERIOD BY WALCOTT; POSSIBLE DEVELOPMENT MAY HAVE INCLUDED CONSTRUCTION OF DUGOUT (NOT CONFIRMED)
	1870'S	ACCORDING TO LOCAL LORE, THE FRONT TWO ROOMS OF RANCH HOUSE MAY HAVE BEEN CONSTRUCTED BY RADER BROTHERS (NOT CONFIRMED)
	1906	SMITH FAMILY MADE APPLICATION TO PURCHASE LAND AND BEGAN DEVELOPMENT OF PROPERTY/FARMSTEAD

SEE CLR	1916-1942	SMITH FAMILY OPERATED POST OFFICE OUT OF HOUSE AND CONTINUED TO DEVELOP FAMILY FARMSTEAD OPERATION...FAMILY GONE BY 1942
SEE CLR	1942-1970	FRIJOLE RANCH BECAME HEADQUARTERS FOR GUADALUPE MTN. RANCH OWNED BY HUNTER-GRISHAM CORPORATION; VARIOUS INDIVIDUALS LIVED AT FRIJOLE UNTIL 1945 WHEN RANCH FOREMAN NOEL KINCAID AND FAMILY TOOK UP RESIDENCE. KINCAID FAMILY REMAINED AT FRIJOLE UNTIL EARLY 1971.
	1971-1991	FRIJOLE RANCH BECAME RESIDENCE FOR PARK DISTRICT RANGER ROGER REISCH; LATER CONVERTED FOR OFFICE USE AND VISITOR CONTACT FACILITY - SURROUNDING LANDSCAPE NOT UTILIZED OR MANAGED
	1991-PRESENT	FRIJOLE RANCH HOUSE CONVERTED FOR ADAPTIVE RE-USE AS CULTURAL MUSEUM/VISITOR CONTACT AREA

D. Site History Narrative: **According to local information the site was first settled by a Mr. Walcott during the 1860s (no Walcott listed on 1870 pop. census, 1860 pop. census);Walcott apparently excavated and lived within a dugout somewhere in the vicinity of one of the springs (3 springs directly associated with the Frijole ranch and its development), presumably the spring nearest the house called Frijole spring.**

Following Walcott were the "Rader Brothers" who purportedly built the front two rooms of the Frijole ranch house (aka Smith house) in or around 1876. They were not located on the 1870 or 1880 population census for El Paso Co. No information is yet available on these first settlers of the Frijole property and to what extent they developed the area, if at all.

About 1906 the J.T. Smith family moved to the site and began to build and develop. Initially lived in abandoned dugout to west of house site and children slept in rock overhand/rock shelter to northwest of house site. Developed and irrigated a substantial orchard with a vast array of species and varieties in addition to a large vegetable garden and a back field for stock crops (corn, peas, etc.) as well as specialty crops such as popcorn and pumpkins. Ranch also served as local post office (1912-1942) and site for social gatherings for the sparse and widely scattered community of farmers and ranchers in the Guadalupe Mtns. Sold property in 1942 to large ranching operation owned by Mssrs. Hunter and Grisham. The ranch house was used by Grisham-Hunter from about 1943-47 to house employees who were making repairs or improvements throughout the newly acquired properties that made up the Grisham-Hunter Ranch or as it was later called, The Guadalupe Mountains Ranch. In 1947, the ranch foreman and his family moved into the Frijole/Smith ranch house and remained there until the NPS acquired the property in 1971.
The NPS initially used the house as a ranger residence, then remodelled for adaptive re-use as office space, and most recently developed the house and surrounding yard into interpretive museum.

E. National Register Status:

Landscape is Listed on the National Register **AMENDMENT FOR LANDSCAPE SUBMITTED 10/94**

Landscape Documentation is **GOOD**

Dates of Documentation:

National Register Form: **1977**

Amendment to National Register Nomination: [needed] **SUBMITTED 10/94**

Landscape is Not Listed on National Register and is Determined Significant Based on the Findings of:

Level I--CLI

Landscape Has Been Determined Eligible by SHPO, Date: **1978**

F. National Register Classification: **SITE/STRUCUTRES**

G. National Register Significance: **EARLY RANCHING IN TRANS-PECOS WEST TEXAS**

H. National Register Significance Criteria: **A & D**

I. Historic Context(s): **EARLY RANCHING/FARMING IN TRANS-PECOS WEST TEXAS**

J. Statement of Significance: **The cultural landscape associated with the Frijole Ranch complex is significant in that it accurately represents early settlement practices in West Texas as well as the developmental evolution of settlement history in that region. The landscape associated with this property contains remnants of all of the early inhabitants who chose to call the area home and through adequate research and analysis the various pieces of this puzzle will fit together to explain the continuum of use that has occurred on and adjacent to this property. Additional information regarding the overall significance of the site will be discussed as part of the CLR documentation.**

K. National Historic Landmark Status: **NO**

L. World Heritage Site: **NO**

M. List of Primary Contributing Features:

Landscape Feature	CLI/LCS #
STRUCTURES (includes ranch house, school house, spring house, milk house, bath house, bunk house, barns, corrals)	
water tower	
gates (all)	
stone wall enclosing yard area	
stone wall enclosing orchard/garden area	
historic vegetation (chinquapin oaks, pecans, apple/pear?)	
historic road trace to Manzanita Spring	
circulation paths..stepping stones, steps	
irrigation troughs/channels	
parking area	
views/vistas	
successional old fields	
stone walls/fences surrounding successional old fields	
orchard and garden areas	
fresh water springs (Frijole, Manzanita, and Smith)	
hollowed log hog trough	
cheese hook in tree	
wind generator tower	
carbide tank	

N. List of Noncontributing Features: **waysides, NPS signage, benches and other site furnishings added by NPS**

V. POTENTIAL ETHNOGRAPHIC VALUE

A. Ethnographic Survey Has Been Conducted:

Yes-Ethnographic Values Identified, Information Restricted
Yes-Ethnographic Values Identified, Information Unrestricted
Description of Known Ethnographic Value:
No-Values Potentially Present, But Unidentified or Unassessed **XX**
List Groups Potentially Associated With Landscape Historically and/or Currently:

VI. STATUS OF DOCUMENTATION

A. Overall Assessment of Documentation of the Cultural Landscape: **GOOD**
B. Documentation Checklist:

Document	Date	Adequately Address Landscape
Special Resource Study (Historic Structure Preservation Guide)	5/88	no
Historic Resource Study (HRS)		no
Historical Base Map		no
General Management Plan (GMP)		no
Development Concept Plan (DCP)	4/78	no
Resource Management Plan (RMP)	3/84	no
Land Protection Plan		no
Cultural Landscape Report (CLR)		no
Administrative History		no
Other: Historic Structure Report (draft)	1/90	no
Other: Statement for Management	1/88	no
EIS and Master Plan	10/76	
Supplement to Master Plan	3/80	
Overview of Historical Research	10/78	

C. Graphic Documentation: **(REFER TO GRAPHICS IN CLR)**
Topography--
Boundary--
Site Plan--HABS and CLI-Level I (not based on a legal survey)
Other:

VII. MANAGEMENT HISTORY

A. Management Category: **Preservation with Rehabilitation of specific character areas has been recommended**

B. Approved Treatment:

Treatment	Completed	Document	Date
Stabilization			
Preservation			
Rehabilitation			
Restoration			
Reconstruction			
Neglect			
Destruction			
Undetermined			

C. Management Agreement(s):

D. NPS Legal Interest: **FEE**

E. Public Access to the Site: **OPEN ACCESS/NO RESTRICTIONS**

VIII. ANALYSIS and EVALUATION

On attached pages provide graphic illustrations and narrative descriptions of the applicable characteristics of the cultural landscape:

Landscape Characteristic	Page Number
Spatial Organization: **All agricultural fields are clustered around available water sources as are the dwelling space and work areas. Work areas re located around and immediately adjacent to the house and stock pens. The orchard and garden are conveniently located within close range of the house and its support structures. The main use or work and living areas are surrounded by range lands that were originally open and later during the 1940's fenced in. The living, working, and cultivation areas were enclosed to protect them from the free-ranging stock.**	
Response to the Natural Environment; **The site known as the Smith or Frijole ranch was developed on the site of a prolific spring with two additional springs located to the north and west of the house site. By diverting some of the flow from two of these springs into controlled irrigation channels, the innovative farmer converted a small portion of the harsh Chihuahuan desert into a private oasis to provide ample food for his family. Mr. Smith built a carbide generated ram pump to operate his irrigation system, the only one in the area. Due to the harshness and ruggedness of the surrounding terrain, development by the Smith family was concentrated in the immediate area of their home site and Manzanita Spring. As the property was developed in the 1940's for commercial ranching the area of overall development was greatly expanded. Water was channelled in new directions to provide watering holes for livestock and later for highway development. The vast open terrain was divided into range lands by newly introduced fence lines, etc.**	
Topography: **The landscape associated with the Frijole Ranch is on the eastern slopes of the Guadalupe Mtns. and is gently sloping with deep ravines, canyons and drainages.**	
Land Use: **Land use activities associated with this property include raising and grazing of stock animals, penning of non-ranging stock such as fowl and pigs, cultivation of vegetable and berry gardens, orchard, cultivation of stock crops for feed; irrigation and domestic use of available water sources, and residential development.**	

Cultural Traditions: **Due to the remote nature of the Guadalupe Mtns area, the early settlers were forced to utilize native materials that were readily available to build their homes and develop their properties. Many of the first homes in the area were dugouts, excavated rooms that were generally 8' to 12' wide with several courses of stone encircling three or more walls and a roof constructed of timbers covered with waddle and daub, grasses, etc. Some included doors while others simply utilized a flap/cover over the entrance opening.** **Many early structures (houses, sheds, walls, etc.) were constructed simply by drystacking or using crude mud mortar as other materials required purchase and shipping from outside sources. As transportation became more efficient building materials such as finished wood, concrete, etc. became more widely used in the area. Necessity was the major influence on early building styles,forms and workmanship..the remoteness of the area demanded it.**	
Views and Vistas: **Views and vistas are very much the same as those experienced by the first settlers on site. Increased traffic down Highway 62/180 is somewhat visible and audible yet the site is far enough off the road that there is no adverse impact to the resource. There are some overhead utility lines present however these can simply be used to show the continuum of use on the site. Views along the eastern escarpment have barely changed with the possible exception of vegetation composition. Early photographs of the landscape surrounding the site show that there were more large trees and the understory vegetation has succumbed to numerous changes as a result of various types and levels of grazing. At present, there are no intrusive developments visible from the area immediately surrounding the ranch house.**	
Circulation: **Prior to the development of Highway 62/180 the roadway ran past Choza Spring and just south of Nipple Hill west to Manzanita Spring and southward past the Frijole Ranch house between the house and the eastern escarpment of the Guadalupe Mtns. The present location of the highway was constructed in or around 1928-29. A roadway was constructed up to Smith Springs and numerous field roads most likely criss-crossed throughout the open terrain. The main towns in the area were and still are Carlsbad, lNM and Van Horn, TX. There are varying and conflicting stories as to which location was easier to access considering the road condition, distance, etc. The old road trace that leads up to Smith Springs is still visible and contains numerous waterbars and stone lined diversion ditches.**	
Vegetation: **While the majority of vegetation on site consists of native species that are naturally occurring, there are a few surviving species that date to the period of the /smiths occupation on site. These include an alligator juniper in the back yard that is noted in mid 1920's photos of the site; a lone remnant of the Smith's orchard is in terrible condition and is thought to be a yellow variety apple; two persimmon trees just east of the fron wall enclosure; several pecan trees that comprise a small grove east of the house; and numerous large chinkapin oaks that enclose the house an yard creating a shady oasis amidst the harsh desert surroundings. A small linear planting bed was located along the inside of the west wall enclosing the yard area. According to informants, Mrs. Smith kept several large plants (possibly geraniums and oleanders) in pots, cans, and pails around the yard and brought them indoors during the winter.**	

Cluster Arrangement: **Work areas were clustered to the rear and sides of the yard area, adjacent to the barn and garden areas and under the canopy of the large shade trees. The fields were clustered adjacent to the two springs closest to the house. A majority of the buildings within the complex are clustered within the stone walled enclosure. Exceptions to this are the barn, the chicken houses (no longer existing) and a privy (also no longer existing).**	
Structures: **The Frijole Ranch complex consists of several buildings and numerous other structures and landscape features. The buildings include a ranch house, school house, spring house, out house, bunk house, pump or milk house, and a barn. Other structures within the complex but no longer existing included a meat curing house, chicken houses and a privy. The original barn was oriented differently and was constructed ofrough pine logs.** **The complex is enclosed within a stone wall and includes flagstone walkways, irrigation troughs and ditches and a low retaining wall and wooden walkway (both of which have been recently added by the NPS). Detailed descriptions of the buildings and structures are found in the draft Historic Structure Report (HSR) for Frijole Ranch by Colby and Mangum, NPS 1992.** **Historic photos and existing conditions reveal numerous changes in styles of construction for fence/wall enclosures. There are several sections of extant old field stone walls with intact paling fence sections along the top. Also present are water control features associated with both Manzanita and Choza Springs.**	
Archeological Sites : **No archeological sites have officially been recorded and assigned a state number although the ranch complex is a National REgister property and historic archeological site and there is also a prehistoric midden associated with the property. Several potential dugout structures and mescal cooking pits have been located in the immediate vicinity of the Frijole Ranch property.** **The numerous structures and featuresw that comprise the Frijole Ranch cultural landscape are also valuable archeological resources and should be protected and respected as such, including lthe areas containing the fruit and vegetable gardens and the orchard. Future testing in these areas has the potential to provide invaluable information that is not available in the written records.**	
Small Scale Features: **The identified character defining small scale features include the various gates, stepping stones, planting beds, irrigation troughs and ditches, steps, and hollowed log hog trough.**	
Other:	

XI. BIBLIOGRAPHY

A. NRID#:

B. HABS#:

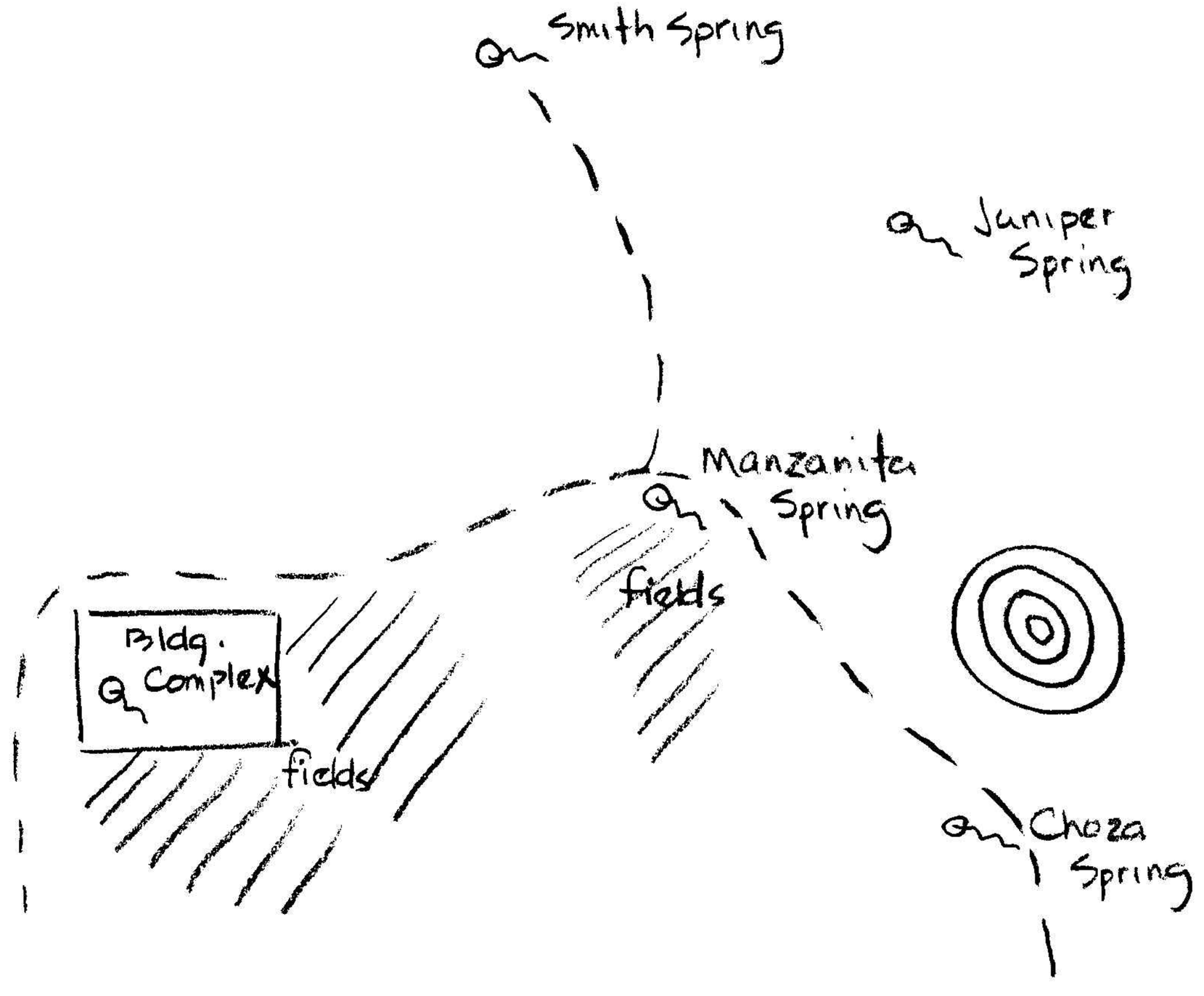
C. HAER#:

D. ASMIS#:

E. Sources:

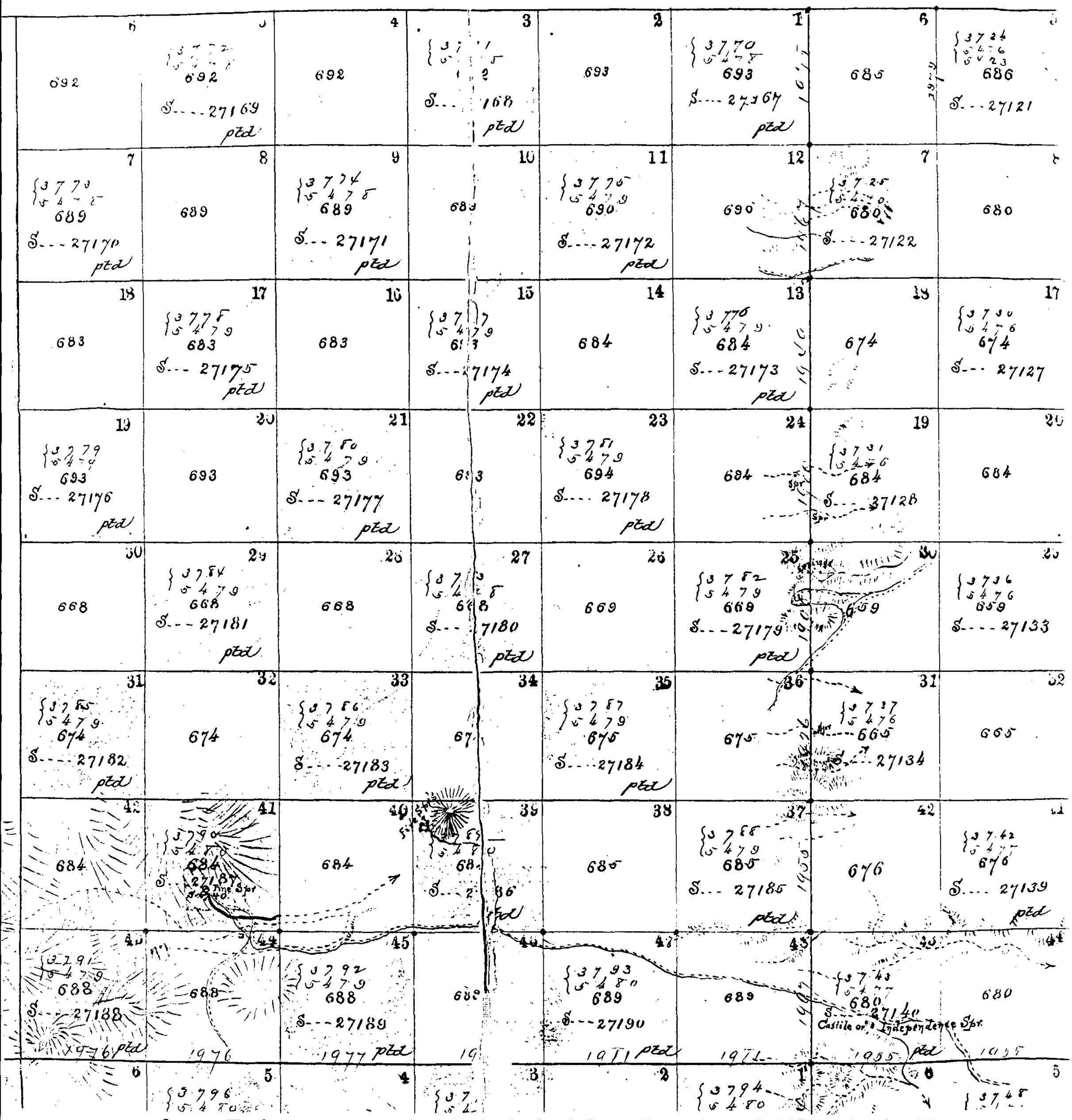
Source: Document/Graphic Material/Interview, etc.	CRBIB# DSC/TIC#	Location
REFER TO BIBLIOGRAPHY IN CULTURAL LANDSCAPE REPORT........		

X. SUPPLEMENTAL INFORMATION



2: Schematic diagram showing relation of development to natural features (for example, springs).

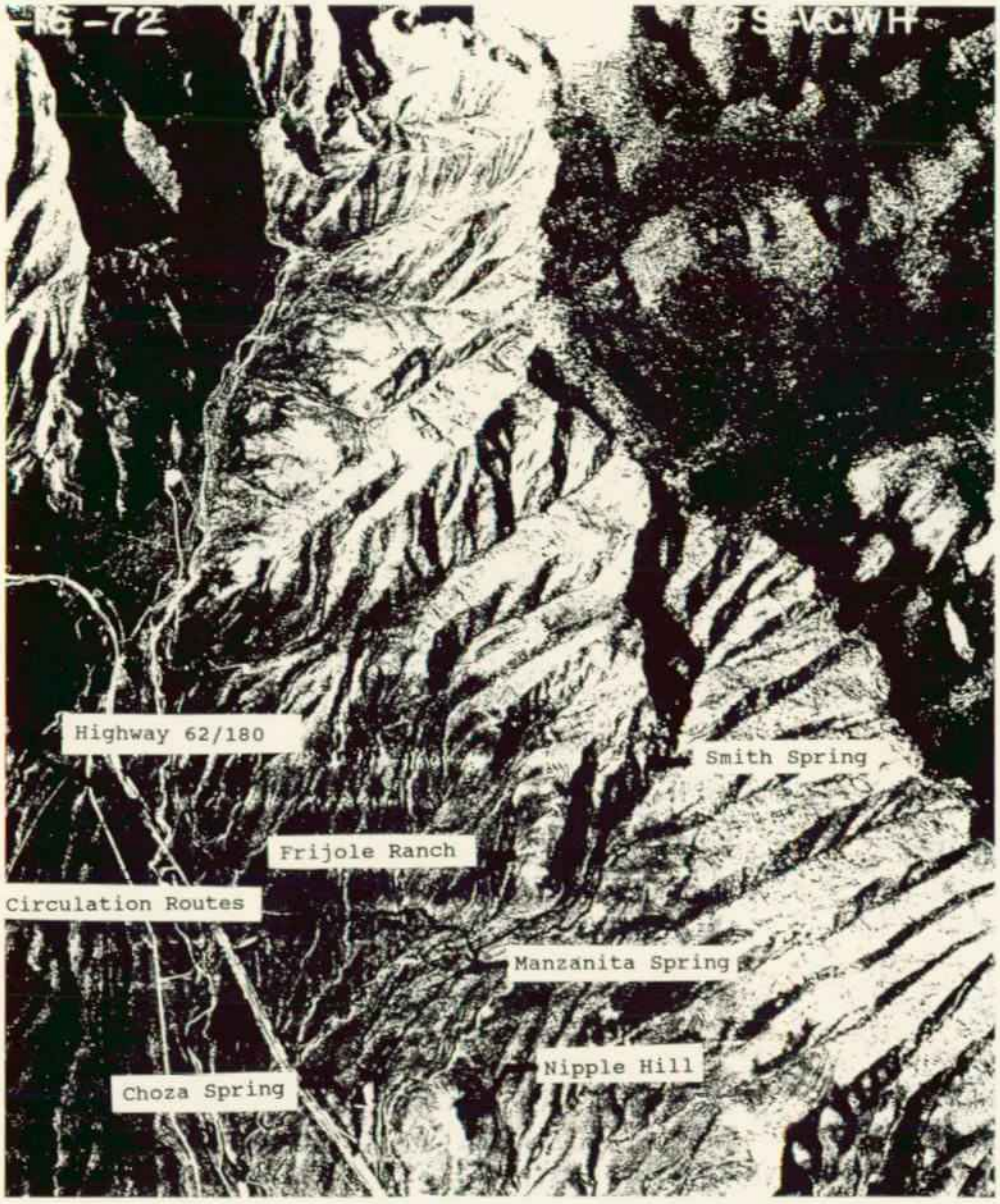
1: Manzanita Spring, view to east-northeast.



3: Early survey map (no date) obtained from General Land Office, Austin, Texas, showing five springs within the vicinity of Frijole Ranch.

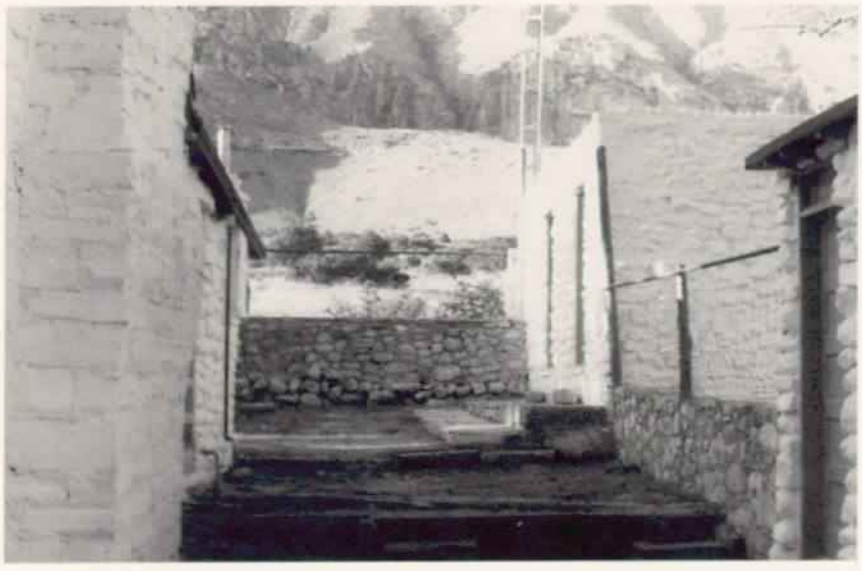
2: Smith family, outside Frijole Ranch house, 1914.

3: Back of Frijole Ranch house, October 1992.

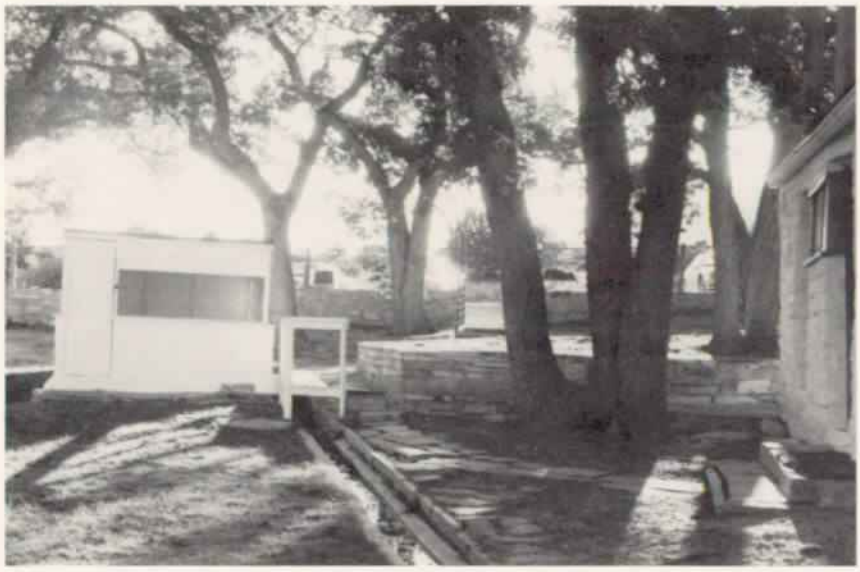


4: Aerial photograph with circulation patterns highlighted, 1972.

5: Frijole Ranch house, view to the south, 1908.



6: View to the west within the ranch complex. Note the house, bunk house, and rest-room building within the walled enclosure.



7: View to the south from within the ranch complex. Note the large chinquapin oaks.

8: View to the east of the ranch complex. Note the lone apple tree--last remnant of the Smith family orchard.

9: View to the east, with Nipple Hill in the background.

10: View to the southwest, with El Capitan in the background and remnant of a fence line in the foreground.

B. RESEARCH SOURCES: CONTACTS; REPOSITORIES; AND OTHER FACILITIES FOR INFORMATION

RESEARCH FACILITIES, REPOSITORIES, AND INDIVIDUALS CONTACTED FOR RESEARCH INFORMATION REGARDING THE FRIJOLE RANCH CULTURAL LANDSCAPE:

CARLSBAD PUBLIC LIBRARY, CARLSBAD, NM

CARLSBAD OFFICE-SOIL CONSERVATION SERVICE, USDA

CARLSBAD CAVERNS NATIONAL PARK; COLLECTIONS AND FILES

NPS SOUTHWEST REGIONAL OFFICE; DIVISIONAL FILES INCLUDING LIBRARY, HISTORY, ANTHROPOLOGY, CONSERVATION, ENGINEERING AND FACILITY MANAGEMENT, ARCHIVES,

GUADALUPE MTN. NATIONAL PARK; COLLECTIONS AND FILES

EL PASO PUBLIC LIBRARY; EL PASO, TX

UNIVERSITY OF TEXAS - EL PASO; LIBRARY

EL PASO COUNTY COURTHOUSE; EL PASO, TX; COUNTY RECORDS; DEEDS;

TEXAS DEPARTMENT OF TRANSPORTATION; COUNTY AND HIGHWAY RECORDS

TEXAS STATE ARCHIVES; AUSTIN, TEXAS - GENEALOGY DIVISION, ARCHIVES AND PHOTOGRAPHIC COLLECTIONS, MAP COLLECTIONS, CONFEDERATE SCRIPT GRANTEES, BOUNTY AND DONATION LAND GRANTS OF TX, POPULATION CENSUSES, COUNTY TAX RECORDS, AGRICULTURAL CENSUS,

TEXAS GENERAL LAND OFFICE; AUSTIN, TEXAS - ROLLED SKETCHES, FLAT FILES, LAND OFFICE RECEIPTS, SURVEYOR'S RECORDS,

TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS); AUSTIN, TEXAS

CULBERSON COUNTY COURTHOUSE; VAN HORN, TEXAS - COUNTY RECORDS, DEED RECORDS, LAND RECORDS

VAN HORN OFFICE - SOIL CONSERVATION SERVICE; USDA

U.S. POSTAL SERVICE -HISTORIAN; WASHINGTON, D.C.

U.S. GEOLOGICAL SURVEY TECHNICAL INFORMATION SERVICE; RESTON, VA

KCCC RADIO - MARION JENKIN'S PROGRAM COMMUNITY FORUM (TALK SHOW AND LISTENER CALL-IN); CARLSBAD, NM

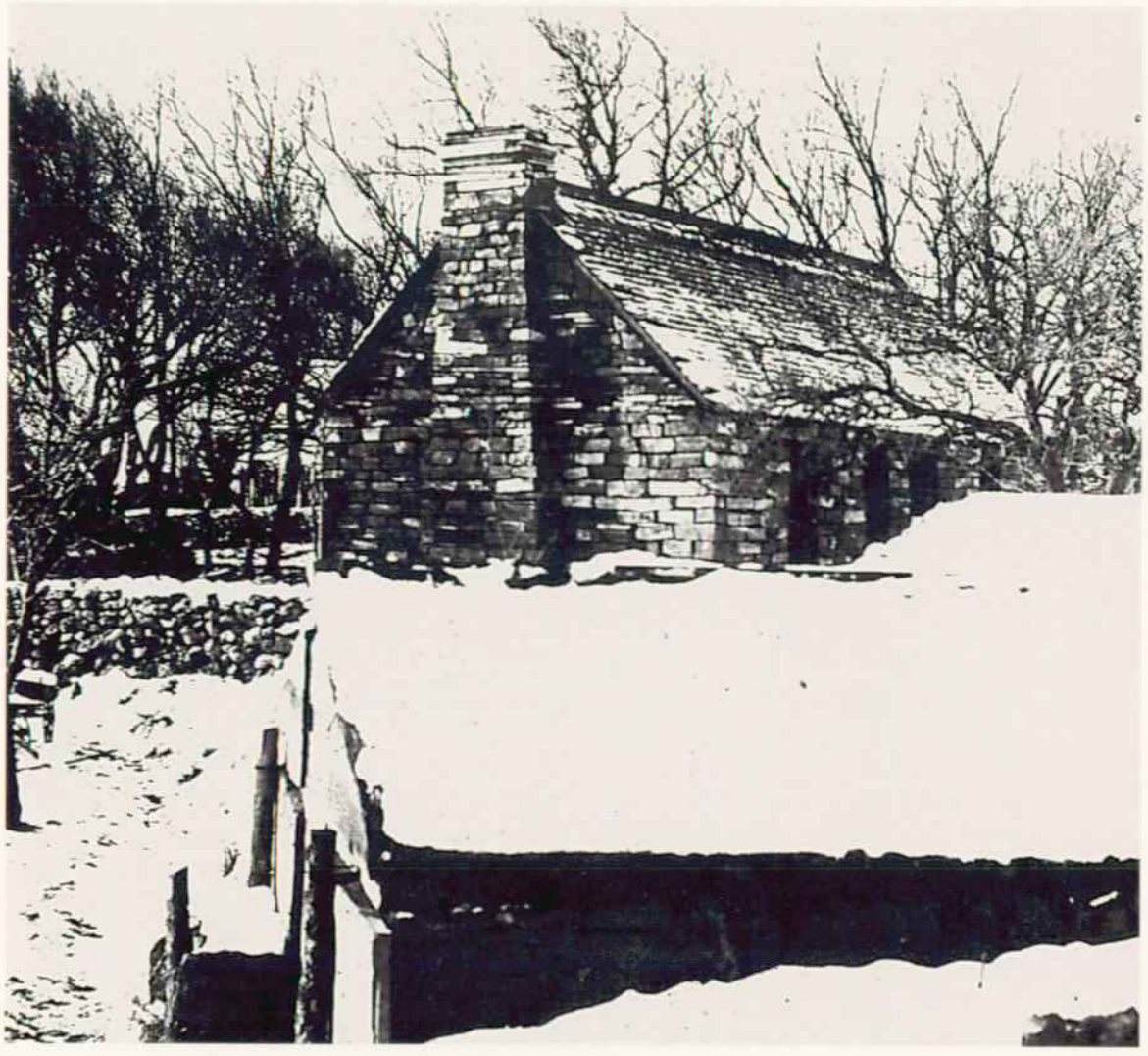
NATIONAL ARCHIVES - HISTORIAN; WASHINGTON, DC

INDIVIDUALS CONTACTED INCLUDED:

MABEL SMITH HILL - NOGALES,AZ
NOEL AND LUCILLE KINCAID - CARLSBAD, NM
BEN AND ISOBEL GILMORE - SALT FLAT, TX
JEAN MAGBEE - CARLSBAD, NM
JOE T. SMITH - HAWLEY, TX
MRS. J.C. HUNTER,JR. - ABILENE, TX (?)
ROGER REISCH - NPS, DOG CANYON - GUMO
BOB HOFF - NPS, CARLSBAD CAVERNS
BOB CRISMAN - NPS, CARLSBAD CAVERNS
HAWK HAYNES - VAN HORN, TX
BILL MCVEY AND ELOISE... VAN HORN, TX
JAMES KINNEY - D RANCH, CARLSBAD, NM
MRS. JIM "RED" ("FRIJOLE") JONES; CARLSBAD, NM
RICHARD BEALL - MORIARTY, NM
MS. ETCHEVERRY; CARLSBAD, NM
DUDLEY USSERY - CARLSBAD, NM

C. ASSEMBLAGE OF PHOTOGRAPHS OF THE FRIJOLE RANCH PROPERTY

A-1: Frijole Ranch, sometime after 1910. Note irrigation trough and open stone-lined Frijole Spring in left foreground.



A-2: Frijole Ranch, circa 1910. Note roof line to root cellar and hot-house/greenhouse in immediate foreground. Also note shallow irrigation trench and fruit trees.

A-3: Frijole Ranch, 1912. Note uncovered, open spring, and Joe T. Smith in hammock. Courtesy of Joe T. Smith.

A-4: Frijole Ranch, circa 1914. Smith children (Robert, Nella, Mae, and Joe T.) in fruit tree. Courtesy of Joe T. Smith.

A-5: Smith family (May; Robert; Flora; Willis; Nella; father, John Thomas; Joe T.) at back door of Frijole Ranch house, June 1914. Courtesy of Joe T. Smith.

A-6: Frijole Ranch, March 9, 1915. Note double-width of entry gate into enclosed yard area and vertical wood-post corral. Courtesy of Joe T. Smith.

A-7: Smith children bringing in the hay (alfalfa) at Frijole Ranch, circa early 1920s. Courtesy of Joe T. Smith.

A-8: John Thomas and Nella M. Smith, bringing in the hay (alfalfa) at Frijole Ranch, early to mid 1920s. Courtesy of Joe T. Smith.

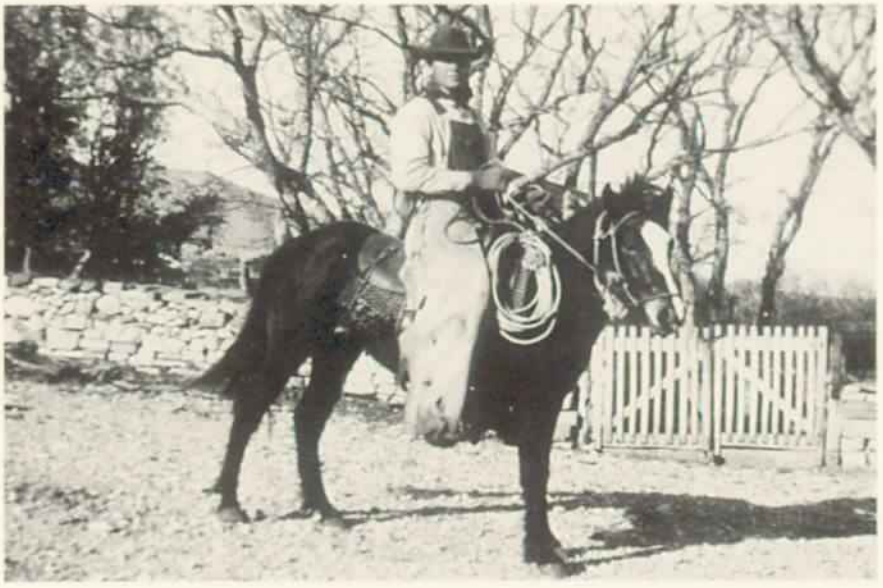
A-9 Frijole Ranch, 1926. Note stone-lined Frijole Spring in yard. Courtesy of Joe T. Smith.

A-10: Orchard area of Frijole Ranch, circa mid 1920s. Courtesy of Joe T. Smith.

A-11: Nella Mae Smith, Frijole Ranch, late 1920s. Courtesy of Joe T. Smith.

A-12: Joe T. Smith, Frijole Ranch, circa late 1920s. Courtesy of Joe T. Smith.

A-13: Nella Mae Smith catching a ride home to Frijole Ranch, 1927. Courtesy of Joe T. Smith.



A-14: Joe T. Smith at Frijole Ranch, March 1928. Note double-entry gate into yard. Courtesy of Joe T. Smith.

A-15: Smith children at Manzanita Spring, Frijole Ranch, summer 1929. Note canopy tree and manzanita shrubs. Courtesy of Joe T. Smith.

A-16: Smith children in dug-out canoe on Manzanita Spring, 1929. Courtesy of Joe T. Smith.

A-17: Nella Mae Smith and others at Manzanita Spring, 1929. Note dam structure in background. Courtesy of Joe T. Smith.

A-18: Smith children with dug-out canoe on Manzanita Spring, 1929. Courtesy of Joe T. Smith.

A-19: Joe T. Smith at Frijole Barn and corral, late 1920s. Courtesy of Joe T. Smith.

A-20: Joe T. Smith bringing in the harvest at Frijole Ranch, late 1920s. Courtesy of Joe T. Smith.

A-21: Frijole Ranch garden area, circa late 1920s. Courtesy of Joe T. Smith.

A-22: Frijole Ranch garden area, 1937. Courtesy of Joe T. Smith.

A-23: Smith family grandchildren, late 1920s. Courtesy of Joe T. Smith.

A-24: Smith family reunion, circa 1930s. Courtesy of Joe T. Smith.

A-25: Smith family reunion, circa 1930s. Courtesy of Joe T. Smith.

A-26: Smith family reunion at Frijole Ranch, 1930s. Courtesy of Joe T. Smith.

A-27: Robert Smith and his wife at Frijole Ranch. Courtesy of Jean Magbee.

A-28: Robert Willis and Joe T. Smith at Frijole Ranch. Courtesy of Jean Magbee.

A-29: Kincaid family at Frijole Ranch, circa 1950. Courtesy of Noel and Lucille Kincaid.

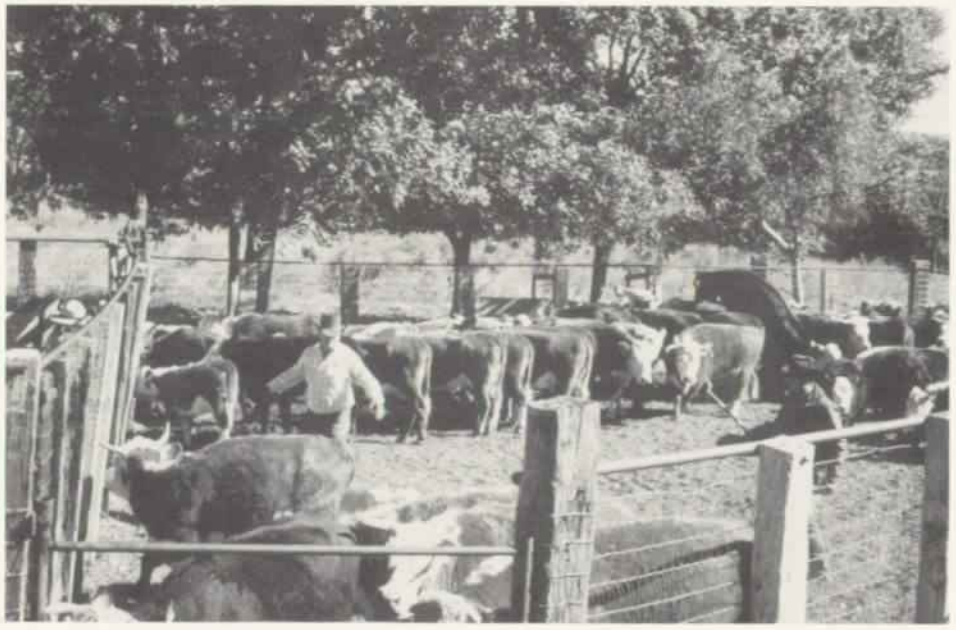
A-30: Kincaid family at Frijole Ranch, circa 1950s. Courtesy of Noel and Lucille Kincaid.

A-31: Noel, Laurie, and Jack Kincaid with prize-winning goats, Frijole Ranch, 1950s. Courtesy of Noel and Lucille Kincaid.

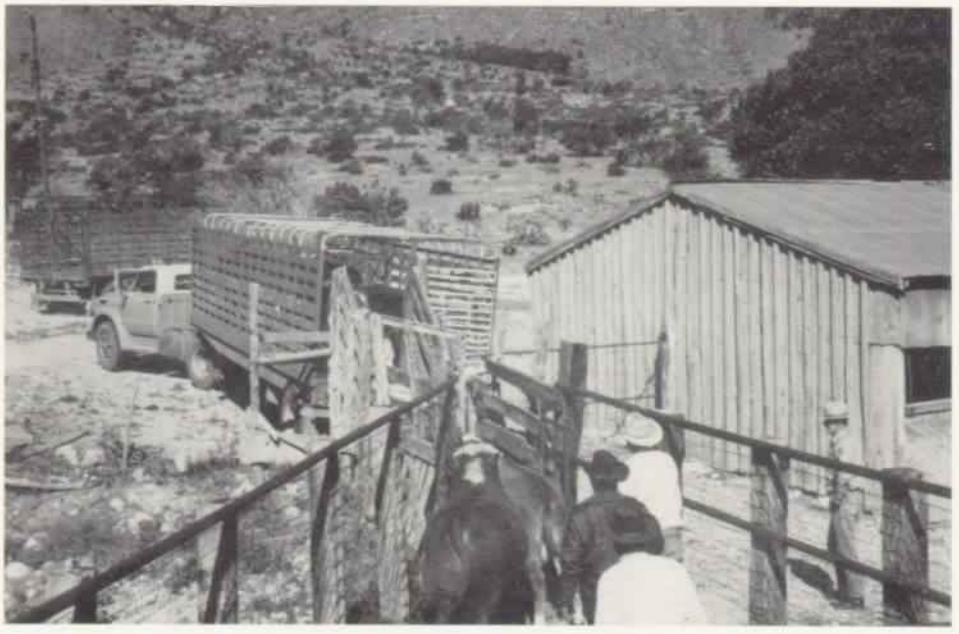
A-32: Noel Kincaid at Frijole Ranch, 1950s. Courtesy of Noel and Lucille Kincaid.

A-33: Jack Kincaid with his first deer, 1950s. Courtesy of Noel and Lucille Kincaid.

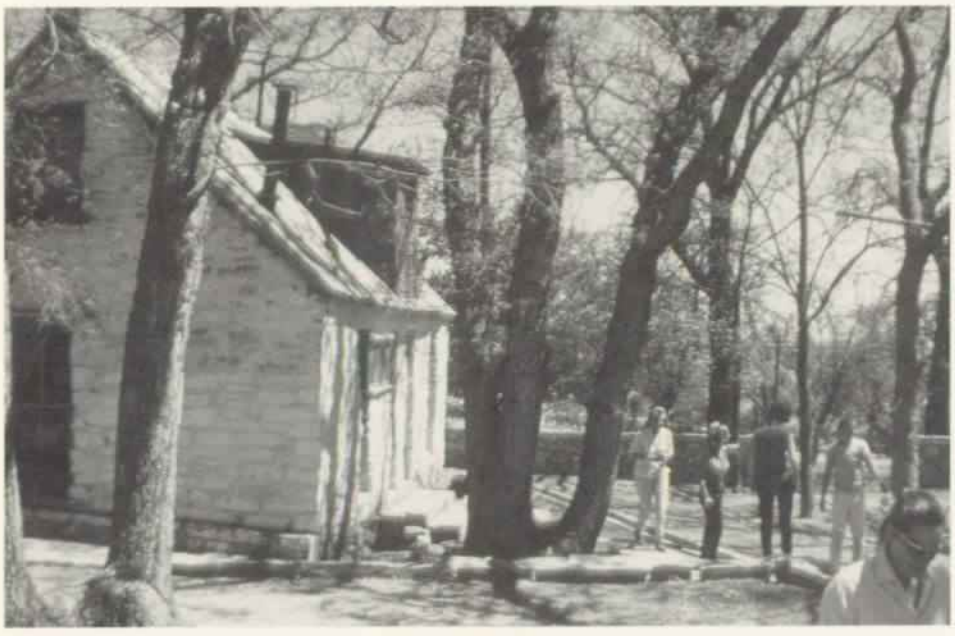
A-34: Noel, Jack, and Laurie Kincaid at Frijole Ranch. Courtesy of Noel and Lucille Kincaid.



A-37: Final cattle roundup at Frijole Ranch, 1970. Courtesy of Guadalupe Mountains National Park files.

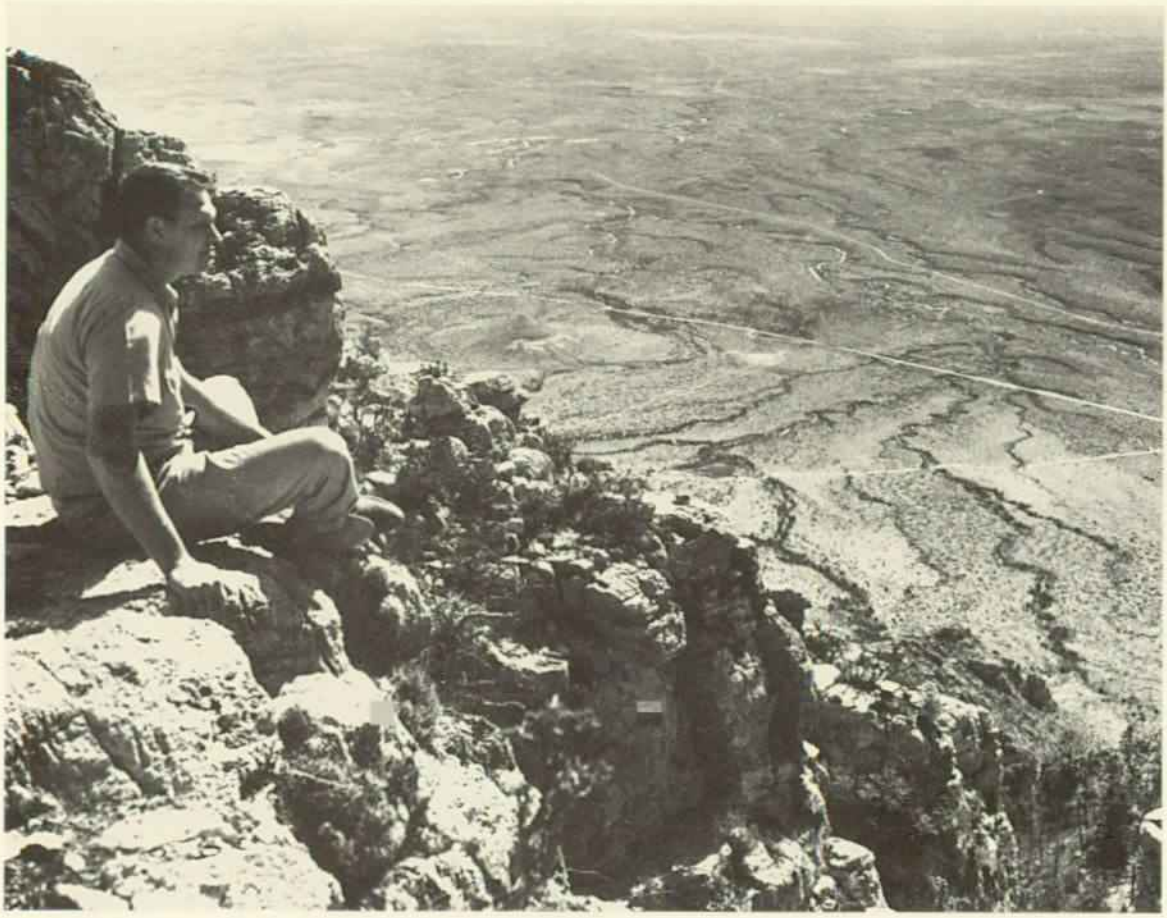


A-38: Loading up the rest of the cattle, Frijole Ranch, 1970. Courtesy of Guadalupe Mountains National Park files.



A-39: Frijole Ranch, 1973. Courtesy of Guadalupe Mountains National Park files.

A-40: Frijole Ranch, 1973. Courtesy of Lands Office files, Southwest Regional Office, National Park Service.



A-41: Oblique aerial view of Nipple Hill and Frijole Ranch. Courtesy of Lands Office files, Southwest Regional Office, National Park Service.

D. ADVISORY COUNCIL ON HISTORIC PRESERVATION

Advisory Council On Historic Preservation

The Old Post Office Building
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004

Reply to: 730 Simms Street, #401
Golden, Colorado 80401

August 12, 1994

Neil C. Mangum
Acting Associate Regional Director
Resources Management, Southwest Region
National Park Service
P.O. Box 728
Santa Fe, NM 87504-0728

REF: *No Adverse Effect determination for the construction of a hard surface trail from Frijole Ranch, Guadalupe Mountains National Park to Manzanita Spring*

Dear Mr. Mangum:

We have reviewed the documentation regarding your no adverse effect determination for the above referenced undertaking. Under procedures set forth in 36 CFR Section 800.5(d)(2), the Council does not object to the finding of no adverse effect. This letter evidences that the requirements of Section 106 of the National Historic Preservation Act and the Council's regulations have been met for this project. It should be retained with all supporting documentation in your agency's environmental or project file.

If you have any questions or require the further assistance of the Council, please contact the Western Office at (303) 231-5320.

Sincerely,

Claudia Nissley
Director, Western Office
of Review

H4217(SWR-RCH)

JUL 07 1994

Ms. Claudia Nissley
Advisory Council on Historic Preservation
730 Simms Street, Room 401
Golden, Colorado 80401

Dear Ms. Nissley:

Enclosed for your review are plans and drawings for constructing a hard surface trail from Frijole Ranch, Guadalupe Mountains National Park, to Manzanita Spring. The plan also incorporates widening and resurfacing the existing walkway that leads to the ranch house. We feel this project, as designed, will result in a no adverse effect to the ranch complex, which is listed in the National Register of Historic Places. Thus, we seek your concurrence in a no adverse effect determination. The Texas Historical Commission concurs in our determination of No Adverse Effect. A copy of their response is enclosed.

Sincerely,

/s/ Neil C. Mangum

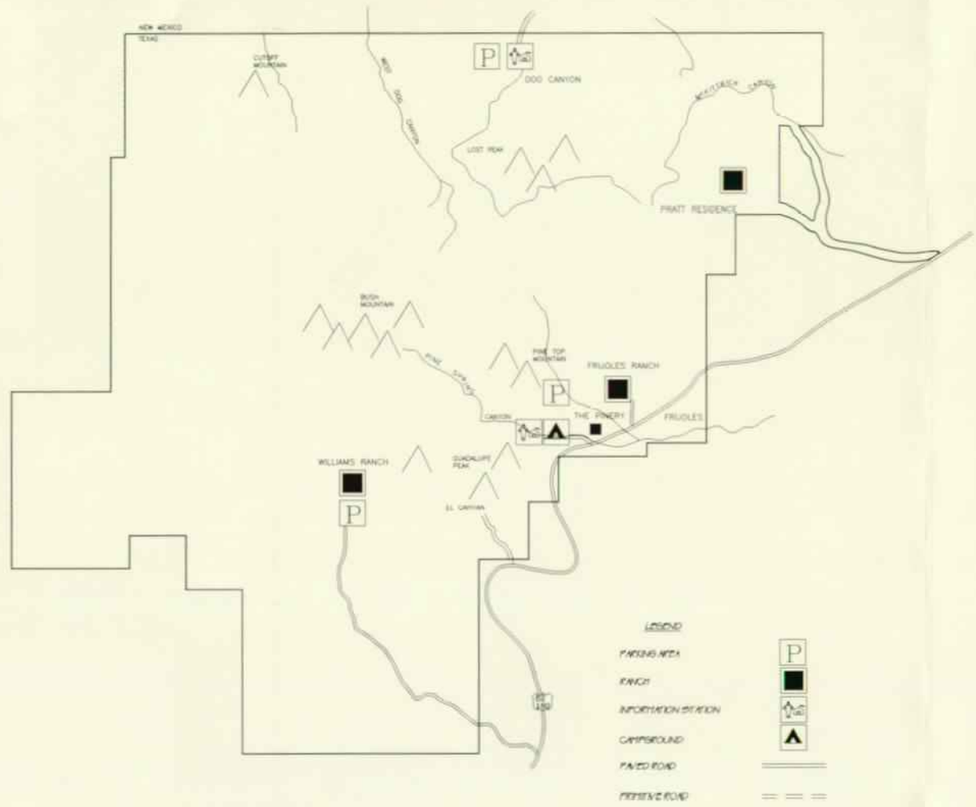
Acting Associate Regional Director,
Resources Management, Southwest Region

Enclosures

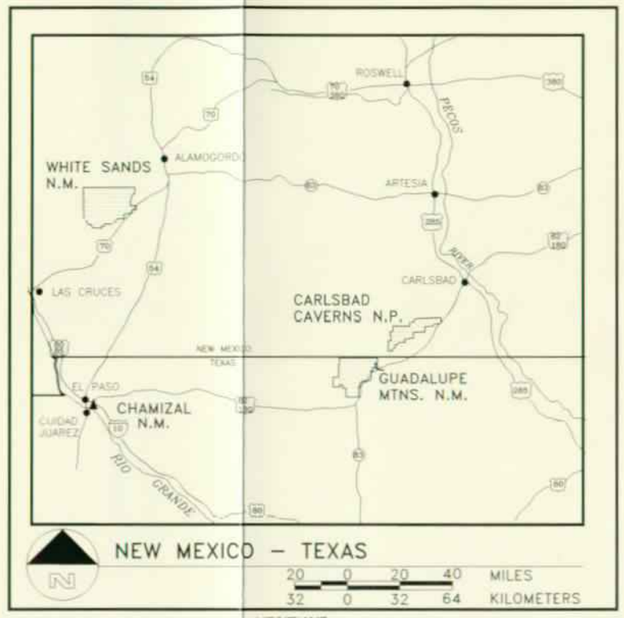
cc:
Superintendent, Guadalupe Mountains, w/o enclosures

bcc:
DP, SWRO--Froeschauer, w/o enclosures
RCC, SWRO, w/o enclosures
RCH, SWRO, w/o enclosures

E. PHOTO KEY PLAN FOR EXISTING CONDITIONS



GUADALUPE MOUNTAINS NATIONAL PARK MAP



VICINITY MAP

FRIJOLE RANCH HOUSE CULTURAL MUSEUM

DESIGN FOR ACCESSIBILITY

INDEX:

DESIGN FOR ACCESSIBILITY AT FRIJOLE RANCH

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE SOUTHWEST REGIONAL OFFICE

Prepared by

DESIGNED

DRAWN

REGIONAL REVIEW 5/20/94 DATE

TITLE OF DRAWING: COVER SHEET

LOCATION WITHIN PARK: FRIJOLE RANCH

NAME OF PARK: GUADALUPE MOUNTAINS

SWRO REGION CULBERSON COUNTY TX STATE

DRAWING NO. 166 80032

PKG. NO. SHEET NO. 1 OF 4

(1) VIEWING PATH TO GATE FROM WEST

(2) WATER TROUGH, CORNER OF RETAINING WALL AND RANCH HOUSE FROM WEST

(3) BOARDWALK, PATH, AND RETAINING WALL

(4) DETAIL OF CURRENT BOARDWALK, PATH AND RETAINING WALL

(5) RETAINING WALL WITH HOUSE BEYOND

(6) HANDRAIL IN FOREGROUND, AND KITCHEN DOOR BEYOND

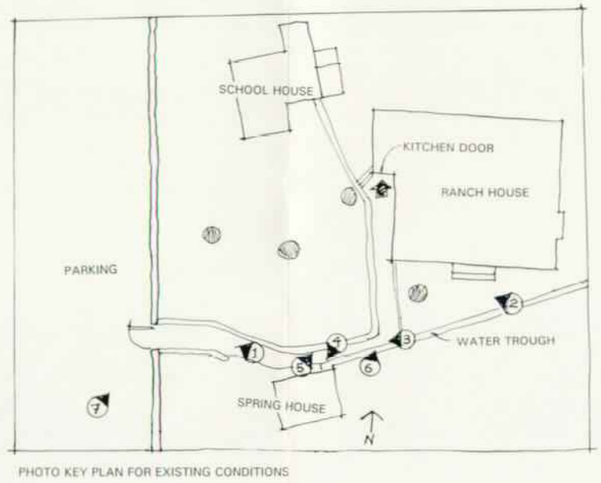


PHOTO KEY PLAN FOR EXISTING CONDITIONS

(7) ENTRY TO SITE VIEWED FROM THE SOUTHWEST

PROJECT NARRATIVE:

The scope of this project focuses on providing visitor access to the Frijole Ranch, a National Register property. Accessibility for all park visitors is proposed for nearby Manzanita Spring and for the ranch house which has been adapted to serve as an interpretive cultural museum.

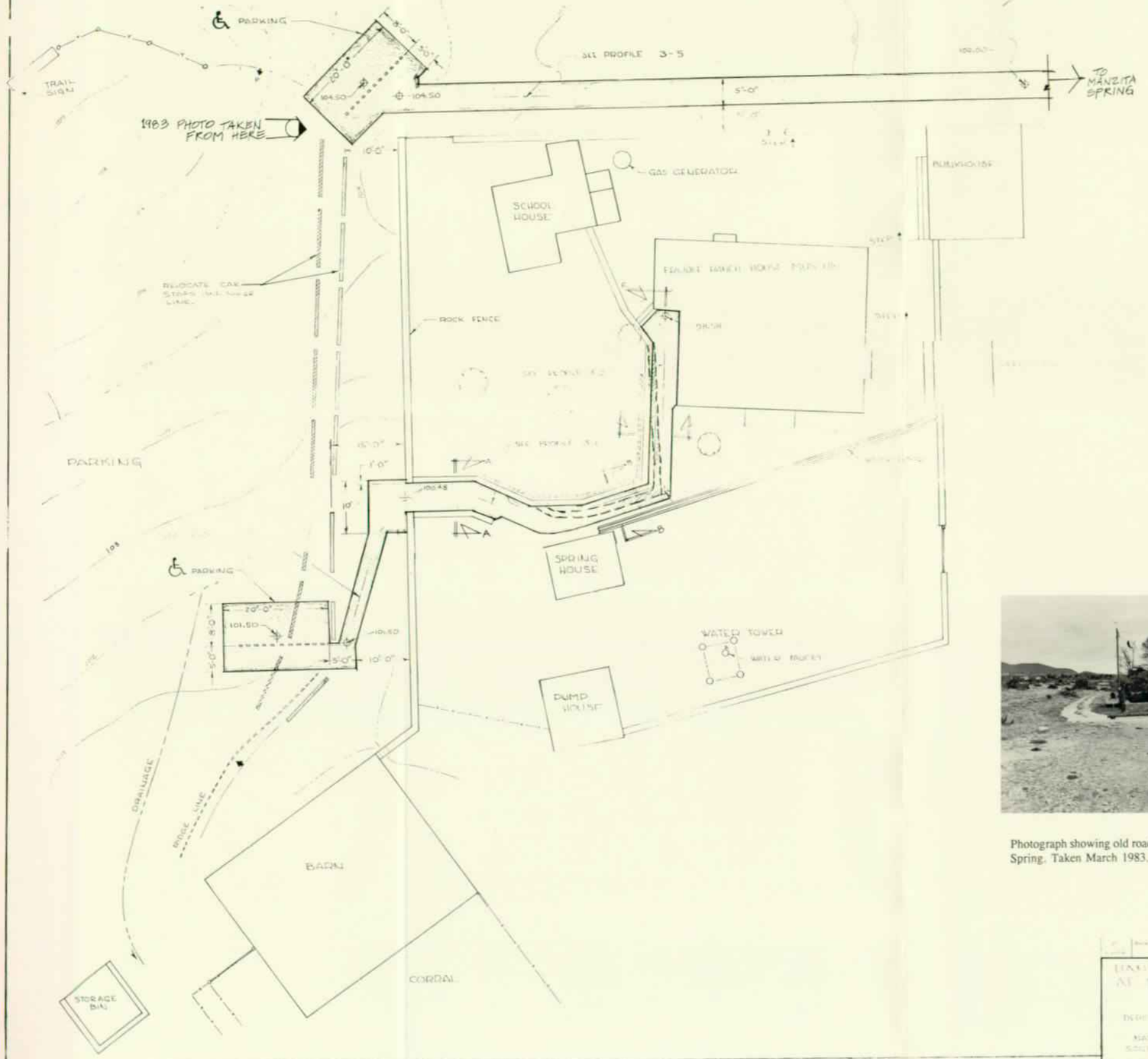
The proposed design utilizes the site's historic circulation patterns to both the house and the spring. The proposed materials are compatible with the materials historically utilized at this ranch complex.

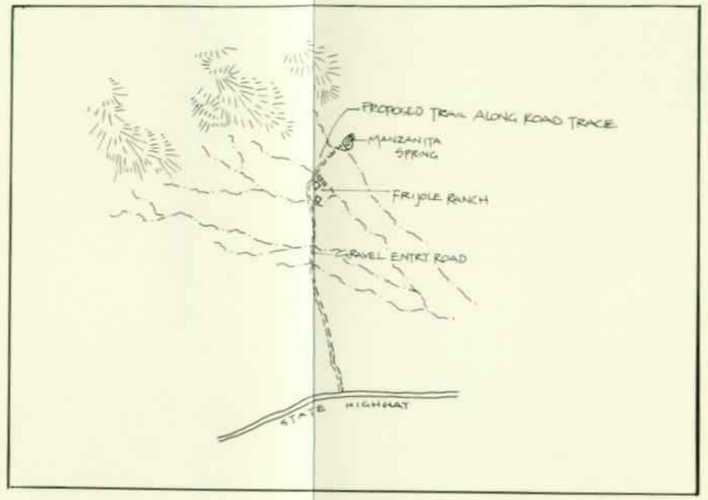
Phase I of the project consists of installing a hard surface trail 5' in width that will lead from the existing ranch house parking lot to Manzanita Spring. The proposed trail follows an historic road trace and the proposed surfacing material for the approximately 1/2 mile trail is a stabilized crusher fine material. The trail will terminate at the existing interpretive wayside located immediately south of the spring.

Phase II of the project consists of widening and resurfacing the existing walkway that leads to the ranch house. Proposed visitor access (for all visitors) will be through the kitchen door as the front entry is too narrow to meet UFAS/ADA standards without altering the exterior stone walls of the historic structure. The existing stone retaining wall and associated earthen fill which was installed by the NPS in 1971 is proposed to be relocated approximately 2' to accomodate the needed width of 3' for the new walk. The existing wooden boardwalk that extends over the irrigation trough will be removed. This feature was also constructed by the NPS in the early 1970's.

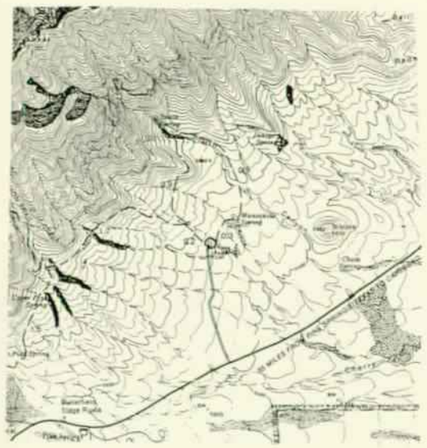
The proposed surface treatment for the new walkway is flagstone set in a concrete base. Documentation of the ranch's cultural landscape has noted that both flagstone and stepping stones were informally placed along this and other circulation paths adjacent to the house. The demands to provide for a smooth surfaced, accessible walk that is compatible with this significant historic resource have resulted in our proposal to set the stones on a concrete base. Although the use of flagstone will require particular care during installation to insure surface variations meet established codes and do not exceed 1/8", the designers have determined this material to be more compatible with the ranch complex than other materials such as concrete.

DESIGNED:	TITLE OF DRAWING	DRAWING NO. 166e 80032
DRAWN:	LOCATION WITHIN PARK	
TECH. REVIEW:	NAME OF PARK	PKG. NO. — SHEET 2
DATE: /	REGION COUNTY STATE	— OF 4

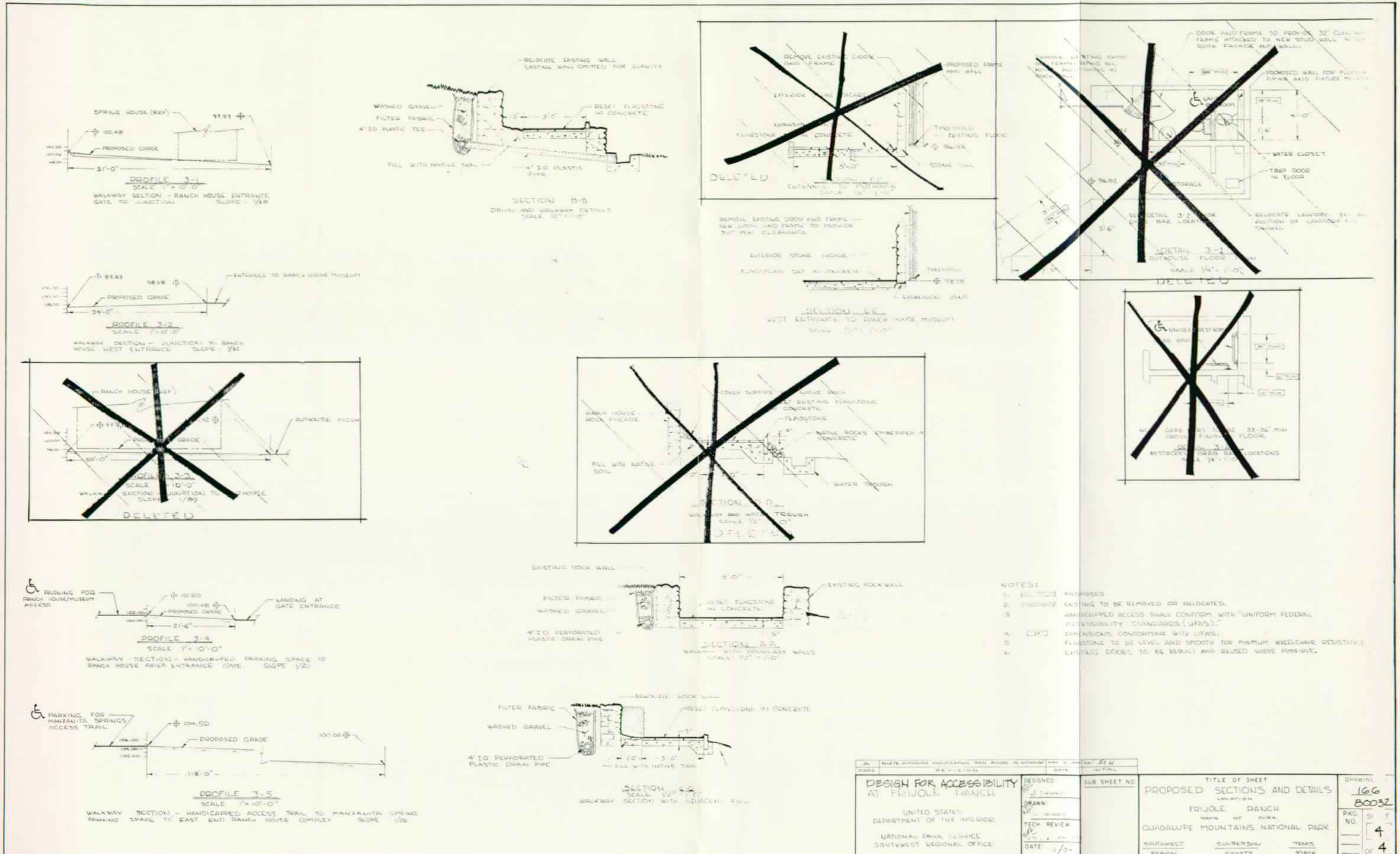




Photograph showing old road trace from Frijole Ranch house to Manzanita Spring. Taken March 1983.

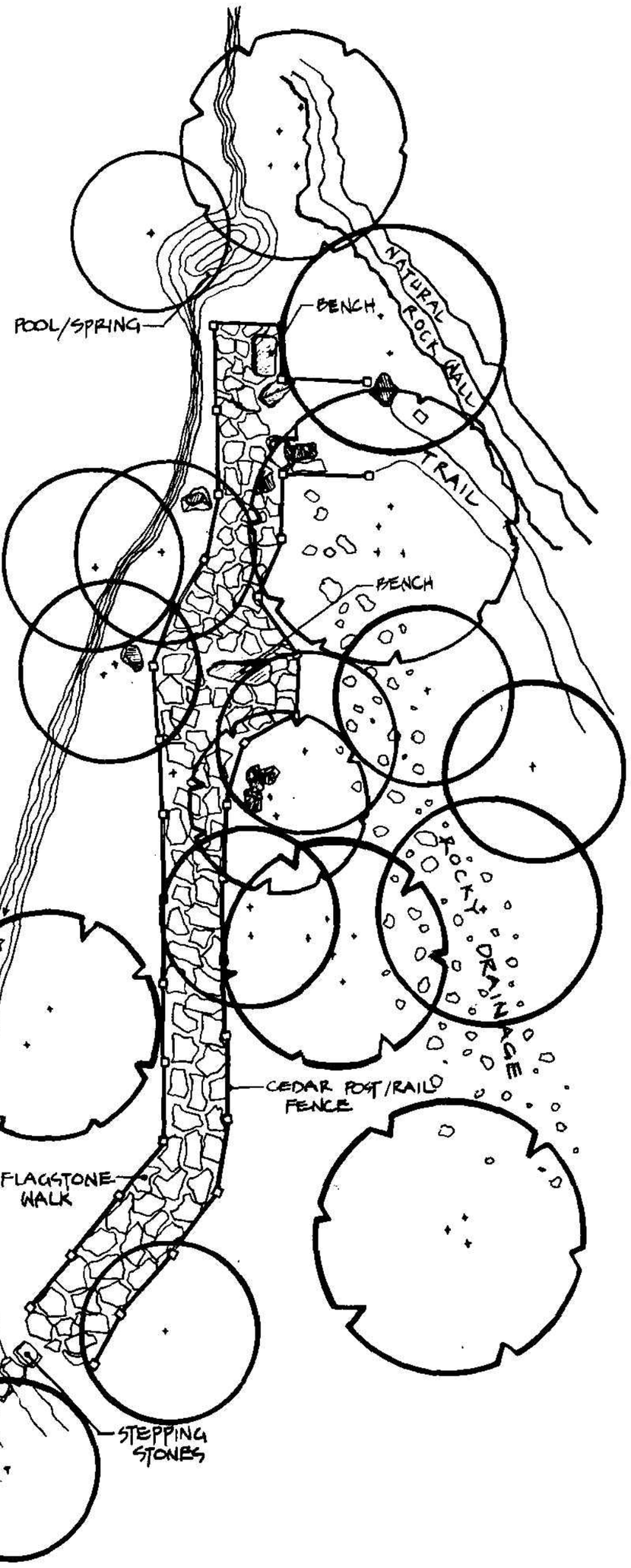


U.S.G.S. Topographic map showing loop trail from Frijole Ranch to Smith, Manzanita, and Pine Springs.



PROFILE 3-1
SCALE 1" = 10'-0"
WALKWAY SECTION - RANCH HOUSE ENTRANCE GATE TO JUNCTION SLOPE - 1/20
SECTION B-B
DRAIN AND WALKWAY DETAILS
PROFILE 3-2
WALKWAY SECTION - JUNCTION TO RANCH HOUSE WEST ENTRANCE
DELETED
SECTION E-E
WEST ENTRANCE TO RANCH HOUSE MUSEUM
DETAIL 3-1
OUTHOUSE FLOOR PLAN
WATER CLOSET
TRAP DOOR IN FLOOR
PROFILE 3-4
SCALE 1" = 10'-0"
WALKWAY SECTION - HANDICAPPED PARKING SPACE TO RANCH HOUSE AREA ENTRANCE GATE
SECTION A-A
WALKWAY WITH BOUNDARY WALLS
PROFILE 3-5
SCALE 1" = 10'-0"
WALKWAY SECTION - HANDICAPPED ACCESS TRAIL TO MANZANITA SPRING PARKING SPACE TO EAST END RANCH HOUSE COMPLEX
NOTES:
1. PROPOSED
2. EXISTING TO BE REMOVED OR RELOCATED.
3. HANDICAPPED ACCESS SHALL CONFORM WITH "UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)."
4. DIMENSIONS CONFORMING WITH UFAS.
5. FLAGSTONE TO BE LEVEL AND SMOOTH FOR MINIMUM WHEELCHAIR RESISTANCE
6. EXISTING DOORS TO BE REBUILT AND REUSED WHERE POSSIBLE.
DESIGN FOR ACCESSIBILITY AT FRIJOLE RANCH
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE SOUTHWEST REGIONAL OFFICE
DESIGNED
DRAWN
TECH REVIEW
DATE
SUB SHEET NO
TITLE OF SHEET
PROPOSED SECTIONS AND DETAILS
FRIJOLE RANCH
GUADALUPE MOUNTAINS NATIONAL PARK
SOUTHWEST
CULBERSON
TEXAS
DRAWING 166 80032
PKG NO.
4 OF 4

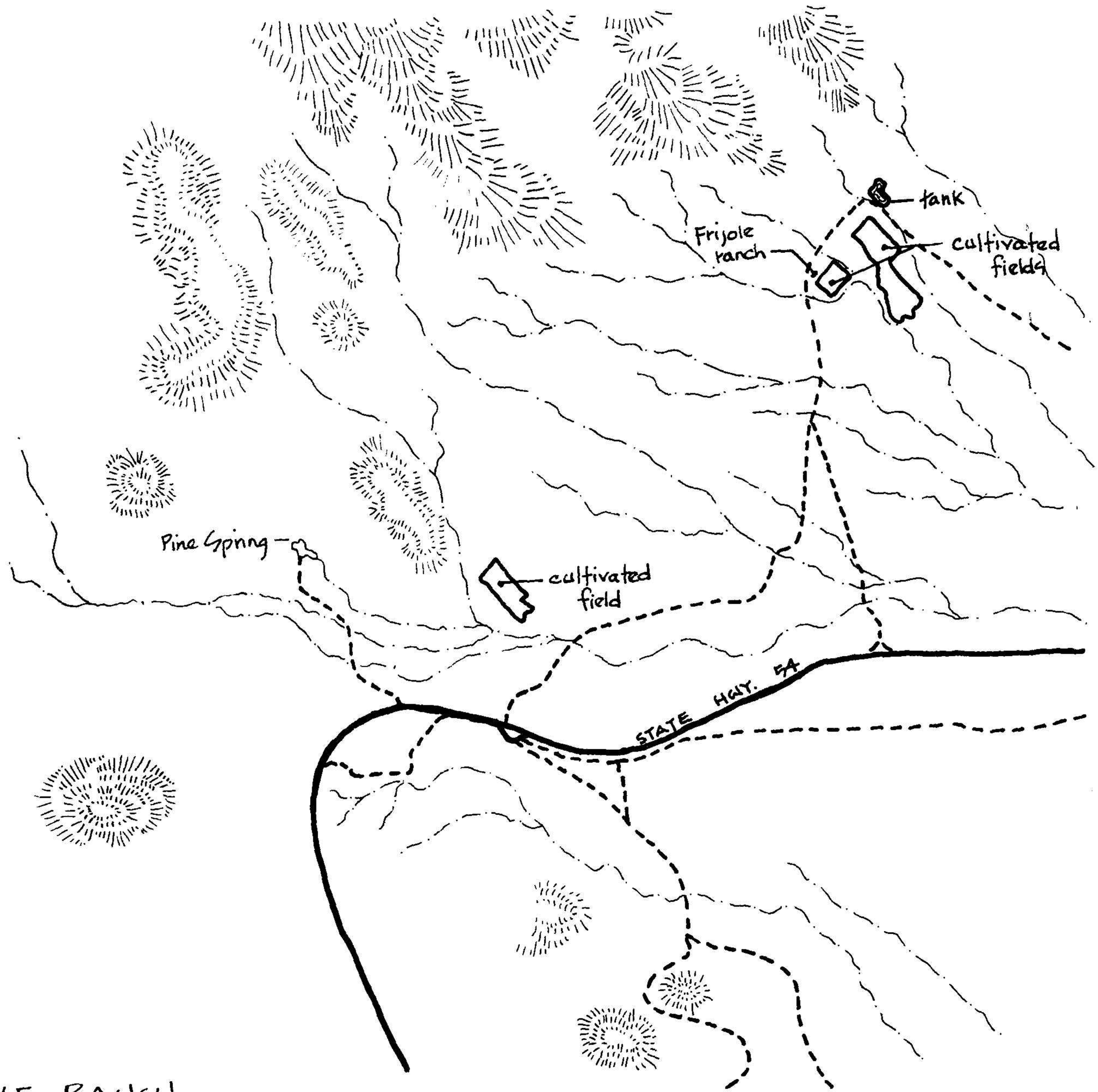
Walkway/Seating Area Smith Spring/Frijole (8.5"x11")



0' 5' 10'
SCALE

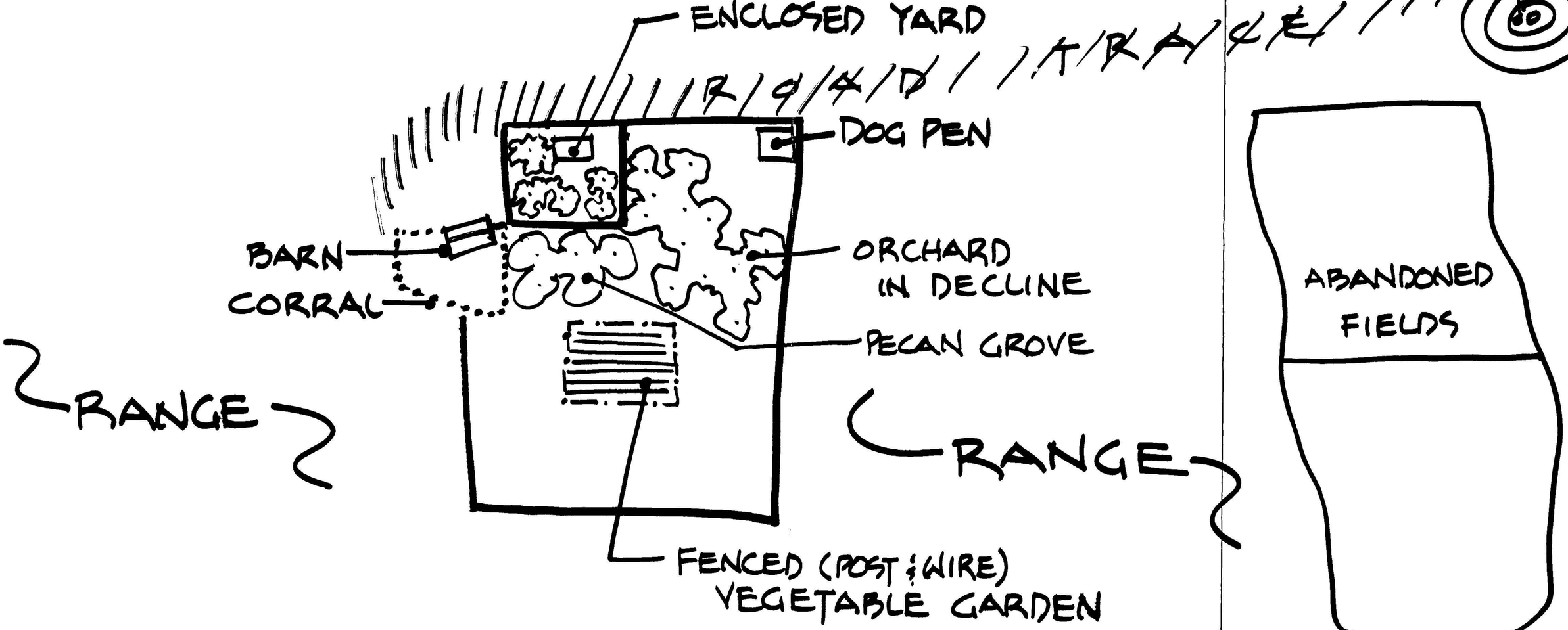
DESIGNED:	TITLE OF DRAWING: WALKWAY/SEATING AREA	DRAWING NO.
DRAWN: FROESCHAUER	LOCATION WITHIN PARK: SMITH SPRING/FRIJOLE	PKG. NO. / SHEET
TECH. REVIEW:	NAME OF PARK: GUMO	
DATE: 2/73	REGION: SWRO · COUNTY: CULBERSON · STATE: TX	OF

Frijole Ranch Cultivated Fields (8.5"x11")

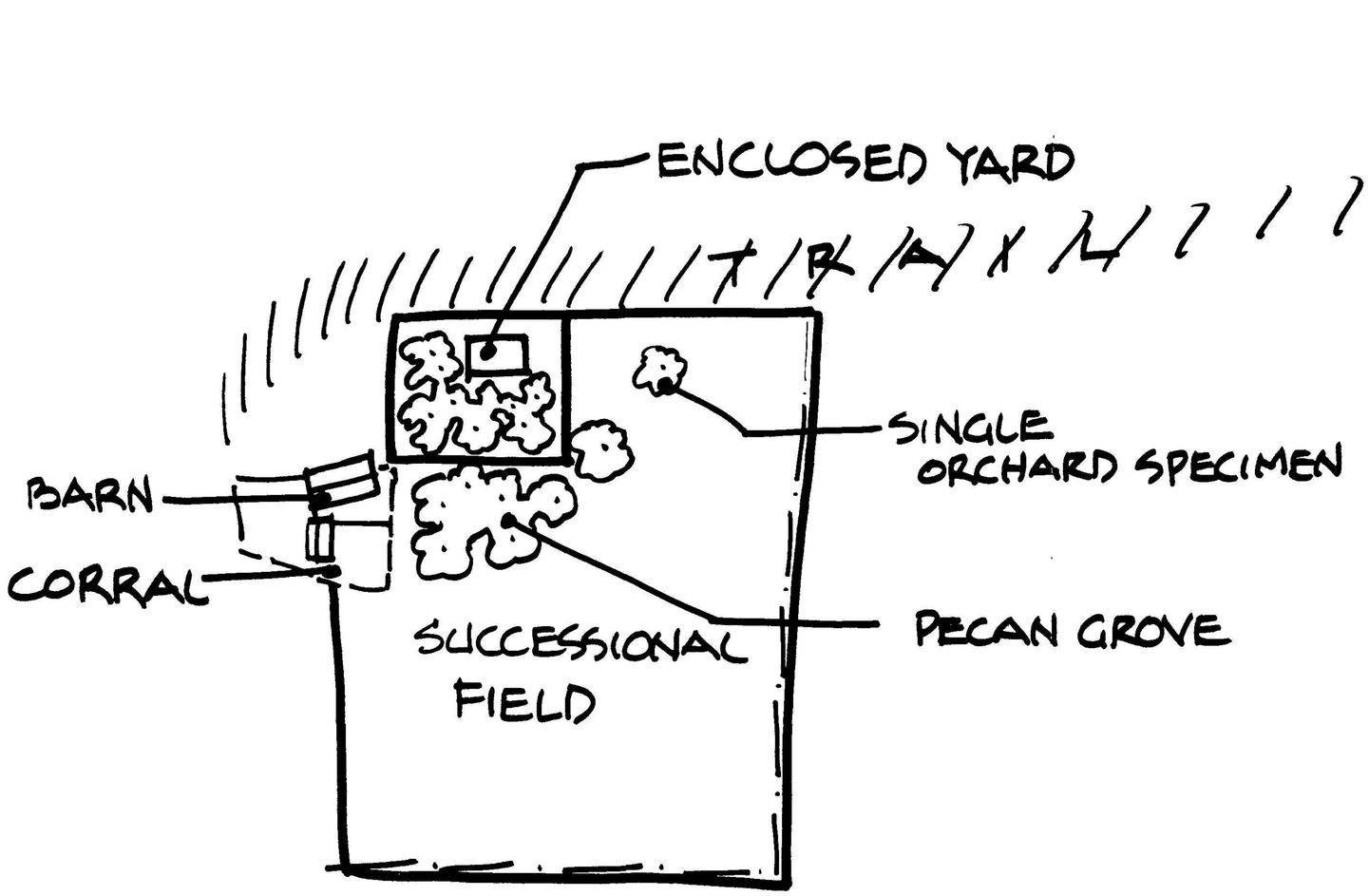


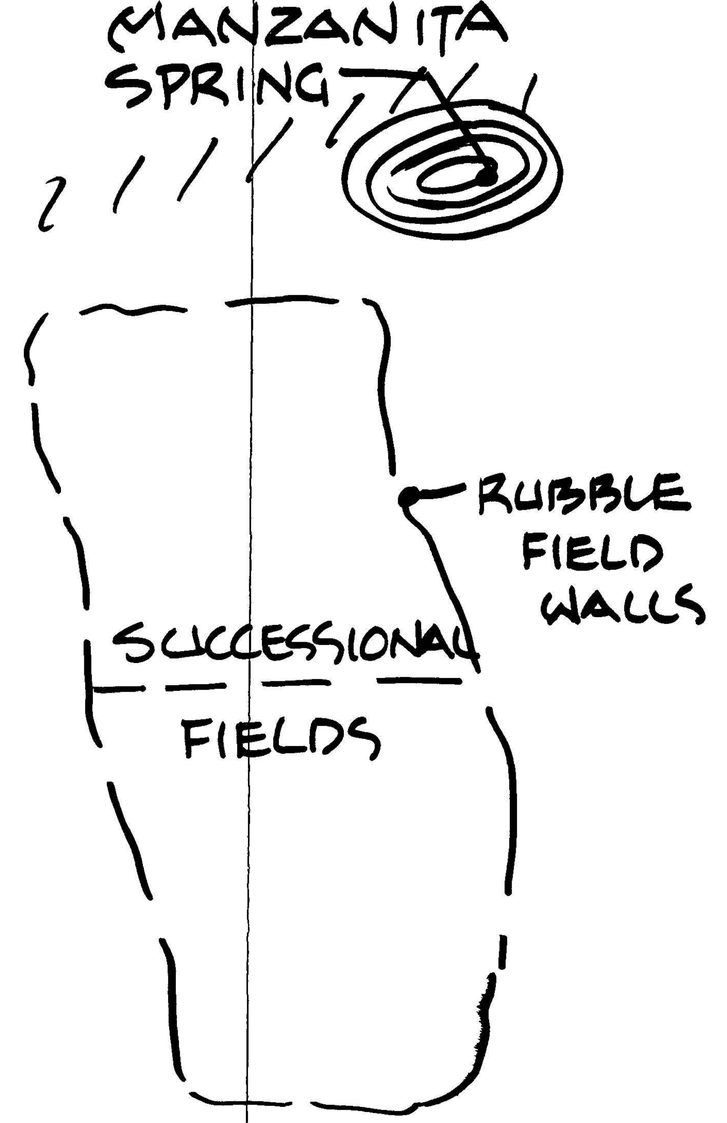
FRIJOLE RANCH
CULTIVATED FIELDS — 1944 SURVEY
TAKEN FROM: TX GENERAL LAND OFFICE
ROLLED SKETCH NO. 40
AUSTIN, TEXAS

SCALE: 1" = 600 VARAS

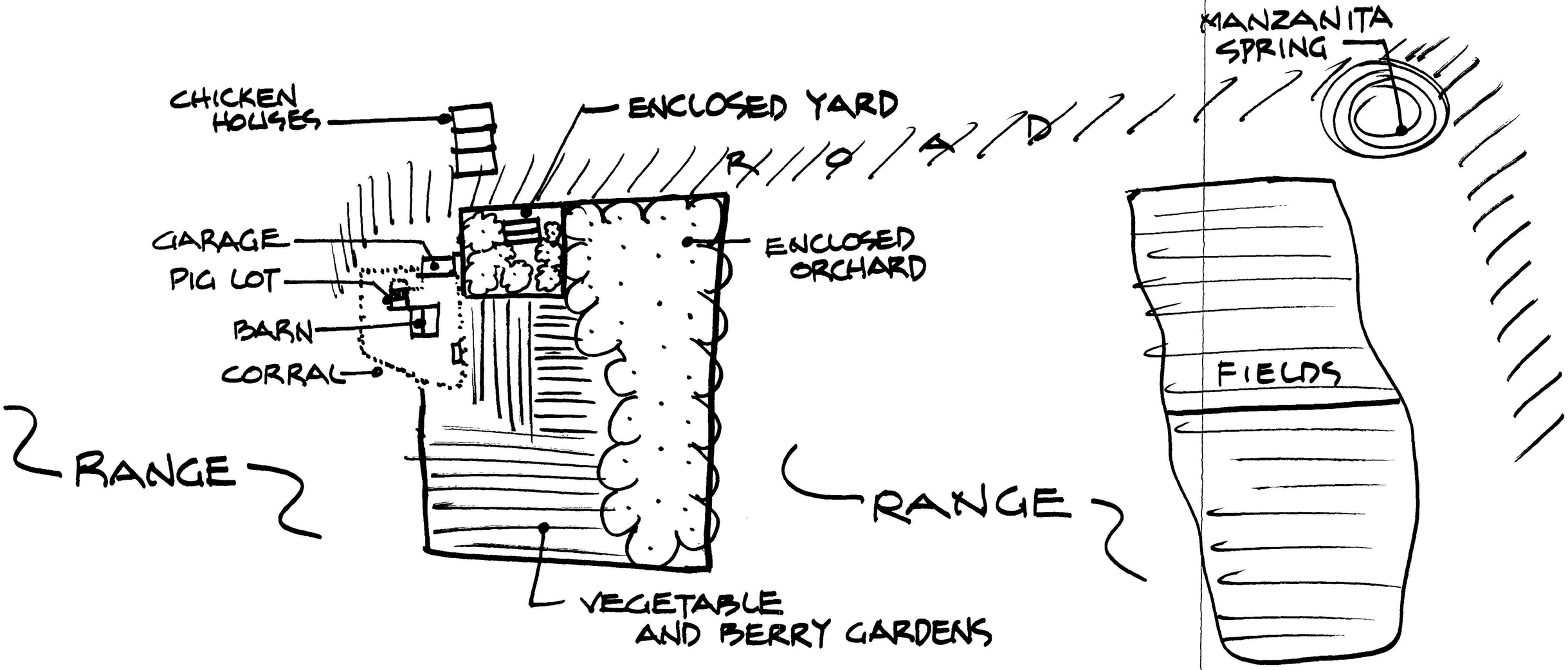


SPATIAL ORGANIZATION
FRIJOLE RANCH
SCHEMATIC – KINCAID PERIOD

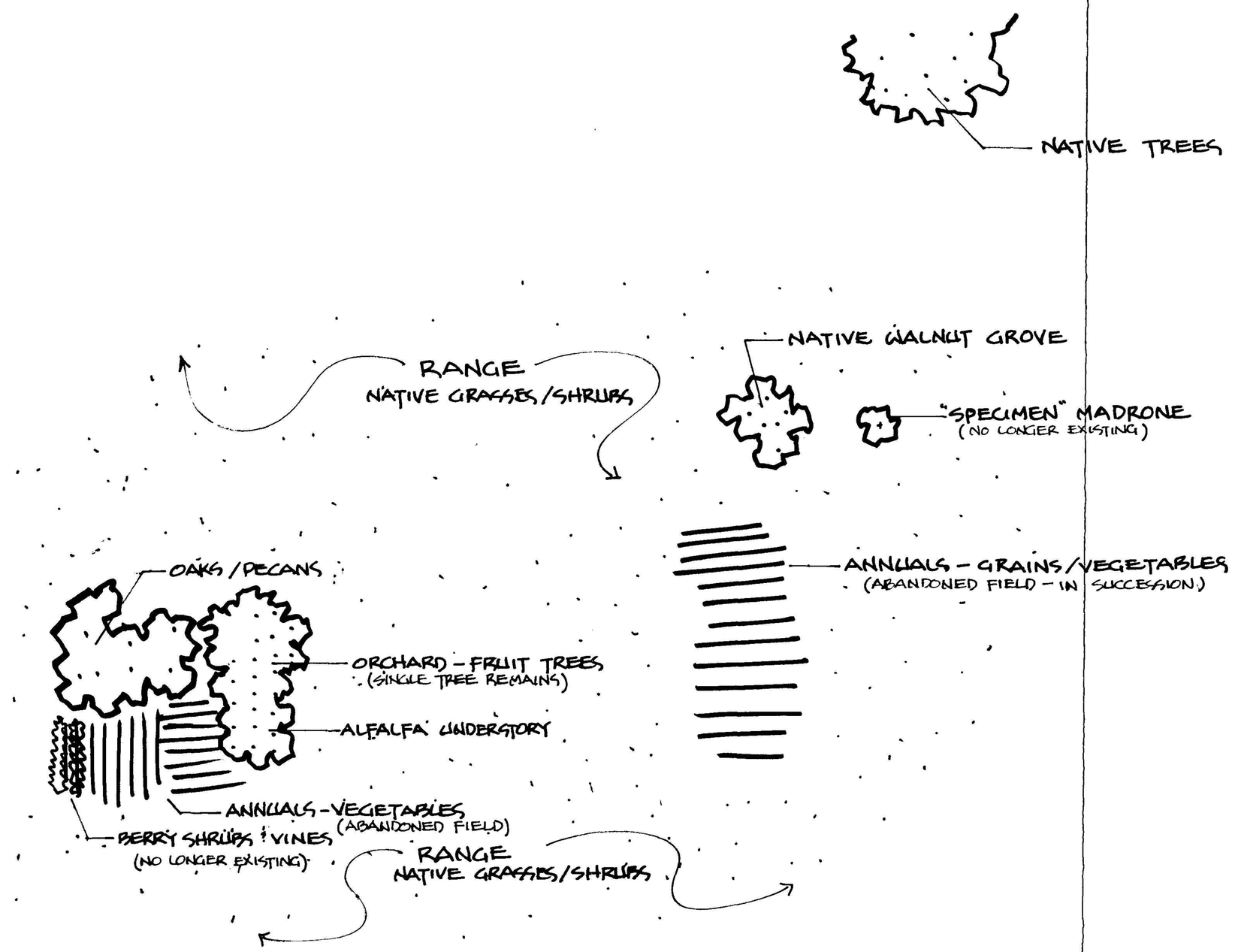




SPATIAL ORGANIZATION
FRIJOLE RANCH
SCHEMATIC – 1993 NPS



SPATIAL ORGANIZATION
FRIJOLE RANCH
SCHEMATIC – SMITH PERIOD



FRIJOLE CULTURAL LANDSCAPE
VEGETATION

As the Nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally-owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The Department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The Department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

Publication services provided by the Planning Program, Stewardship and Partnership Team, Southwest System Support Office, Santa Fe. 1995. Jane Harvey, Writer-editor; Linda Lutz-Ryan, Visual Information Specialist.