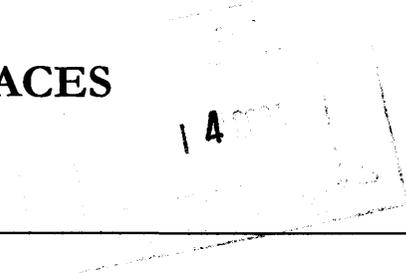


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



1. Name of Property

historic name: OTO Homestead and Dude Ranch

other name/site number:

2. Location

street & number: 10 miles northwest of Gardiner, Montana

not for publication: n/a

city/town: Gardiner

vicinity: X

state: Montana code: MT county: Park code: 067 zip code: 59030

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.

(See continuation sheet for additional comments.)

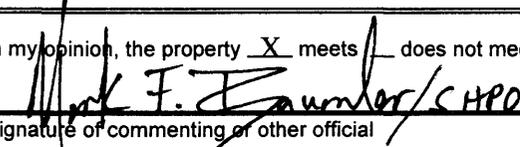

Signature of certifying official/Title

9-7-04
Date

Deputy Federal Preservation Officer, FS, Northern Region

State or Federal agency or bureau

In my opinion, the property meets does not meet the National Register criteria.


Signature of commenting or other official

9/1/2004
Date

Montana State Historic Preservation Office

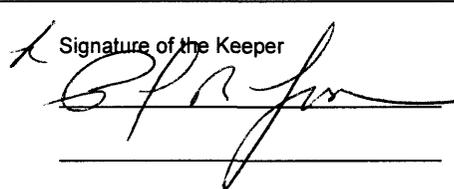
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 see continuation sheet
- determined eligible for the
 National Register
- see continuation sheet
- determined not eligible for the
 National Register
- see continuation sheet
- removed from the National Register
- see continuation sheet
- other (explain): _____

Signature of the Keeper



Date of Action

10/12/04

5. Classification

Ownership of Property:	Public - Federal	Number of Resources within Property	
		Contributing	Noncontributing
Category of Property:	District		
		<u>28</u>	<u>5</u> building(s)
Number of contributing resources previously listed in the National Register:	0	<u>6</u>	<u>0</u> sites
		<u>6</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
Name of related multiple property listing:	n/a	<u>40</u>	<u>5</u> TOTAL

6. Function or Use

Historic Functions:	Current Functions:
DOMESTIC/single dwelling	RECREATION AND CULTURE/outdoor recreation
DOMESTIC/secondary structure	LANDSCAPE/conservation area
AGRICULTURE/agricultural field	
AGRICULTURE/agricultural outbuilding	
RECREATION AND CULTURE/hall	
RECREATION AND CULTURE/outdoor recreation	

7. Description

Architectural Classification:	Materials:
OTHER: Rustic	foundation: STONE/stone pier
	walls: WOOD/log
	roof: EARTH/sod; WOOD/cedar shingles
	other: METAL

Narrative Description

The OTO Homestead and Dude Ranch (OTO Ranch) is located 10 miles north of Yellowstone National Park, in the sparsely forested Cedar Creek drainage, against the backdrop of the Absaroka Mountains. Remnants of a 19th century homestead, an extensive barn/coral complex, hayfields, and an irrigation system attest to the site's history as an agricultural complex. The log tourist facilities, centered within a large undeveloped expanse of private land at the western edge of the Absaroka Wilderness, convey the ranch's important role in the movement of defining western culture as a critical element of our national heritage.

All but five (5) of the 28 buildings described below demonstrate rustic architecture, were constructed during the historic period, remain structurally intact and unaltered by modern additions or materials, and thus contribute to the OTO district. Contributing structures include the water supply and water-heating systems. The abandoned irrigation system, the four cultivated fields, Dick Randall Point, the Hell Roaring Trailhead, and the Cedar Creek road have been evaluated as contributing features. The five buildings considered non-contributing are the Shield's House and Shed of the 1950's, the 1970's Hayden house and pheasant coop, and the frame (tool) shed of the historic period which lacks physical integrity.

The Original Homestead:

The homestead site is located in a cottonwood grove along Cedar Creek, south and west of the road leading to the dude ranch. Physical improvements include the original homestead cabin constructed by Joliff and Blakeslee prior to 1898 and a second dwelling, two barns, a shed, and one-room bunkhouse constructed by Dick Randall between 1898 and 1920. The two-track road located along the east side of the site is flanked by a post and wire fence and spanned by a log entry gate. Additional fencing, broken by vertical milled lumber/cross brace gates, forms the south boundary of the building site. An elaborate milled lumber and lodgepole corral system connects the barns with the shade and water provided by Cedar Creek. Domestic plants include apple and lilac. The outline of the cultivated field located adjacent to the building site is still distinguishable from the surrounding grassland.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 1

Homestead Cabin (one contributing building):

The homestead cabin is a low, one story log structure resting on an unmortared, rubble stone foundation and covered with a shallow front gable sod roof. An 1889 addition to the cabin created a "T" shaped floor plan. The blunt cut logs are joined with ventral saddle notches. Little of the cement daubing remains. Due to the lack of a protective eave overhang, the logs are cut close to the notch. The sod roof has collapsed inward at the gable junction. As a result the east elevation exterior wall of the original component also has collapsed.

Two-lite over two-lite double-hung windows with milled-lumber surrounds are symmetrically located within all elevations of the addition. All glass panes are missing. A six-panel door within the south elevation currently provides the only access to the building's interior. The secondary entrance within the original component has collapsed. Two five-panel doors leaning against the east elevation are believed to have been interior doors. Extant door and window surrounds are constructed of milled lumber.

Shield's House: (non-contributing)

Jesse Shields had this one-story log and frame building constructed circa 1950's. The original log component consisted of a "T" shaped building. A frame addition added at an unknown date is located on the north elevation of the original component. The building rests on a mortared stone foundation. Sheet metal covers the cross-gable roof, which has exposed rafters and purlins. The logs of the original component are joined with shallow ventral notches with concrete daubing. The frame addition is sided with board and batten and protected by a shed roof. The shed roof intersects with the north slope of the gable roof on the original component.

On the original component, an open porch is formed by the extension of the purlins past the front of the building. Log columns support the front of the porch and the gable end of the porch is infilled with logs. A vertical tongue and groove plank door, centered within the front (south) elevation (under the porch), provides access. The few windows within the log component are six-by-six sliding. The frame component has a six-lite fixed window.

This structure is not considered to be contributing because it was built in the 1950's and built separate and unconnected to events related to the dude ranch or the dude ranching industry. It is not visually intrusive to the site however, and the rustic appearance will be maintained and the building used for administrative purposes.

Outhouse (one contributing building):

The outhouse, located southeast of the original cabin, is of frame construction with a shed roof. There is no visible foundation. Corrugated metal covers the roof and rough-cut tongue and groove planks cover all vertical elevations. The doorway is offset within the north elevation, and contains a door made of vertical planks and a cross brace. A six-inch gap between the top of the walls and the roof provides ventilation for the building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 2

Shield's House Shed: (one non-contributing building)

The shed, located northwest of the main house, is a small frame building, sided with rough cut tongue and groove planks and resting on a mortared stone foundation. Corrugated metal covers the front-gable roof. This building contains one, six-lite fixed window within the east elevation. A vertical plank door offset within the west elevation provides the only access. Interior walls have been surfaced with celotex and the floor is covered with tongue and groove wood. This structure probably slightly post-dates the Shield's House and it is believed that the building was constructed ca. 1950's, unconnected to the OTO and the period of significance. It was last used to store dairy equipment.

Original Barn (one contributing building):

The original barn (constructed by Dick Randall soon after his 1898 purchase of the property), is an imposing two and one-half story log and frame structure with a steep gambrel roof. A one and one-half story shed-roof addition is located on the south elevation. The first stories of both the gambrel and shed-roof components are constructed of saddle-notched logs with concrete daubing. The log ends display both blunt, and "chopper-cut" finishes. The ends of the log floor joists and of the lower-level interior walls extend to the exterior. The second and half-stories of the original component and the half-story of the addition are of frame construction. They are sided with milled lumber planks in a variety of widths. Deteriorating cedar shingles cover the roof. Remnants of the structural system associated with the original hay hood project from the west gambrel crown. The building has a dirt floor and appears to lie on a stone pier foundation. The sill logs have deteriorated, causing the building to shift and settle, particularly on the north side.

Entries into the barn include two vehicular doorways in the west elevation, both with hinged, vertical tongue and groove doors. The south elevation has a single entryway with a door constructed of half-logs. The east elevation has a single entryway and a vehicular entryway-both with frame doors. Openings for hay doors are located in the half-story of the south and west elevations of the original component. The doors have fallen from the hinges. Although there are no windows, a series of openings within all but the north elevation provide light and ventilation. Vent and door surrounds are constructed of milled lumber.

The interior of the building is unfinished, with all structural elements exposed. Members of the truss system have collapsed as the building has shifted; lodgepole posts have been propped between the floor and the exterior walls to counteract the inward lean of the south elevation. The floor of the lower level is dirt; the upper level floor, still bearing a load of hay, is constructed of heavy planks atop log floor joist. The lower level stalls are demarcated with lodgepole partitions or with heavy 10" by 2" milled lumber planks. Wood stanchions and feed troughs in the shed-roof component date to the building's use as a dairy operation.

In 1998, a small earthquake hit in the OTO vicinity and the loft of this barn collapsed. The ground floor remains intact. Luckily, scaled drawings were completed on the structure prior to the collapse and attached to this Nomination. It is considered still contributing even considering its poor condition, because it was an important part of the agricultural part of the OTO dude ranch and restoration will be able to maintain a great deal of the original structure.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 3

Second Barn (one contributing building):

The second barn, located just west of the original, is a one and one-half story log building with a steep gambrel roof and flared eaves. Bess Randall reports that the barn was constructed after she had left. The "look" of it and construction technique makes it likely that it was built during the Shield's Ranch era. It rests on a high, rubble stone foundation. The logs, of uniform diameter, are joined with deep saddle notches and concrete daubing. There is very little of the daubing remaining. Log purlins and frame rafters are exposed. Both gambrel ends are sided with 12" horizontal planks. Corrugated metal covers the roof.

A set of double, side-hinged doors made of vertical tongue and groove boards with cross braces, is located within the east and west elevations. The opening for a hay door is located in the half story of the east elevation. A lodgpole ladder provides exterior access to the hay door.

The interior of the building is unfinished, with all structural elements exposed. The lower level floor is dirt; the upper floor, still bearing a load of hay, is constructed of heavy planks atop log floor joists. Lodgpole and milled lumber partitions separate the stalls. The feed bins are of similar construction.

One-Room Bunkhouse (one contributing building):

The bunkhouse, constructed in 1905 to accommodate big-game hunters, is an unusual four-square log building with a pyramidal roof, a gable dormer, and the remnants of two chimneys. The logs are joined with ventral saddle notches and a liberal amount of concrete daubing. Although the log ends were originally chopper-cut, many have since been cut straight in an attempt to control rot. Cedar shingles cover the frame roof. Corners of the building's stone foundation washed out in the 1927 flood.

A five-panel door, offset within the south elevation, provides access to the interior. An enclosed frame vestibule with a flat roof protects this entry. However, the roof and south exterior wall have collapsed and only the east and west elevations and the tongue and groove vertical plank door remain standing. Windows are limited to a one-lite fixed window within the north elevation and a four-lite fixed window within the dormer. An interior window in the dormer provided additional light; only the window surround remains.

The one-room interior of the building is unfinished: walls are log and the pyramid roof is open. Tongue and groove wood covers the floor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 4

The Dude Ranch:

In 1910, the Randall family began construction of a series of cabins, north and west of the original homestead site. Completion of these cabins in 1912 marked the official beginning of the OTO's history as a Dude Ranch. Subsequent development associated with the dude ranch included construction of a main lodge, five more cabins, a second lodge, a generator house, a saddle house, and a commissary. All buildings and features within the complex described below, with the exception of the shingle cabin (c. 1934) and the modern log home (circa 1980) were constructed prior to 1928.

The Lodge (one contributing building):

The lodge lies equidistant between the irrigation ditch and Cedar Creek, and forms the dominant element at the center of the site (site map). Construction began in 1914 and was completed in September 1920. The one-story log structure rests on a rubble stone foundation and is protected by a cross-gable roof covered with composition roofing material. Paired log posts buttress all external corners and hide the log joints. The concrete daubing bears remnants of the original green paint. The door and window trim is painted red.

The lodge has a "T" shaped floor plan. The main entry, kitchen, and dining room are located in the east/west oriented stem of the "T". A gable-roofed porch, supported by log columns and accessed by rebuilt wooden steps flanked with stone abutments, extends from the center of the west elevation of this wing of the building. The north/south oriented wing contains the guest rooms, two bathrooms, a recreation room, and the lobby. A second gabled-porch (also supported by log posts and accessed by concrete steps with stone abutments), is located on the south elevation of this wing of the building and provides direct access to the recreation room. Distinctive, cast-iron lions guard the steps of this entry.

The dominant fenestration within the building consists of pairs of six-lite double-hung windows, and one-by-one nine-lite casement windows symmetrically located within the front (west) elevation. One by one nine-lite casement windows line the east elevation of the north/south axis. The north and south elevations of the east/west axis contains three-lite sliding windows. Basement windows, set into the stone foundation, are visible in the east/west axis, however, they have been boarded over. Inset half-logs frame all of the windows.

The primary (west) entrance contains a wood paneled door, and a wooden screen door, flanked by long, narrow, eight-lite, fixed windows. The southern entrance also has a paneled door and a wooden screen door, and has a surround of milled lumber. Secondary entrances include a paneled door and wooden screen centered within the north elevation of the north wing and accessed by a stone-faced concrete stoop, and a paneled door within the east elevation of the east/west axis. Half-log surrounds frame both of these entries. An additional door, constructed of vertical boards, framed with milled lumber, and offset within the east elevation of the east/west axis, appears to be a later addition. A semi-subterranean cellar door is located within the north elevation of the east/west axis.

The external firebox of the recreation-room fireplace is located within the east elevation of the north/south axis and is constructed of uncut river rock. The chimney is constructed of brick. The narrow, external brick chimney associated with the kitchen stove is parged with concrete as far as the eave line of the south gable slope of the east/west axis. Only the brick chimney, extending from the juncture of the cross-gables, of the main room fireplace is exposed.

Decorative details and exposed structural elements include an exposed king-post truss system, infilled at the gable ends with small lodgepole logs laid vertically and horizontally in a decorative pattern. This construction system is not duplicated in the east/west axis, where logs are placed in the typical horizontal configuration. The gable end of the west porch roof is also

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 5

embellished with lodgepole logs laid in a decorative pattern. The south-porch pediment truss system is exposed. The log ends of the interior support system, cut flush with the exterior walls, are visible on the north elevation of the north wing; elsewhere on the building, half-log posts cover the points where the interior framing system meets the vertical seams of the exterior walls. Rafters (resting upon the upper log and notched to the purlins) and the ends of the log floor joist are also exposed.

Lodge Interior:

Unfinished log walls, vaulted ceilings, paneled doors, wood floors, an exposed truss system, and extensive use of small-dimension lodgepole dominate the interior decor of the lodge. As on the exterior gable ends, the truss system at the bearing walls is infilled with small diameter lodgepole, laid in decorative patterns. The truss systems at the two cross gable junctures (created by the front-porch gable pediment and the kitchen/dining room wing) are sided with lodgepole.

The main room and recreation room ceilings are open to the lodgepole roof; the vaulted ceiling of the dining room and the drop ceiling of the kitchen are finished with decaying celotex panels and lodgepole battens. Dropped ceilings within the hallways, bathrooms, and bedrooms are constructed of small lodgepole; the truss system however, remains exposed above doorways and bearing walls.

All floors, with the exception of the kitchen floor, are constructed of varnished 4" tongue and groove planks. The kitchen floor is finished in rolled linoleum of a geometric pattern. With the exception of the bathrooms, the horizontal log walls are oiled rather than painted. Partition walls within the bathrooms are painted white and placed vertically rather than horizontally.

A set of bi-fold doors, created by hinging two sets of five-panel doors, divides the main room from the dining room. This wide doorway provides a view from the dining room, through the main room, to the front-porch and beyond to the Gallatin Range. Pairs of hinged five-panel doors lead from the main room to either wing and from the dining room to the kitchen. All other interior doorways have five-panel doors. Interior door and window surrounds are created from half logs, milled lumber, or a combination of the two.

The basement walls are composed of the mortared, rubble foundation. The ceiling is open, exposing the log floor joists and subflooring of the first story. The floor is dirt. Interior walls are constructed of milled lumber. The tunnels in the foundation walls through which ran the plumbing for the two retrofitted bathrooms (c. 1925) are clearly visible.

Built-in furnishings include two milled-lumber/lodgepole waiter stations in the dining room and lodgepole/plank benches along 3 walls of the recreation room. The two fireplaces are constructed of uncut, uncoursed, mortared stone and are adorned with simple concrete hearths and milled-lumber mantels. While all trophies have been removed from the lodge, cow skulls remain imbedded in the recreation-room fireplace. Elk horns, once embedded in the main room fireplace, have been cut at the base. Light fixtures consist of single bulbs, suspended from the ceilings, wagon wheels bearing five bulbs, and wrought iron fixtures. The original knob-and-tube wiring remains in place yet is no longer functional.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 6

South Cabins (five contributing buildings):

The five nearly identical south cabins are located just north of Cedar Creek, at the southern extreme of the narrow Cedar Creek valley that forms the natural boundaries of the dude-ranch site. Their construction in 1912 marked the official opening of the OTO Dude Ranch. Cabin #2 is constructed of aspen logs; the remaining four are constructed of pine logs. Cabin #1 is a two-room building; all others have only one room. All fixtures and plumbing associated with the bathrooms built in two of the cabins in 1920 were removed in the late 1930s.

The log cabins are of shallow ventral notch construction, and lie on mortared, rubble stone foundations. All of the cabins display front-gable roofs that extend beyond the front wall of the building to protect concrete patios. All roofs are finished with cedar shakes. The extended-gable overhangs also protect the decorative, blunt-cut log ends that extend beyond the northeast and northwest corners of the buildings. This extended-gable construction, popular through-out the Rocky Mountain west during the frontier period and formalized by both the National Park Service and the US Forest Service, originally served the purely utilitarian function of protecting a cabin's primary entrance from the heavy snow-pack of the Northern Rocky Mountain region. At the OTO, the gable extension extended the cabin's living space during the summer months.

Primary structural elements, including rafters, purlins and the log ends of the interior bearing walls of the two room cabin (cabin 1), are exposed. Concrete daubing fills the large spaces characteristic of shallow ventral notching. Windows, located within the front (north) elevation, are two-by-two sliding. Cabin #1 also contains a six-lite fixed window in the east elevation and a four-lite fixed window in the south elevation. Milled lumber forms the window surrounds. Glazed and paneled doors, paired with wooden screens and offset within the north elevations, provide the only interior access to the cabins.

The interior finish of the cabins continues the rustic theme. The ceilings are open, exposing the log rafters and milled-lumber roof members. The log walls are unfinished, and the paneled doors and 6" tongue and groove floor boards are varnished rather than painted. Window and door surrounds consist of six-inch milled lumber finished with a clear varnish. Furniture left in the cabins includes wrought iron bed frames, windsor chairs, lodgepole/milled lumber end tables, and built-in clothes racks. Electric wire conduits are exposed. A unique lodgepole bench graces the front porch of Cabin 5. Lighting fixtures consist of bare bulbs, occasionally paired with tin pie plate reflectors.

Cabin #1 is unique in that it contains a kitchen, furnished with a porcelain sink with built in drain board, and a wood-burning range. A stove-pipe chimney is located within the south corner of the east gable-slope of this building.

South Cabin Outhouse/Outhouse #3 on map (one contributing building)

The outhouse serving the south cabins is located adjacent to Cedar Creek, directly behind Cabins #1 and #2. This building is of frame construction, sided with vertically placed tongue and groove boards, and protected by a shed roof covered with sheet metal. It is divided into two compartments, one for men and one for women. A platform of logs and planks elevates the outhouse, thus preventing structural decay and providing ventilation. Additional ventilation is provided by two screened windows located under the eaves of the front elevation. Vertical tongue and groove doors located in the east and west elevations provide access.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 7

Pheasant Coop (one non-contributing building)

This structure dates to the 1970's, and was related to the period when Hayden owned the property and tried to introduce pheasants onto the ranch.

The pheasant coop is of frame construction, with board and batten siding and protected by a shed roof covered with sheet metal. It has a dirt floor and no visible foundation. The windows dominating the upper half of the south elevation appear to have been originally covered with small-gage mesh screening, fragments of which remain. Access was provided by a half door, constructed of vertical tongue and groove and located at the eastern extreme of the southern elevation.

North Cabins (five contributing buildings):

The five similar "north cabins" are located along the irrigation ditch, amidst an aspen grove, at the northern extreme of the Cedar Creek valley that forms the natural boundaries of the ranch site. They were constructed in 1920.

The log cabins are of shallow ventral notch construction on stone foundations and are protected by extended front-gable roofs covered with sheet metal. The roofs of Cabins 6 and 10 are breached by a stove pipe. The gable extensions protect both the concrete patios and the decorative blunt-cut log ends that extend beyond the southeast and southwest corners of the buildings.

Primary structural elements, including rafters, purlins, and the log ends of the interior bearing walls of Cabin #6, are exposed. The large spaces characteristic of shallow ventral notching are filled with concrete daubing. Windows are two-by-two sliding and most are covered with mesh screens in wooden frames. Milled lumber forms the window surrounds. Vertical plank doors or four-panel doors, all framed with milled lumber and offset within the south elevations, provide interior access.

The interior finish of the cabins continues the rustic theme. Cabin #6 contains two rooms, divided by an interior wall containing a varnished four-panel door surrounded with six-inch milled lumber. The ceilings of all the cabins are open, exposing the log purlins and milled-lumber roof members. The log walls are unfinished and the four-inch, fir, tongue and groove floor boards are varnished rather than painted. Window and door surrounds and baseboards are formed with six-inch varnished milled-lumber. Furniture left in the cabins includes lodgepole side-arm chairs and hickory rockers with rush seats, milled-lumber wood boxes and built-in clothes racks. Cabin 10 contains a series of pegs hung with tack. Cabin #6 and #10 contain wood burning stoves on metal hearths. Electric wire conduits are exposed. Lighting fixtures consist of bare bulbs.

North Cabin Outhouses/Outhouse #s 1 and 2 on map (two contributing buildings)

The north cabins were served by two outhouses, one straddling the irrigation ditch, the other built along the ditch's southern bank.

The Outhouse #1 is of frame construction. The exterior walls are finished with shiplap siding and the shed roof is covered with sheet metal. The interior has two seats. Although neither door remains in place, a door constructed of vertical tongue and groove boards lies adjacent to the east entrance.

The Outhouse #2 is also of frame construction, sided with beveled siding and covered with a side-gable roof. No roofing material remains. Diamond cutouts in the gable ends provide ventilation. Only the milled-lumber surround of the door, offset within the southern elevation, remains. Although the design of this outhouse is standard, the building site is unique; the building straddles the irrigation ditch and waste is washed downstream.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 8

Saddle Room (Tack Barn) (one contributing building):

The saddle room, constructed c. 1921, is a two-story log building located south of Cedar Creek in a sparse stand of timber. The building is joined at the corners with ventral saddle notches and is protected by a shallow gable roof covered with cedar shakes. Deadfall has collapsed the roof. The shallow foundation is constructed of mortared rubble stone. The wall logs are unpeeled and vary greatly in size, thus producing large, irregular spaces in the exterior walls. No daubing remains. The "chopper"-cut rafter ends and the log ends of the second-level floor joists are exposed. Fenestration is limited to a four-lite fixed window within the second level of the northwest elevation. Only the milled lumber surround of the door within the northwest elevation remains.

The upper floor of the saddle room held a workshop and storage area. The walls of the lower floor were lined with numbered pegs, each hung with a saddle and bridal. A blackboard near the door listed the dude, his saddle number, and the name of his horse. The cutting corral once located adjacent to the saddle house is no longer extant; a corral gate and fence remnants, however, lie to the southeast of the building, near Cedar Creek. The bridge connecting the saddle room to the main building complex is also gone. Remnants of the bridge pilings, however, are still visible.

Hydro Building (one contributing building):

The spring house is located east of the saddle room, on the south side of Cedar Creek within a dense stand of timber. This is a one story frame structure which lies on a concrete platform. It has a front-gable roof, covered with wood shingles.

Generator/Turbine House (one contributing building):

The generator house constructed in 1920 is a one story, one room, ventral-notch log structure with a low, side gable roof covered with cedar shingles. The building rests on a shallow rubble stone foundation. Concrete daubing fills the large spaces characteristic of shallow ventral notching and the use of log of various sizes.

Fenestration is limited to a single vacant window space within the east elevation. Only the frame surround of the west-elevation door remains. Although the generator has been removed, a segment of the wooden pipe which fed water to the turbine remains in the south end of the east elevation. On the interior of the building, approximately two and one-half feet of the pipe remain and extend to the cement platform that once held the turbine. The turbine is reported to have been removed in the late 1930s. A concrete spillway, which channeled the water from the turbine back to Cedar Creek remains in place. The interior of the building is unfinished, the floor is dirt. Structural stabilization and preservation maintenance of this building was completed in 2003. All original fabric with integrity was maintained and the project was completed with in-kind repairs. The cabin shell has been restored to its original look.

The generator house contained a water-driven generator: "water taken from [Cedar] creek ran over a large penstock and then strained into a fourteen inch pipe, finally driving the turbine." The generator supplied electricity to the cabins and the lodge and provided enough power for sawing building logs. While the turbine has been removed, the diversion dam, diversion box, and wire wrapped wooden pipe remain. This water supply system should be considered a contributing structure of the OTO district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 9

Shower Building (one contributing building):

The shower house and laundry facility, "conveniently located" to the south cabins and the main lodge, was built c. 1921. It is a one-story building with a low gable roof covered with cedar shakes. The bottom four feet of the walls is formed with stone and provides a base for the showers. The upper portion of the walls is constructed of logs joined with shallow ventral notches and daubed with concrete. Rafters and purlins are exposed. Fenestration is limited to two one-lite hopper windows located in the west gable end. Four-panel doors within the north, south, and east elevations provide access. A large opening, covered with a hinged tongue and groove door, is located within the south elevation. It may provide access to the water tank and/or wood storage area located in the deep basement at the eastern end of the building. The foundation at the southeast corner of the building is extended, serving as both a retaining wall and the railing for the steps leading to the firebox. Interior finishes include parged stone walls and concrete floors. Ceilings throughout are vaulted, exposing the truss system and the frame roof members.

The firebox and chimney, constructed of brick salvaged from a coke oven, was used to heat the 1000 gallons of water stored in an Army Surplus tank. Clyde Erskine describes the construction of the hot-water system:

The grates [of the brick oven] were made from old railroad tracks cut in three foot lengths and there was a large space underneath for ashes. I tried to heat the tank with direct heat but that did not work so we got some pipe, made coils and put them under the tank and built a big fire in the firebox. For awhile I thought it was all going to blow up. We had hot water even in the cold water line. I knew where there was a governor on an abandoned threshing machine, so we salvaged it and put it on the water system. That did the trick and we always had hot water with only two loadings of the firebox.

This heating system, including the coiled pipes, is extant and should be considered a contributing structure.

Frame Cabin: (one non-contributing building)

The frame cabin was constructed c.1934, during Chan Libby's tenure, and bears no resemblance to those structures dating to Randall ownership of the OTO ranch. It is a one-story structure, resting on a stone-pier foundation, sided with shingles, and protected by a low side-gable roof in a state of collapse. Windows within the front (north) elevation are six-lite by six-bite sliding in wooden frames. A single-lite fixed window is centered within the rear elevation. Only the frame surrounds of the north-elevation door remains.

The interior walls of the cabin are constructed of vertical tongue and groove planks. The vaulted ceiling exposes the frame truss system, many members of which have collapsed. The six-inch fir, tongue and groove floor boards have also collapsed in a number of places. Although more than 50 years old, this cabin was not constructed during the district's period of significance and is not a contributing element.

Concrete Water Cistern (one contributing structure):

The cistern, located east of the main complex, is of concrete construction with a sod-covered gable roof.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 10

Garage (one contributing building):

The garage, constructed c. 1928, is a one-story log structure, with exposed rafters, ventral notching, and a low front-gable roof covered with rolled roofing material. The extent to which the blunt- and chopper-cut logs extend beyond the wall junctions varies. The lower five logs within the east elevation are rotten and split. In contrast to other outbuildings on site, the logs are of uniform diameter. There is no visible foundation. Vehicular access is provided by the pair of side-hinged, vertical plank doors that dominate the front (north) elevation. Logs within the south elevation, at bumper height, were cut out in the fall of 1928 to allow room for the Randall's new truck. There are no windows.

Ice House (one contributing building):

This one story log building is joined with ventral notches, rests on a shallow rock foundation and is protected by a low front-gable roof covered with cedar shakes. Rafters and purlins are exposed. Concrete daubing fills the large spaces characteristic of shallow ventral notching. In contrast to other outbuildings on site, the logs are of uniform diameter. A tongue-and-groove door, centered within the north elevation, provides the only access.

Rubble Foundation and fireplace ruins (one contributing site):

This mortared rubble stone foundation marks the location of a bunkhouse built for the summer help and wranglers. Although the house burned in the 1950s, the foundation and fireplace should be considered a contributing site.

Honeymoon Cabin (one contributing building):

This simple one-story log dwelling predates Randall's ownership of the OTO ranch. It was later inhabited by Clyde and Bess and renamed the "honeymoon cabin." The building rests on a shallow stone foundation and is covered with a front-gable roof. The roof is constructed of milled lumber and covered with sod. The logs are joined with ventral saddle notches, and are both chinked and daubed. Purlins and rafters are exposed. Although the log ends were originally chopper-cut, many have since been cut straight in an attempt to control rot.

Windows are one-by-one sliding, paired with wood-framed screens, and finished with milled-lumber surrounds. Their similarity to the windows in the north cabins suggests that they were a 1920s addition. Only the milled-lumber surround of the front (south) door remains. The north elevation entry has a board and batten door.

The interior walls and ceiling are unfinished and the floorboards have either decayed or been removed. The upper courses of the stone foundation are exposed on the interior.

A large vine has engulfed much of the building. A modern jack-leg fenced enclosure is connected the building. This enclosure protects the satellite dish. The irrigation ditch has eroded and under-cut the bank on which this structure was built. This has caused the structure to nearly collapse and left it with no original location on which to preserve the structure.

New (Hayden) House (one non-contributing building)

The logs of this one-story building are joined with ventral saddle notches, and the building is daubed with concrete. The building rests on a concrete foundation and is protected by a front-gable roof covered with composition shingles. The four-square floor plan is broken by a large porch, which wraps around the south and east elevations and which is covered with a half-hip roof. Braced columns support the porch roof and narrow logs form the porch railing system. Windows in this building include a sliding one-by-one-by-one lite and a double-hung one-over-one lite. Entries in the south and east elevations have

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 11

paneled doors. A post-and-pole fence, highlighted by an unusual entry topped with a bowed log, surrounds the building. This building, constructed in the 1970s, is not yet 50 years old, is not associated with the Randalls' operation of a Dude Ranch, and thus does not contribute to the historic district.

Post Office/Commissary (one contributing building):

The one-story, rectangular post office/commissary building, constructed c.1918, straddles the irrigation ditch. Close proximity to the ditch has resulted in water damaged sill logs and partial building collapse. A deep bow in the interior floor suggests that flooding has undermined the stone foundation. The logs are joined with ventral notches and the walls are daubed with concrete. Log rafters and purlins are exposed. Rolled composition roofing material and cedar shakes cover the low front-gable roof.

The gable roof extends past the front elevation, protecting a plank porch. A door constructed of horizontal half logs provides the primary access. This door is framed with milled lumber and paired with a wooden screen door. A paneled door is located at the north edge of the west elevation. Windows in this building consist of six-by-six-by-six lite sliding sashes in wooden frames with half-log and milled-lumber surrounds. A post-and-pole fence ties into the northeast and northwest corners of the building.

The interior walls of the building consist of the unfinished logs. The frame roof system of the vaulted ceiling is exposed and the floor is formed of log eight-inch wooden planks. Interior doors are constructed of vertical tongue and groove boards with cross bracing. Half-logs form the door and window surrounds. Extant furnishings include a glass display case mounted on a vertical-log stand, a milled-lumber dresser with attached display case and mirror; and, shelves mounted to the interior walls with brackets. A wagon-wheel "chandelier", similar to those found in the lodge, hangs from the center rafter. Knob and tube wire conduits are exposed.

Cement Garage and Root Cellar (one contributing building)

This concrete-block building, constructed c.1921, consists of an above ground storage area and a subterranean ice house. Although the roof of the root cellar component is no longer in place, the slight arch of the north and south exterior walls suggest that a very shallow front-gable roof once protected the building. Indentations made in the concrete by log purlins remain. Only the hewn-log surrounds of the double doors that once dominated the front elevation are extant. There are no windows.

Kiln type – Boiler Oven (one contributing structure)

Rock and mortar construction built next to the shower house to heat water for the shower house and the lodge. It was built for coal or wood, but probably used primarily wood. This structure is still in good condition.

Pen Stock – pen stock diversion and wooden pipe (one contributing structure)

This structure runs from about 200 yards above the OTO headquarters to a diversion structure off of Cedar Creek, then a wooden reservoir was built to collect water before channeling it into a 12" wooden pipe which took water to the turbine house, where it created electricity. The wooden pipe is still intact and the reservoir remains "interpretable" although in poor condition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 12

Contributing Sites:

Following guidelines in National Register Bulletin 30 (1990 Draft, p.25), HRA has included the built and natural landscape surrounding the OTO within the district boundaries as sites contributing to the OTO's associative value. These sites include traditional access to the ranch, an irrigation system, cultivated acreage, trail heads, and the natural landscape, consisting of but not limited to forest stands (from which the logs for the buildings were taken), and prominent vistas.

Irrigation System (one contributing structure)

The historic OTO irrigation system consisted of four ditches, two diverting water from Second Creek and two from Cedar Creek.¹ The northern ditch, most likely developed circa 1902 following Dora Randall's Desert Entry claim to Section 8, diverted from Second Creek within the NW4 of Section 4, ran west south west approximately 1 mile to First Creek, joined First Creek for approximately 1/8 mile and then ran southwest for 2 miles to the cultivated lands within the E2 of Section 7. The second ditch diverted from Second Creek within the NE 1/4 SW 1/4 NE 1/4 ran southwest for approx 1/4 mile, forming the northern boundary of a cultivated plot, and joined the course of Cedar Creek within the SE1/4 NW 1/4 Section 8. The ditch adjacent to the building site diverted from Cedar Creek within the SE1/4 NW 1/4 SW 1/4 of Section 8 T8S R8E, ran just north of the five north cabins and the post office/commissary, through the north-cabin outhouse, and west to the hay fields immediately north and west of the homestead site, within the S2 SE 1/4 of Section 7. The southernmost ditch, diverted from Cedar Creek within the SE1/4 SE 1/4 SE 1/4 of Section 7, dipping south into the N2 NE1/4 of Section 18, and rejoining Cedar Creek approximately 1 mile west of the Point of Diversion. This ditch formed the southern border of the cultivated area adjacent to the homestead site. It was likely constructed soon after Randall's 1898 acquisition of Section 7.

The ditches and four board/earth diversion dams were abandoned post 1950. The banks have sloughed, the beds have become overgrown, and only portions of the cribbing associated with the diversion dams remain. However, the ditch courses are clearly discernable and the entire irrigation system - testimony to the district's status as a working ranch rather than simply a dude resort - should be considered a contributing site of the OTO historic district.

Cultivated Acreage (four contributing sites)

Cultivated acreage associated with the OTO ranch consisted of four distinct parcels, one near the confluence of Cedar and Second Creeks; one immediately north and west of the homestead site; and two along the bench within the N2 of Section 7.² The fields were abandoned post 1950. Despite incursions by native species, hay and wheat still predominate in these areas, the demarcation between planted and naturally occurring grasses is clearly evident, and the fields remain graphic reminders of the district's agricultural past. These fields are discontinuous; each should be considered a separate contributing site to the OTO historic district.

Dick Randall Point (one contributing site):

Dick Randall Point, within the SW 1/4 SW1/4 NE1/4 of Section 18, was a short afternoon pack trip from the OTO Lodge (please refer to the attached topographic map) and served as a "backdrop or a scenic vista for visiting dudes."³ At the request of Bess Erskine, the United States Board on Geological Names officially named the site after Dick Randall in March of 1992. The

¹ Montana State Engineer's Office, Water Resources Survey, Park County Montana. Published by the State Engineer's Office, Helena, Montana, 1951, Vol II, p.42

² Montana State Engineer's Office, Water Resources Survey, Park County Montana. Published by the State Engineer's Office, Helena, Montana, 1951, Vol. II, p. 42.

³ Helen [Bess] Erskine, "Dick Randall Peak Geographic Name Nomination", 1/14/1991. On file with the Gallatin National Forest, Bozeman, Montana and the U.S. Board on Geological Names, Washington, D.C.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

OTO Homestead and Dude Ranch
Park County, MT

Page 13

view from the dude ranch complex to the granite outcrop remains unencumbered by modern development; Dick Randall Point and the visual line between it and the Dude Ranch complex should be considered a contributing site.

Cedar Creek Road (one contributing structure):

The current Cedar Creek road, located along the side hill east of the creek bottom, roughly follows the original pre-1900 alignment (please refer to the attached topographic map). The road was rerouted to the creek bottom in 1920, washed out in the flood of 1927, and returned to its side hill location in 1928. At this time, the original stage route was widened and straightened to accommodate motorized traffic. Although the current roadbed has again been widened and regraded, the use of the historic alignment lends physical integrity and associative value to the Cedar Creek Road. That section of road within the boundaries of Dick Randall's holdings should be considered a contributing site.

Hell Roaring Lodge Trailhead (one contributing structure):

This historic pack trail, constructed circa 1914 by Dick Randall, branches from the terminus of the Cedar Creek road at the Dude Ranch Headquarters. Approximately 1 1/4 mile of the trail is within the OTO ranch boundaries. The trail then proceeds through the Absaroka Wilderness, branching to the popular OTO pack-trip destinations of Six-Mile Creek, Monitor Peak, Fish and Knox Lakes, and onto Hell Roaring Lodge, on the eastern side of the Continental Divide. Although overgrown, the trail remains adequate in width and grade to accommodate large pack trains. The first 1 1/4 mile is often disrupted by spur roads, skid lines, and other signs of historic logging activity associated with construction of the OTO buildings and with fire-wood acquisition.⁴⁶ Despite this disturbance, the trail remains passable and essentially unaltered and, within the boundaries of the OTO ranch, should be considered a contributing structure.

Statement of Integrity

The OTO retains a remarkable degree of physical integrity, insuring that the dual agricultural and recreational nature of the ranch, the remote location, the exhibition of "western-design," and the reliance upon local building materials and vernacular industrial design (illustrated by the domestic-water supply and heating systems) remain evident. With the exception of the five-room house and the two-story bunkhouse (destroyed during the historic period), all principal buildings and structures are extant. None of the buildings have been remodeled or expanded in the modern period and all retain sufficient structural integrity to convey original design and function. Non-contributing resources are limited to the Hayden house, the frame (tool) shed, Shield's House and Shed, and the pheasant coop. These buildings are overwhelmed in number and, in size by historic resources and do not significantly detract from the site's integrity of association or feeling (except the pheasant coop, which is unobtrusive in size but NOT in location and should probably be removed). All of the contributing structures are significant examples of vernacular rustic architecture, in which locally available materials dictates design. The dude ranch site - anchored by the lodge, the cabins, and the tack house - represents the conscious attempt to create a western style attractive to eastern guests. Moreover, the remote ranch site has been protected from adjacent modern development - and correspondent threats to integrity of setting, association, and feeling--by the size of Randall's initial holdings and by proximity to the Absaroka Wilderness Area.

⁴ This logged area dates to the historic period, most likely demonstrates historic logging techniques, is directly associated with OTO building construction and utilization of the water heating system, and should be evaluated at a latter time for possible inclusion in the OTO historic district.

8. Statement of Significance

Applicable National Register Criteria: A; B; C

Criteria Considerations (Exceptions): n/a

Significant Person(s): James Norris (Dick) Randall

Cultural Affiliation: n/a

Areas of Significance: Agriculture; Recreation; Social History, Architecture

Period(s) of Significance: 1898-1934

Significant Dates: 1898, 1912, 1914, 1920

Architect/Builder: Dick Randall; Clyde Erskine

Narrative Statement of Significance

The OTO Homestead and Dude Ranch (OTO Ranch) is nationally significant for its historic association with the Dude Ranch Industry (criterion A), for its association with "Dick" Randall, "The Father of Montana Dude Ranching" (criterion B), and because the buildings there are representative of "rustic" and "western vernacular" architecture (criterion C). The Dude Ranching Industry thrived as a result of the c.1900-1930 nostalgia for the American West and the related wilderness and back-to-the-soil movements. The industry thus "played an important role in perpetuating America's continuing romance with the West."⁵ The industry has also been defined as the "single most unique contribution of the Rocky Mountain West to the ever-growing national vacation industry"⁶ and thus had a significant role in regional and national economic development. Dick Randall, Montana's first dude rancher, spent 30 years in the eastern states, "bringing The West east" through his promotion of the OTO. He became known as "Mr. Dude Rancher," as "The Man Who Put the Dude In Dude Ranching," and (with the possible exception of Howard Eaton) is the individual most readily associated with this culturally and economically significant industry. Dude Ranch architecture and decor reflects the vernacular roots of rustic architecture, imposed by proximity to native log and stone and distance from sawmills and finished-product outlets.

The Dude Ranch complex also reflects a second less common component of rustic design - the deliberate attempt (culturally rather than environmentally imposed) to create a "western style" attractive to eastern guests. This cultural aspect lends national architectural significance to those OTO facilities directly associated with development of the dude ranch: The western-style accommodations advertised in OTO brochures represent critical elements of the movement defining and establishing western culture as a 'national heritage. Dude Ranches in the east constructed log complexes as surely as they established decorative cattle herds; both mimicked western ranches. This bi-regional rustic style is distinct from vernacular western architecture (significant at the local or regional level), in which the unavailability of finished supplies dictates the use of locally available materials.

Historic Development:

In September of 1926 the "Dude Ranch Association" held their first annual convention, with the owners of 26 Montana and Wyoming ranches, the governors of both states, and the passenger agent for the Northern Pacific Railroad in attendance. The guest list reflected both the increasing importance of tourism to the Rocky Mountain economy and the havoc being played upon the railroads' passenger-travel trade by the automobile. The formal acknowledgement of the industry and the delineation of industry standards marked the coming of age of what had been an informal, individualistic enterprise fostered by the economic hardship experienced by western ranchers and by changes in the American social and cultural scene.

⁵ Jerome Rodnitzky, "Recapturing the West: The Dude Ranch in American Life," Arizona and The West, vol. 10, p. 111.

⁶ Charles G. Roundy, "The Origins and Early Development of Dude Ranching in Wyoming", Annals of Wyoming, vol. 10, p. 5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 1

The first "travel-for-pleasure" trip in the American west was reputedly made in 1842 by Rufus Sage, who battled intemperate weather, rough roads, and poor food for the sake of spectacular scenery.⁷ However, those travelers suffering poor transportation and limited facilities were the exception. Travel to the western states in the later decades of the nineteenth century was dominated by wealthy easterners not yet comfortable with or proud of America's unique cultural manifestations and thus in search of images of Europe and proof that the wilderness had been civilized. Patrons of coastal or lake resorts arrived on luxuriously appointed Pullman cars, described the Rocky Mountains as "America's Alps" and the California coast as "America's Riviera," and stayed in hotels mirroring the grand hotels of Saratoga, Newport, and Europe. Here the ladies' "breakfast toilets are good enough for the dinner-table, while for dinner they dress ... as for the opera. [They] go out 'buggy-riding' in dancing shoes and ball dresses, or amble about on ponies in highly ornamental riding habits. All this seems very odd among the mountains."⁸ The hunter-tourist, though obviously drawn to the less urbane mountain areas, was often equally insistent upon eastern comforts: in the most dramatic example Sir George Gore of England hunted "with a retinue of 40 men, 112 horses, 12 yoke of oxen, 14 dogs, six wagons, and 21 carts."⁹

At a less extreme level, the hunter-tourist phenomenon and associated respect for the undeveloped reaches of the west and the skills of marksmanship and horsemanship were important precursors to the second wave of western tourism. By the early 1900s Americans, more culturally secure and confronted with the "closing of the frontier" and with the sobering realities of industrialization and urbanization, embraced an idealized version of wilderness and of the Old West. The cowboy, the open range (once vilified as the Great American desert), and belief in the morally uplifting qualities inherent in discipline and in nature were all critical components of this version of the west; support for and travel to the National Parks and America's dude ranches were outgrowths of the resultant travel movement.¹⁰

Although the issue of the first Dude Rancher is one of some controversy, historians generally honor Howard Eaton with the title. Faced with a deluge of non-paying hunters at his Medora, North Dakota ranch and with economic hardship generated by a range fire, Eaton broke the "code of western hospitality" and accepted payment for accommodations from Bert Ramsay in 1882.¹¹ The cataclysmic winter of 1886-1887 and the ensuing end of the open range cattle industry solidified Eaton's commitment to the development of a western ranch "attractive to easterners of the better and more influential classes." The ranch offered participation in America's cowboy heritage, solitude, communion with nature, isolation from immoral urban temptations, and the physical and emotional satisfaction of manual labor. In 1904, Eaton moved his operation from the range country of North Dakota to the scenic splendor of Wolf, Wyoming.¹²

Dick Randall of the OTO ranch, also a cowboy displaced by the winter of 1886, and a hunting guide besieged by non-paying house guests, followed Eaton into the Dude Ranch business in the early 1900s.¹³

Despite the example of Eaton and Randall, the "golden age" of American dude ranching did not begin until the 1920s when an unprecedented number of working ranches began accepting dudes to counteract the effects of the farm

⁷ Lawrence Borne, *Dude Ranching, A Complete History* (Albuquerque: University of New Mexico Press, 1983), p. 10.

⁸ An English visitor quoted in Earl Pomeroy, *In Search of the Golden West: The Tourist In Western America* (New York: Alfred A. Knopf, 1957), p. 21.

⁹ Pomeroy, *In Search of the Golden West*, p. 75.

¹⁰ Roundy, "The Origins and Early Development of Dude Ranching in Wyoming," p. 13; Pomeroy, p. vi.

¹¹ Borne, *Dude Ranching, A Complete History*, 1983, pp. 19-22.

¹² Quoted in Borne, *Dude Ranching, A Complete History*, p. 22.

¹³ See below for a more complete description of Randall's operation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 2

depression. These ranches were sustained by a public "receptive to a Rocky Mountain vacation." Nostalgic interest in the American West was at a peak and the American middle class, possessing leisure time and discretionary income, was both growing and traveling. In addition, automobile ownership and the western road network remained limited, a fact that created a class of "captive clientele," who generally traveled by rail and committed to a two-week or longer stay at destination resorts.

Dude Ranches and Railroads

All early phases of the western tourist industry were dependent upon the railroads: elegantly appointed Pullman cars eased the transition between Newport and the Newport of the West; the Wild West and the western wilderness became popular destinations only after the West's "physical and psychological dangers" - including non-mechanized travel - had been tamed. Concessionaire facilities in the National Parks and the grand resort hotels were often owned or subsidized by railroad interests who therein saw the means to increase passenger travel.¹⁴¹⁶

In August of 1915, the first car to motor through Yellowstone National Park loaded with camping paraphernalia, portended the ultimate demise of this rail-hotel network. By the mid-1920s, passenger travel had decreased sufficiently that railroads cultivated a partnership with the growing dude-ranch industry:

[Dude ranchers] kept saying what the railroad liked to hear, that ranchers in the dude business didn't care for sagebrushers, who were inclined to drive on the next day. What they liked ... were guests who'd leave family cars at home, buy rail tickets, and stay awhile ... A wishful statistician could calculate that 50 or more nice ranches along the Northern Pacific between the Badlands and Cascades could add accommodations for about 2500 dudes via rail. Turn 'em over three or four times a season and you generate a half million dollars in rail revenue ...¹⁵

In anticipation of that revenue, Max Goodsill, passenger agent for the Northern Pacific, promised dude ranchers the support of the railroads' advertising divisions. The Dude Ranch Association (DRA), pledged to "establish co-operation and acquaintances among resort owners and railroad officials," resulted.¹⁶

The DRA formally defined dude ranches as either working ranches of large acreage, generally located in the plains country or the foothills, or mountain ranches set in places of scenic beauty. Dick Randall is credited with successfully arguing at this first meeting for the continued use of the word "dude." Randall contended that the term was not derogatory, simply meaning "some one from outside the Rocky Mountain states," and was more picturesque than the term "guest ranch."

The railroads embarked on an extensive advertising campaign.¹⁷ In a typical appeal to America's infatuation with the Wild West, the Northern Pacific's Ranch Vacation guide contended "one ranch is typically American. It is

¹⁴ Pomeroy, *In Search of the Golden West*, p. 37.

¹⁵ Max Goodsill, passenger agent for the Northern Pacific Railroad, quoted in Joel H. Bernstein, *Families That Take In Friends: An Informal History of Dude Ranching* (Stevensville, Montana: Stoneydale Press Publishing Company, 1982), p. 46.

¹⁶ *Bozeman Daily Chronicle*, "Dude Ranches," 9/23/1926, Vertical File, Merrill G. Burlingame Special Collections, Montana State University, Bozeman, Montana. Hereafter Burlingame Special Collections, MSU.

¹⁷ Railroads associated with the DRA included the Northern Pacific, the Union Pacific, the Chicago, Burlington & Quincy, the Santa Fe, the Great Northern, and the Southern Pacific; Borne, *Dude Ranching, A Complete History*, p. 218.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 3

carefree days spent on a western ranch, living the life of the open range, reveling in scenic beauty, tasting the glamour and romance of the region ... so free from artificiality, so full of spontaneous diversion."

Ironically, car travel (the railroad's nemesis) also promised glamour, romance, spontaneity, and freedom from artificiality. Motoring freed the traveler from "the shackles of railway timetables." Motor tourists fell victim to bad roads and mechanical breakdowns - both delightful advantages forcing the traveler to travel slowly and to pay attention to regional geographic and cultural variation. Motorists (much like the cowboys of the open range) were also freed from the claustrophobic confines of the rail car and limited rail routes. The popularity of dude ranches and auto touring were thus attributable in large part to the same cultural influences.

Despite this cultural affinity, by the late 1930's motoring posed a multi-faceted (and ultimately debilitating) threat to the dude-ranch industry. More cabins, camps, and motels were constructed; visitors to the west were no longer limited to private homes or railroad hotels for accommodations. Increased road development and increased recreational use of western scenic areas diminished one of dude-ranches primary resources: wilderness and solitude. Finally, auto tourists were not restricted to railroad timetables. While they might spend one or two days at a dude ranch, they were unlikely to spend two weeks to two months.¹⁸

In the 1930s, Dude Ranches (their numbers escalating as working ranches turned to dudes in an effort to weather the Depression) received a brief respite in a rejuvenated and redefined "back-to-the-soil" movement, an outgrowth of the apparent economic, moral, and cultural paucity of industrial development. The recreational counterpart of this movement again stressed the moral and physical benefits (especially for America's youth) of an escape from "pavements and from noise." Organizations such as the American Boy Expedition encouraged teens to spend entire summers in an agrarian setting. The OTO ranch, a haven for teenagers since the mid-1920s, reported "hundreds" of additional teen-age guests each summer between 1930 and 1934.¹⁹

By 1939, however, dude ranchers were still hoping for "a swing back toward the old-fashioned two-week vacation." The "swing" never occurred. World War II and associated restrictions on travel, diminished discretionary income, and short labor supply also impeded the growth of the industry. By the 1960s, the dude-ranch industry of Wyoming and Montana "had been relegated to a position of economic insignificance."²⁰

The OTO Ranch, Dude Ranch, Montana (1898-1934)

"Dick Randall, Pioneer Westerner ..."²¹

The winter of 1886-1887 compelled James Norris (Dick) Randall, "father of Montana dude ranching," to look beyond the cattle industry for his fortune. In 1887, Randall and fellow cowhand June Buzzell migrated from the

¹⁸ Borne, *Dude Ranching; A Complete History*, p. 170.

¹⁹ Earl Pomeroy, *In Search of the Golden West*, pp. 155-156; John A. Garraty, *the Great Depression*, (New York: Harcourt Brace Jovanovich, 1986), pp. 199-201; L. W. Randall, *Footprints Along the Yellowstone*, (San Antonio: The Nayler Company, 1961), p. 77; Borne, *Dude Ranching, A Complete History*, p. 67.

²⁰ "Dude Ranching Becomes Big Business In West," *Billings Gazette*, 3/5/1939; "Dude Ranches" Vertical File, Burlingame Special Collections, MSU; Roundy, "The Origins and Early Development of Dude Ranching in Wyoming," p. 5.

²¹ Eastern headline announcing a Dick Randall lecture, quoted in Randall, *Footprints Along the Yellowstone*, p. 74.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 4

Seven-Bar-Seven ranch to Yellowstone National Park, drawn by the hope of employment with George Wakefield's stage operation. During his three seasons of driving "dudes" through the park, Randall acquired both the nickname "Pretty Dick" and an intimate knowledge of the Yellowstone Country. He also made contact with wealthy eastern adventurers in search of a guide and outfitter. By 1894, Randall and Buzzell "had about the biggest log of hunting equipment in that part of the west, running over 100 head of saddle and pack horses."²² Clients included steel manufacturer Elbert Gary, Hartley Dodge of Remington Arms, railroad magnate Henry Villard, western novelists Owen Wister and Philip Ashton Rollins, and General Paul von Hindenburg, WWI commander and future president of Germany.²³

Dick Randall married Dora Rosenborough, daughter of Montana pioneers, in 1892. Their son Gay was born in 1893 and Helen Elizabeth (Bess) was born in 1897. In 1898, Dick and Dora purchased Al Joliff and Ben Blakeslees' squatters' rights to land along Cedar Creek, two miles east of the Northern Pacific line and in the shadow of the Absaroka Mountains. The site possessed everything the prospective cattle rancher and hunting guide was looking for - "good grass and meadow land, seclusion, a crystal clear mountain stream, the whole setting surrounded by picturesque mountains." A rough two-track wagon road, cut into the steep hillside above Cedar Creek, provided access to the main building site. Over the years, Randall was able to acquire additional acreage from the Northern Pacific Railroad and from neighboring ranches.²⁴ Every dollar Randall "got hold of, [he]'d put into cattle."

The cattle were marked with the OTO brand. This historic brand, dating to the Seven-Bar-Seven ranch and signifying the Red River cart of the Metis Indians, "could be made with an iron ring and a straight bar or [out on the range] with an iron ring, a pair of pliers, a case knife and a little brush fire."²⁵

"Mr. Dude Rancher ..."²⁶

Included in the Randall's original land purchase was a one-room log cabin with dirt floor and sod roof, and limited corral facilities. Within two years of purchase, Randall had added a kitchen and two bedrooms to the cabin, expanded the corral system, and constructed a barn, blacksmith shop, and root cellar. Randall and Doris each filed on adjacent sections under the Desert Land and Homestead Acts. Meadow land adjacent to the cabin was irrigated, assuring winter hay for Randall's sizeable cow herd." The outlines of the hay fields and the courses of the irrigation ditches remain.²⁷

²² Roberta Cheney and Clyde Erskine, *Music, Saddles, and Flapjacks: Dudes at the OTO Ranch* (Missoula, Montana: Mountain Press Publishing Company, 1978), p. 66.

²³ Bernstein, *Families That Take In Friends*, p. 22.

²⁴ Bureau of Land Management, *Tract Book Indices for Township SS Range SE*. Dora Randall filed an ultimately successful Desert Land entry on the NW4, W2NW, and the NENE of section 8 in 1902. Dick Randall purchased the SENE of section 8 from the United States government in 1916, the SW4 of section 8 from Oscar Roseborough post 1916 and the SE4 from Gustav Schmidt post 1913. Dick Randall purchased the SW4 of section 4 from Minnie Francis post 1919, filed an ultimately successful Homestead entry for the SE4 of section 7 in 1907, and filed an ultimately successful Desert Land entry on all of section 18 in 1914. Lot 8 of the Desert Land entry was relinquished in 1924. Randall's 1902 Desert Land entry for the SW4 of section 8 never went to patent. Oscar Roseborough later successfully patented the land. All of section 5, all but the SE4 of section 7, the NW, W2NE, NWSE, N2SW of section 9, and all of section 17 were purchased from the Northern Pacific Railroad. There is no record of the Joliff and Blakeslee Preemption.

²⁵ Bess Erskine, 1992; Randall, *Footprints Along the Yellowstone*, p. 66; Cheney and Erskine, *Music, Saddles, and Flapjacks*, p.34.

²⁶ Eastern headline announcing a Dick Randall lecture, quoted in Randall, *Footprints Along the Yellowstone*, p. 74.

²⁷ Cheney and Erskine, *Music, Saddles, and Flapjacks*, p. 4, 20, 33; Randall, *Footprints Along the Yellowstone*, p. 69.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County MT

Page 5

During the long stretches when Dick Randall was away with hunting parties, maintenance of the ranch and care of the two young children fell to "wonderfully capable" Dora Randall. Bess Erskine remembers that a turn-sty, rather than an easily breached gate, provided access to the main yard and kept her and brother Gay locked within the confines of the yard while Dora tended to the chores.²⁸

Bear hunting in the spring, pack trips in the summer, and big game hunting in the fall brought in additional revenue to the ranch - and a plethora of houseguests. After summers of "giving up [their] beds," the Randalls constructed a one-room log bunkhouse and 12' x 16' wall tents with board floors and sides.²⁹ Guests hauled water from the creek for bathing in a galvanized tub hung on the tent wall. Years later, Randall recalled "those were the good old days. Everybody was happy, millionaires and cow hands all shared alike." Bess Randall Erskine remembers these years of constant guests as the true beginning of the Dude Ranch.³⁰

By 1910, "there were so darn many guests, we began building cabins to take care of them and charging for our protection ... The dude ranch business sprang up from just trying to be a good fellow, most if it anyway." In what appears to be the first construction aimed specifically at development of a dude ranch, the Randalls built five cabins along the banks of Cedar Creek, stocked Fish and Knox Lakes with trout, and cut "many miles" of mountain trails. They also constructed Hell Roaring Lodge, located 35 trail miles from the main OTO complex. Here, as many as sixteen hunters could obtain dining, cooking, and sleeping facilities. Building logs for the ranch buildings were cut approximately three miles east of the ranch house in the Cedar Creek drainage and were hauled to the building sites by bobsled during the winter months.³¹

In the spring of 1912, the OTO officially opened to dudes.³² Subsequent development included construction of the OTO Lodge, an office/store building, a shower building, five additional one-room cabins, a five-room cabin, additional corrals, tack house, ice house, power house, dormitory, and a new road from the Yellowstone Trail to the ranch. Clyde Erskine, trained in architecture at the University of Ohio and conscripted into service during the summer of 1920 so that Dick Randall could better judge the character of the man who proposed to marry his daughter, supervised construction of those buildings built between 1920 and 1928. Erskine received able assistance from the rest of the Randall family and from the dudes.³³

Construction of the Lodge began in 1914 and was completed in September of 1920 in time for Bess and Clyde's wedding. The building included a dining room; a kitchen; a living room with large fireplace, Victrola, Ludwig piano, and reading and writing facilities; a trophy den; and a poolroom. Eleven guest rooms flanked the public spaces.

²⁸ Erskine, 1992.

²⁹ Nothing remains of these structures (Bess Erskine, 1992).

³⁰ Randall quoted in Cheney and Erskine, *Music, Saddles, and Flapjacks*, p. 4 (Dude Rancher, "Dick Randall, Who For Nearly a Half Century Has Been Entertaining Dudes," [n.d. (c. 1934), J. Kaiser drawing of cowboy (face) on cover]; Randall, *Footprints Along the Yellowstone*, p. 69; Bess Erskine, 1992.

³¹ Dick Randall, quoted in Cheney and Erskine, *Music, Saddles, and Flapjacks*, p. 4; Randall, *Footprints Along The Yellowstone*, pp. 69-71; OTO brochure, no author, no date, "OTO Ranch" folder, Supervisor's Office, Gallatin National Forest, Bozeman, Montana.

³² Cheney and Erskine, *Music, Saddles, and Flapjacks*, p. 1. Bess Erskine maintains that although 1912 was the official opening of the OTO Dude Ranch, Dick Randall, and later his family's, economic and social life had been dominated since the late 1880s by the guiding and entertaining of eastern dudes. Although further research into Howard Eaton's Medora and Wolf Creek operations would be required before Dick Randall could be conclusively assigned the title of "First" dude rancher, there is no question but that he was an important pioneer in the industry.

³³ *Ibid.*, pp. 48, 59-62.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 6

Two bathrooms were later added to the north guest wing. The majority of the furniture, including the two sideboards that remain in the dining room, was made on the ranch. Navajo rugs decorated the walls and floors.³⁴

Bathrooms were added to two of the original one-room cabins in 1920. Randall protested the additions, arguing that "people came [to the OTO] to rough it" and would be happiest with a big washtub of sun-heated water. Even though the "luxury" cabins soon proved to be the most popular, Randall refused to sanction the construction of additional private baths. The five one- and two-room cabins and the two-story dormitory constructed ca. 1921 were built with only a path to the shower house.³⁵

The shower house (built ca. 1921), "conveniently located to the cabins," contained eight stalls and a laundry room. Water was stored in a 1,000-gallon tank and heated by an oven constructed of brick salvaged from a coke oven. Clyde Erskine describes the construction of the hot-water system:

The grates [of the brick oven] were made from old railroad tracks cut in three-foot lengths and there was a large space underneath for ashes. I tried to heat the tank with direct heat but that did not work so we got some pipe, made coils and put them under the tank and built a big fire in the firebox. For awhile I thought it was all going to blow up. We had hot water even in the cold water line. I knew where there was a governor on an abandoned threshing machine, so we salvaged it and put it on the water system. That did the trick and we always had hot water with only two loadings of the firebox.³⁶

The power house contained a water-driven generator: "water taken from [Cedar] creek ran over a large penstock and then strained into a fourteen inch pipe, finally driving the turbine." The generator supplied electricity to all of the cabins and the lodge and provided enough power for sawing building logs.³⁷

The tack house, a two-story log building known as the "saddle room," was also built in the 1920s as the guest list expanded to the point that a system of coordinating horses, saddles, and dudes became a priority. The upper floor held a workshop and storage area. The walls of the lower floor were lined with numbered pegs, each hung with a saddle and bridal.

A blackboard near the door listed the dude, his saddle number, and the name of his horse. Immediately adjacent to the saddle-room was the cutting corral to which the horses were brought each morning. Clyde Erskine recalled "we could cut them out about ten at a time and run them into a smaller corral where cowboys would put on saddles and tie each horse to the hitching rack. We could get 50 horses ready for riders in 30 minutes."³⁸

The large root cellar/ice house, built into the hillside north of the north cabins, was stocked with ice cut from Yellowstone River. The 200 pounds of cheese and 300 pounds of butter made at the OTO each year were stored in the root cellar comprising the front half of the building.

³⁴ Ibid, p. 48; Bess Erskine, 1992; C.T. (Chan) Libby, interviewed by Joel Bernstein and Glenda Bradshaw, 4/19/1977. Transcribed. Oral History #61, Oral History Collection, Mansfield Library, University of Montana, Missoula, Montana.

³⁵ Cheney and Erskine, *Music, Saddles, and Flapjacks*, pp. 59-60.

³⁶ Ibid, p. 60.

³⁷ Ibid, p. 61.

³⁸ Ibid, p. 61.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 7

By the mid-1920s, large groups of teenagers increasingly composed the OTO guest lists. A two-story log bunkhouse, with floors segregated by gender, was constructed c. 1925 to accommodate these guests. Logs for the building were felled in the winter and transported by sled to the building site. Here the logs "were put up to form the walls by using a pulley, a tripod, and a rope pulled by horses." The bunkhouse was destroyed in a 1929 flash flood.³⁹

Until 1916, the majority of OTO dudes arrived on the Northern Pacific Railroad, debarking at Corwin Springs (later renamed Randall Station).⁴⁰ Here they were met by a four-horse, nine-passenger stagecoach and transported the two miles to the ranch.⁴¹ "The mingled thrill and fright of riding over the mountain road ... was a good introduction to ranch life." After 1916 and the introduction of horseless carriages to Yellowstone National Park, guests increasingly arrived in their own cars. In 1920, Erskine and crew constructed a new road that following the creek bottom rather than clinging to the steep hillside above Cedar Creek.

It was all pick and shovel work. There was a rocky point that had to be blasted. It took all winter to make the road, but for the first time we had a road with turnouts for passing. There were 14 pole bridges in that one and one half miles as the road wound back and forth across Cedar Creek..⁴²

Following completion of the road, guests were able to arrive in their own cars, or were met by the Randall's Model A. In deference to the increasingly common "sagebrusher" traveling by car and equipped with camping equipment, the OTO advertized that "the grounds are suitable for those who wish to live in tents."⁴³

In 1926, the ranch was officially classified as the third-class post office "Dude Ranch, Montana." Subsequently, the office originally housed in the commissary was moved to the main lodge and the commissary remodeled to accommodate the post office. Mrs. Randall served as post mistress."⁴⁴

The buckaroo, "a Dude Ranch version of the Wooden Horse," was designed at the OTO ranch:

The more we worked with it, the more complicated it became. Finally, we took a 20 inch diameter tree ... put lag screws with eyes in each of the four corners of the log with a pull rope tied to each... By pulling on diagonal ropes and alternating the corner pulls, the contraption would get to swinging like a bucking horse... Most of [the] guests were interested in real horseback riding but everyone got a laugh or two out of watching people on [the] Wooden Horse.⁴⁵

Additional development included the construction and maintenance of trail to Castle Cliffs, Black Mountain, Six Mile, Nigger Head (now Dick Randall Point), Devil's Slide, and Hell's Hole.⁴⁶ Castle Cliffs, just northwest of the ranch site, is visible from

³⁹ The bunkhouse was located just east of the tack house, on the south side of Cedar Creek (Bess Erskine, 1992).

⁴⁰ Bess Erskine, 1992.

⁴¹ On this journey, the first view of the prominent bluff now known as "Dick Randall Point", "served to mark the entry point into the OTO Ranch."

⁴² The Cedar Creek road and all bridges were also washed out in the 1929 flood and subsequently rebuilt.

⁴³ Randall, "The Man Who Put the Dude in Dude Ranching", p. 36; Cheney and Erskine, *Music, Saddles, and Flapjacks*, pp. 43, 59, photo caption between pp. 68-69; Randall, Dick. OTO Brochure, n.d. Copy provided by Jim McDonald, architect.

⁴⁴ Margaret Wood, curator, *OTO exhibit*, Museum of the Rockies, Bozeman, Montana; Bess Erskine, 1992.

⁴⁵ Cheney and Erskine, *Music, Saddles, and Flapjacks*, pp. 70-71.

⁴⁶ "In the Greater Yellowstone Country," *Ranch Vacations*, Northern Pacific Railway, circa 1932; "Dude Ranches/Tourist Trade" Vertical File, Burlingame Special Collections, MSU.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 8

the main lodge; the trail, however, is no longer maintained and is not identified on the USGS 7.5 minute quad. The trail to Six Mile creek branches from the primary OTO trail to Hell Roaring Lodge and continues to be maintained as a recreational feature of the Absaroka Wilderness. The trail to Devil's Slide, located just south of Yankee Jim Canyon, remains passable. Nigger Head, located within the SWSWNE of Section 18 T8S R8E, was officially renamed Dick Randall Point in March of 1992 in large part because it "served to mark the entry point into the historic OTO Ranch ... This feature often served as a backdrop or a scenic vista for visiting dudes."⁴⁷

The OTO was also the Randall family home, a fact reflected in the built environment. The "honeymoon cabin", predating Randall ownership of the ranch site, was repaired for use by Bess and Clyde following their marriage. The five - room dwelling behind the lodge was constructed c. 1920 as a winter dwelling for the entire family. The large garden on the high bluff north of the lodge provided not only fresh produce for the dudes during the summer season but also sustained the Randall family during the winter months.

"Only In America And Only In The Far West Can You Live This Special Kind Of Life On The Old Time Cattle Ranges ... Where The East Learns The Ways Of The West"⁴⁸

From 1912 until 1934, the OTO promised "western-style" accommodations, pure water "springing from a mountain source seen by few men," lakes full of fish, Absaroka or Yellowstone pack trips long enough to give a person "the feel of the mountains," and a chance to hear the "old-timer guide and hunter" weave stories of grizzly bears, fopsmade-men, Indians, and the unwritten code of the west. Formality of dress and of title were taboos.⁴⁹

Max Goodsill, Northern Pacific Passenger Agent, advised dude ranchers to "keep their ranches real, a genuinely western spot" and cautioned them against the "mistake of having buildings and decorations that [didn't] look western." At the OTO, "western" meant all log construction, a buffalo-head chandelier, handcrafted stripped-pole furnishings, and a profusion of trophies attesting to Randall's skill as a hunter and to the area's plenitude of game. Western did not, however, mean a "throwback to 'life in the raw' which characterized the experiences of the early settlers." The beds were "the finest;" the chairs (red and overstuffed after 1928) comfortable; the men's club room equipped with fireplace and pool table; a Victrola and tuned-piano were ready; and the lobby floor was polished for dancing - "surprising find[s] a mile high in the mountains where one would not expect luxury." "Modern conveniences" were less appreciated at the OTO: By the 1930s, Dick Randall "lamented the fact that the ranchers are advancing with the times. He doesn't think the dudes are as happy ... as they were in the days when the bathtub hung on the wall."⁵⁰

⁴⁷ Helen [Bess] Erskine, "Dick Randall Peak Geographic Name Nomination", 1/14/1991. On file with the Gallatin National Forest, Bozeman, Montana and the U.S. Board on Geological Names, Washington, D.C.

⁴⁸ Eastern headline announcing a Dick Randall lecture, quoted in Randall, *Footprints Along the Yellowstone*, p. 74.

⁴⁹ Cheney and Erskine, Music, *Saddles, and Flapjacks*, p. 1; "In the Greater Yellowstone Country," *Ranch Vacations*; Northern Pacific Railway. n.d. "Dude Ranches/Tourist Trade" Vertical File, MSU; Dick Randall, "OTO Brochure," n.d., copy provided by Jim McDonald, architect.

⁵⁰ Dick Randall, "Randall's OTO Ranch," promotional literature, n.d.; A Guest of 1921, "'Pretty Dick' of the OTO," c. 1921. Copies provided by Jim McDonald, architect; "Montana Charms Dudes, Dudelines; Ranches Hold to Theory that Good Time in Real Western Manner is What Guests Want and Appreciate, Not Chance to Face Privation." Newspaper not identified, 9/26/1940, "Dude Ranches" vertical file, Burlingame Special Collections, MSU; The Dude Rancher, "Dick Randall, Who For Nearly a Half Century Has Been Entertaining Dudes," [n.d. (c.1934 (J. Kaiser drawing of cowboy (just face) on cover); "In the Greater Yellowstone Country," *Ranch Vacations*. Northern Pacific Railway. circa 1932. "Dude Ranches/Tourist Trade" Vertical File, Merrill G. Burlingame Special Collections, Montana State University, Bozeman, Montana; Cheney and Erskine, Music, *Saddles, and Flapjacks*, photo caption between pp. 68-69; Bess Erskine, 1992.

The piano was truly a "surprising find." An unexpected gift to young Bess by former guests from Pennsylvania, the piano was transported over the original Cedar Creek road in a horse-drawn wagon. It was later painted red to match the Navajo Rugs in the Main Lodge. It remains in the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 9

Guests escaping urban confines and strife were assured that they would have the opportunity to assist with the chores of a working ranch. These included branding, milking, haying, gardening, and round up. Bess Erskine recalls that when the president of Chase Manhattan Bank first visited the OTO he was pale, unnerved, and could "neither sleep nor eat". Dick Randall took one look at him and asked him to move a large pile of rocks, mistakenly placed on the south bank of Cedar Creek, to the north bank of the creek. The president's color, appetite, and temper improved daily. At the end of five days, when he approached Dick Randall with a job well done, Randall replied that he'd been mistaken; the rocks belonged on the south bank of the creek after all. The President of Chase Manhattan bank could sleep when he left the OTO.⁵¹

True to Dick Randall's motto that "a man afoot is no man at all" (or "you never know a man until you live with him a week in the mountains or see him dead drunk"), recreation at the OTO centered upon ranch rodeos, horseback riding, fishing, one-day pack trips and two-to-sixteen day camp trips.⁵² Area streams and lakes were stocked with fry packed to the back country in 5-gallon drums. Diving platforms and temporary campsites were constructed at Knox and Fish Lakes. The highlight of OTO "re-creation" was the saddle horse tours through Yellowstone each year: these tours gave dudes "16 days to absorb all its beauties, including those off the beaten path."⁵³

Randall not only asserted the virtues of backcountry travel to isolated, unspoiled mountain regions, he worked hard to protect these places and their wild inhabitants. He was an early proponent of wilderness and primitive areas and a frequent critic of federal and state game- and land-management policies. His concern for the protection of the numbers and habitat of the northern elk herd that migrated annually through the OTO ranch resulted in the 1918 designation of the OTO ranch and surrounding lands as a game preserve and the 1934 publication of *Dick Randall Tells the Tragic Truth About the Elk*, an Emergency Conservation Committee brochure distributed nation-wide.⁵⁴

Dick Randall, old time cowboy, big-game hunter, and master storyteller, was the dominant personality associated with the OTO ranch. However, Dora Randall, "wonderful with horses" and known to all as "Mother Randall", proved to be a gracious host and an able business partner, assisting Dick Randall in managing, promoting, and running the ranch. Bess Randall played the piano, assisted in all ranch chores and in the later years assumed much of the management responsibilities for the main ranch. Stories of her horsemanship, woodsmanship, and skill as an OTO manager and ambassador fill the written record of the OTO. Clyde Erskine, married into the Randall family in 1920, was also a pivotal figure, joining Bess in management responsibilities and supervising much of the ranch construction. Gay Randall moved to the west coast as a young man and was not actively involved in ranch operations during its period of principal growth, 1920-1928.⁵⁵ Ranch hands 'were drawn when possible from former guests who had learned the ways of the ranch and understood the needs of the dudes.

possession of Bess Erskine and is still painted red: "I wouldn't change it for anything. That's how my father wanted it."

⁵¹ Bess Erskine, 1992.

⁵² Bess Erskine, 1992.

⁵³ "In the Greater Yellowstone Country," Ranch Vacations, Northern Pacific Railway, circa 1932. "Dude Ranches/Tourist Trade," Vertical File, Burlingame Special Collections, MSU.

⁵⁴ Randall, *Footprints Along the Yellowstone*, p. 78; Margaret Wood, 1992.

⁵⁵ Upon Gay's return to the ranch in 1929, Bess and Clyde left to manage winter resorts in Death Valley, Phoenix, and Lake Arrowhead. Their summer seasons were generally spent managing hotels in Yellowstone National Park (Bess Erskine, 1992).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 10

"The Man Who Knows How To Sell The Lures Of The West To The East"⁵⁶

The chance to meet life-long friends was an unadvertised benefit of a Dude Ranch vacation and of Dude Ranch ownership. These friendships play prominently in Randall family memoirs:

The OTO was becoming a close knit family group that included not only the Randalls and Erskines but also guests who were coming back year after year. A very special kind of friendship grew *up* between dude ranchers and their guests, not only *at* the OTO, but at other ranches as well. Dudes came to have a real sense of belonging, *of* loyalty and of kinship to each other and to the dude rancher.⁵⁷

In 1912, at the behest of their friends, Dick and Mother Randall made their first promotional trip to the east where "OTO dudes in every city entertained them and introduced them to even more people who wanted to come to Montana." In the mid-1920s, Bess Randall and husband Clyde Erskine expanded the promotional tour to include the west coast. After 1926, the OTO teamed up with the Northern Pacific Railroad, which paid "Pretty Dick Randall of the OTO, one of the best anywhere with cowboy lingo," to lecture in eastern cities.⁵⁸ The Railroad also sponsored OTO ranch window displays at "the largest or most famous department store." The displays included a silver mounted saddle and bridle, Navajo saddle blankets, and photographs of the OTO Ranch and neighboring playground. Mother Randall manned a desk near the display, offering brochures and additional information; Dick Randall stood by, waiting to tell the stories for which he was famous.

Decline of the OTO

In 1928, upon the return of Gay and his family to the OTO, Bess and Clyde left to assume management responsibilities at Arrowhead Lodge in California. In 1934, Dick and Doris Randall retired, a decision attributed more to the increasing workload and advancing age than to the affects of the Depression on the Dude Ranch Industry. A third of the ranch was deeded to son Gay while Bess and Clyde and Dick and Doris' interest was sold to former guest Chan Libby of Maine. Libby acquired full ownership in 1935. Libby, a self-described "closed in buttoned down New Englander ... [who] took a long time to become a close friend to anyone", ran the dude operation at a loss until 1939. Improvements associated with Libby's ownership appear to be limited to the construction of the shingle house. The copper piping and fixtures from the bathrooms in the two south cabins and the turbine from the generator were removed from the site in the late 1930s.⁵⁹

Jesse Shields purchased the OTO in 1946. She maintained the cattle herd and ran a fall hunting lodge for two seasons. The land was then leased to area cattle operations and the buildings abandoned.⁶⁰

⁵⁶ Eastern headline announcing a Dick Randall lecture, quoted in Randall, *Footprints Along the Yellowstone*, p. 74.

⁵⁷ Cheney and Erskine, *Music, Saddles, and Flapjacks*, p. 63.

⁵⁸ L. W. (Gay) Randall, "The Man Who Put the Dude in Dude Ranching," *Montana, The Magazine of Western History*, vol. 10, no.3 (July 1960), p. 35; Cheney and Erskine, *Music, Saddles, and Flapjacks*, photo caption between pp. 68-69, p. 63; Goodsill, quoted in Bernstein, *Families that Take in Friends*, p. 53.

⁵⁹ Bess Erskine, 1992.

⁶⁰ Borne, *Dude Ranching, A Complete History*, p. 67; C.T. (Chan) Libby, interviewed by Joel Bernstein and Glenda Bradshaw, 4/19/1977.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

OTO Homestead and Dude Ranch
Park County, MT

Page 11

Randall visited the OTO in 1955, after a twenty-year absence:

As [he] stood in the doorway of the original sod-roofed homestead log house that still stood sturdily under the wear and weather of more than half a century, [his] steely blue eyes blinked swiftly. His once fertile green fields had grown to weeds and sagebrush. His fine ranch buildings, most of them built with his own hands, were rotting away ... Thus for Dick Randall his beloved OTO Ranch ... had become a ghost ranch.⁶¹

After Shield's tenure, a Texan named Hayden bought the OTO. He built the modern house at the site. He went on to sell the property to the nearby Royal Teton Ranch, who sold it to the Rocky Mountain Elk Foundation (RMEF). RMEF purchased in a cooperative effort in partnership with the Gallatin National Forest, Yellowstone National Park, Montana Fish, Wildlife and Parks, and the US Fish and Wildlife Service. The USDA Forest Service purchased the OTO from RMEF in 1990 and it came into the Gallatin National Forest at that time.

⁶¹ Randall, "The Man Who Put the Dude in Dude Ranching," p. 41.

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. Geographical Data

Acreege of Property: Approximately 3775

UTM References:	Zone: 12	Easting:	Northing:
	Point A	515655	4997319
	Point B	515657	5000468

(see continuation page)

Legal Location (Township, Range & Section(s)): Township 8 South, Range 8 East, Sections 4,5,7,8,9,17, and 18.

Verbal Boundary Description

The OTO Homestead and Dude Ranch boundaries incorporate all acreage associated with Randall's holdings. These boundaries encompass Dick Randall Point, cultivated fields and irrigation systems, and the majority of the Cedar Creek Road, as well as the main building complex. The boundaries allow for the subsequent addition of trails and vistas associated with the OTO Ranch but not yet surveyed or evaluated and protect the undeveloped setting critical to the districts physical and associative integrity. The boundary corresponds to the polygon marked on the enclosed USGS map by UTM points A-N.

Boundary Justification

Bess Randall Erskine, attests that the word "mystery" best describes the OTO Ranch: "There is so much unknown. Every direction you go there are mysteries - crystals in the caves, and Indian sites ... There are still places I haven't seen." ⁶⁴ It was this expansive land that symbolized the West and America's unique cultural heritage to generations of easterners. The open space and vistas associated with the OTO are thus critical to an understanding of the history of the OTO Ranch and the allure of the Dude Ranch industry and, to the extent possible, should be evaluated and incorporated within the district boundaries. [See Continuation Sheet]

11. Form Prepared By

name/title: Ann Emmons	date: November 16, 1992
organization: Historical Research Associates, Inc.	telephone: 406-721-1958
street & number: P.O. Box 7086	zip code: 59807-7086
city or town: Missoula state: MT	

name/title: Walt Allen, Forest Archaeologist	date: August 2004 technical update
organization: Gallatin National Forest	telephone: 406-721-1958
street & number: 3710 Fallon St., Suite C	zip code: 59718
city or town: Bozeman state: MT	

Property Owner

name/title: United States Forest Service, Gallatin National Forest	
street & number: 10 East Babcock, P.O. Box 130	telephone: 406-587-6701
city or town: Bozeman state: MT	zip code: 59771

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9

OTO Homestead and Dude Ranch
Park Courty MT

Page 1

Manuscripts

Montana State University, Special Collections. "Dude Ranching" *The Dude Rancher, 1926-1942.*

Bozeman, Montana. Gallatin National Forest, Supervisors Office. "O.T.O. Ranch," n.d. Historic file.

Published Documents

Belasco, Warren James. *Americans on the Road: From Autocamp to Motel, 1910-1945.* Cambridge, Mass.: MIT Press, 1979.

Bernstein, Joel H. *Families That Take In Friends: An Informal History of Dude Ranching.* Stevensville, Montana: Stoneycdale Press Publishing Company, 1982.

Borne, Lawrence R. *Dude Ranching; A Complete History.* Albuquerque: University of New Mexico Press, 1983

Cheney, Roberta and Clyde Erskine. *Music, Saddles and Flapjacks: Dudes at the OTO Ranch.* Missoula, Montana: Mountain Press Publishing Company, 1978.

Garraty, John A. *The Great Depression.* New York: Harcourt Brace Jovanovich, 1986.

Lutz, W. E. "Montana Dude Ranches" *The Dude Rancher, 6 (July and August, 1938):8.*

Montana State Engineer's Office. *Water Resources Study.* Helena, State Engineer's Office, 1951.

Northern Pacific Railway. *Ranch Vacations.* St. Paul, Minnesota, n. d.

Pomeroy, Earl. *In Search of the Golden West: The Tourist in Western America.* New York: Alfred A. Knopf, 1957.

Randall, L. W. (Gay). *Footprints Along the Yellowstone.* San Antonio, Texas: The Naylor Company, 1961.

Randall, L. W. "The Man Who Put the Dude in Dude Ranching." *Montana, The Magazine of Western History, 10 (July 1960):29-41.*

Rodnitzky, Jerome L. "Recapturing the West: The Dude Ranch in American Life." *Arizona and the West, 10 (Summer 1968):111-26.*

Roundy, Charles G. "The Origins and Early Development of Dude Ranching in Wyoming." *Annals of Wyoming, 10 (Spring 1973):5-25.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9

OTO Homestead and Dude Ranch
Park County, MT

Page 2

Unpublished Documents

Branger, Clarice E. "Montana's Dude Ranching." Paper prepared for History of Montana, Montana State University, Bozeman, Montana, 29 February, 1952.

Bureau of Land Management. Tract Book Indices, Principle Meridian, Township 8 South, Range 8 East, Sections 4,5,7,8,17.,18.

Cahill, Sandra Chirstensen and David Leavengood. "National Register of Historic Places ,Inventory, Nomination Form: Sixty-Three Ranch." Montana State Historic Preservation Office. Helena, Montana, May 11, 1982.

Carroccia, Michelle. "National Register of Historic Places Inventory, Nomination Form: Sweet Grass Ranch." Montana State Historic Preservation Office. Helena, Montana, July, 1988.

Special Collections, Montana State University, Bozeman, Montana.

Merrill G. Burlingame Collection. "DOT S DOT Ranch."

Special Collections, Mansfield Library, University of Montana, Missoula, Montana.

Libby, C.T. "O.T.O. Ranch." Brochure.

Randall, Gay. "O.T.O. Ranch." Brochure.

Oral Histories:

Missoula, Montana. University of Montana. Oral History Collection.

Erskine, Bess Randall. Erskine residence, Livingston, Montana. Interview by author, 9 October, 1992.

Libby, C.T. (Chan). Oral History #61, Oral History Collection, Mansfield Library, University of Montana, Missoula, Montana. Transcribed.

Exhibits:

"The OTO Dude Ranch," Museum of the Rockies. Bozeman, Montana. 1992.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10

OTO Homestead and Dude Ranch
Park County, MT

Page 1

UTM References:

Zone 12	Easting	Northing
Point A	515655	4997319
Point B	515657	5000468
Point C	517237	5000473
Point D	517214	5002231
Point E	518840	5002237
Point F	518841	5001279
Point G	519649	5001280
Point H	519654	5000481
Point I	520045	5000483
Point J	520043	4999264
Point K	518843	4999264
Point L	518862	4997250
Point M	517253	4997251
Point N	517251	4997320

Boundary Justification

These boundaries also encompass the irrigation system and hay fields that supported the OTO's cattle and horse herds and thus defined the ranch as a working ranch. This distinction was critical to the Dude Ranch Association and to those who marketed the OTO: working ranches honestly typified and perpetuated the cowboys' West. Non-working ranches were no more than resorts.

Finally, these boundaries include the traditional access to the ranch, the "mingled thrill and fright" of which "was a good introduction to ranch life." Today's slow passage over this rough road - from the developed highway, toward the mountains, to the relative isolation of the OTO - mimics the historic passage and greatly enhances the OTO's associative value.

The logged area adjacent to the Hell Roaring trailhead -- associated with the acquisition of building and combustible materials integral to construction of rustic facilities and the operation of the OTO heating system and fireplaces - should also be surveyed and evaluated. The trail to Dick Randall Point, not shown on the topographic map yet possibly extant, should also be surveyed and evaluated. Both the logged area and the trail are within the proposed boundaries of the OTO district.

In addition, the Hell Roaring Lodge (foundations of which remain) and the 35 mile Absaroka Wilderness trail connecting it to the OTO ranch should be evaluated for inclusion within the OTO district. This trail, constructed by Dick Randall, was a defining feature of the ranch's cultural appeal. Inclusion of these resources would require extension of the district boundaries.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

OTO Homestead and Dude Ranch
Park County, MT

Page 1

Walt Allen, Forest Archaeologist, took the following photographs of the OTO Ranch in August of 2002. All negatives are archived at USDA Gallatin National Forest, Supervisors Office, 10 E. Babcock, Bozeman, MT (PO Box 130, 59771).

Lower Agricultural/Homestead Complex:

1. Overview of complex; view to the north
2. Overview; view to the north
3. Second Barn; view to northwest
4. Interior of Second Barn
5. Original Barn; view to the north
6. Interior – original barn
7. Stalls – original barn
8. Shields House; view to north
9. Shield's Shed; view to northeast
10. Homestead view to north northeast
11. Homestead; view to north
12. Bunkhouse; view to northeast
13. Bunkhouse outhouse; view to northwest

Upper Dude Ranch Complex:

14. "Courtyard"; view to the east
15. Courtyard; view to the south
16. Lodge; view of front to the east
17. Lodge – east entrance or entrance to "game room"; view to west
18. Lodge – Dining Hall and Lobby
19. Lodge – truss system detail
20. Lodge – lobby fireplace and architecture
21. Lodge – fireplace in game room
22. Lodge – door in single room
23. Turbine House – northwest corner; view to southeast
24. Turbine House - end of pipe and penstock; detail
25. Ice House; view to southeast
26. Shower House; view to north
27. Tack Barn – northwest elevation; view to southeast
28. Outhouse #2 – south elevation; view to north
29. Outhouse #1 – east elevation; view to west
30. Outhouse #3 (South side outhouse) – north elevation, view to south
31. Post Office/Commissary – south elevation; view to north
32. Post Office - Interior
33. South side Cabins – north elevations; view to the south
34. South side Cabins 4 & 5 – north elevations; view to south

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

**National Register of Historic Places
Continuation Sheet**

Photographs

OTO Homestead and Dude Ranch
Park County, MT

Page 2

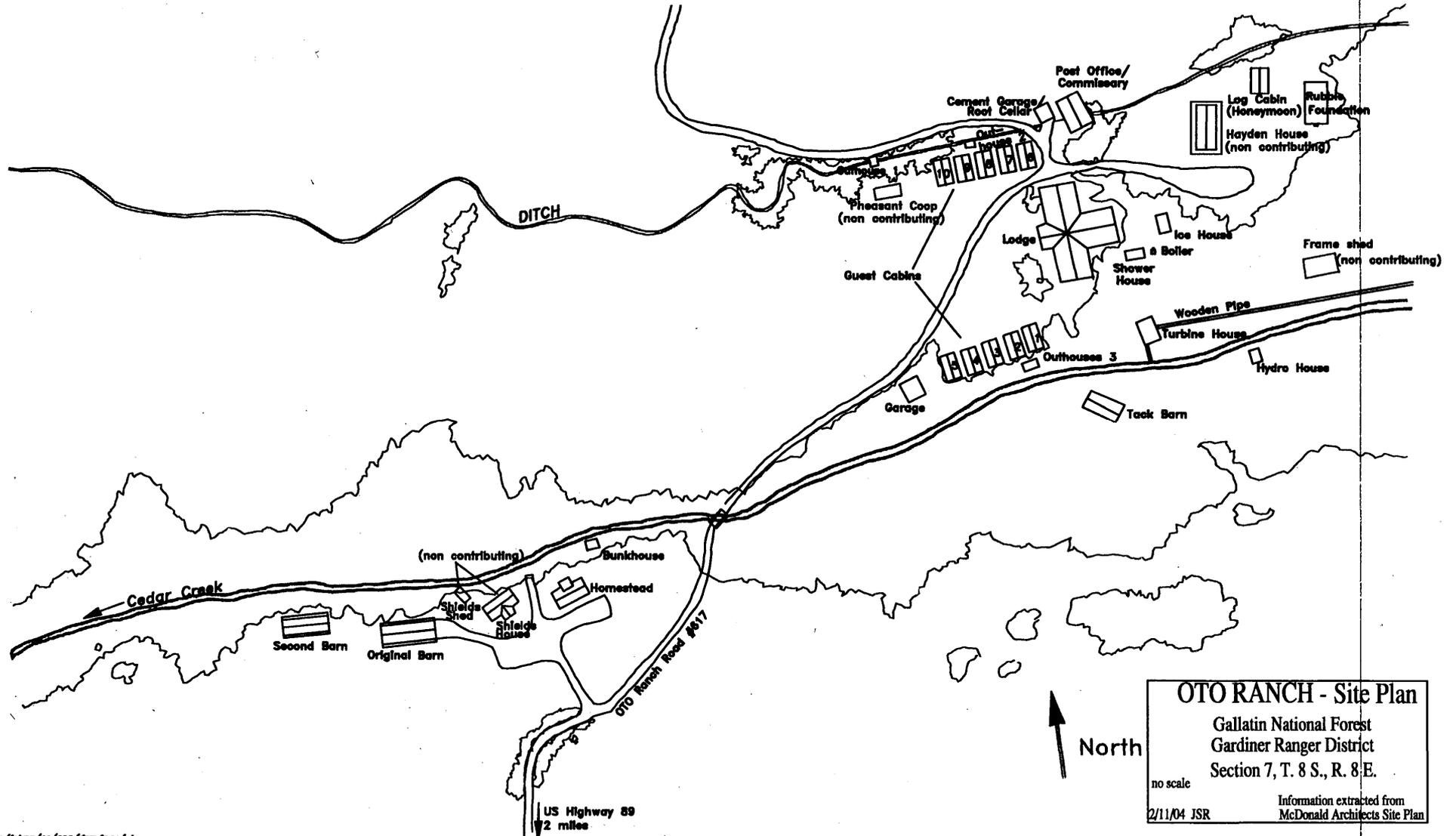
-
35. South side Cabin #1 – north and west elevations; view to southeast
 36. Garage – north and east elevations; view to southwest
 37. Cement Garage – south elevation; view to northwest
 38. Rubble foundation and chimney of upper complex Bunkhouse; view to southeast
 39. Modern Hayden House – south and west elevations; view to northeast
 40. Tool Shed (restored) – north and west elevations; view to southeast
 41. Dick Randall Point; view to the southwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Site Map

OTO Homestead and Dude Ranch
Park County, MT

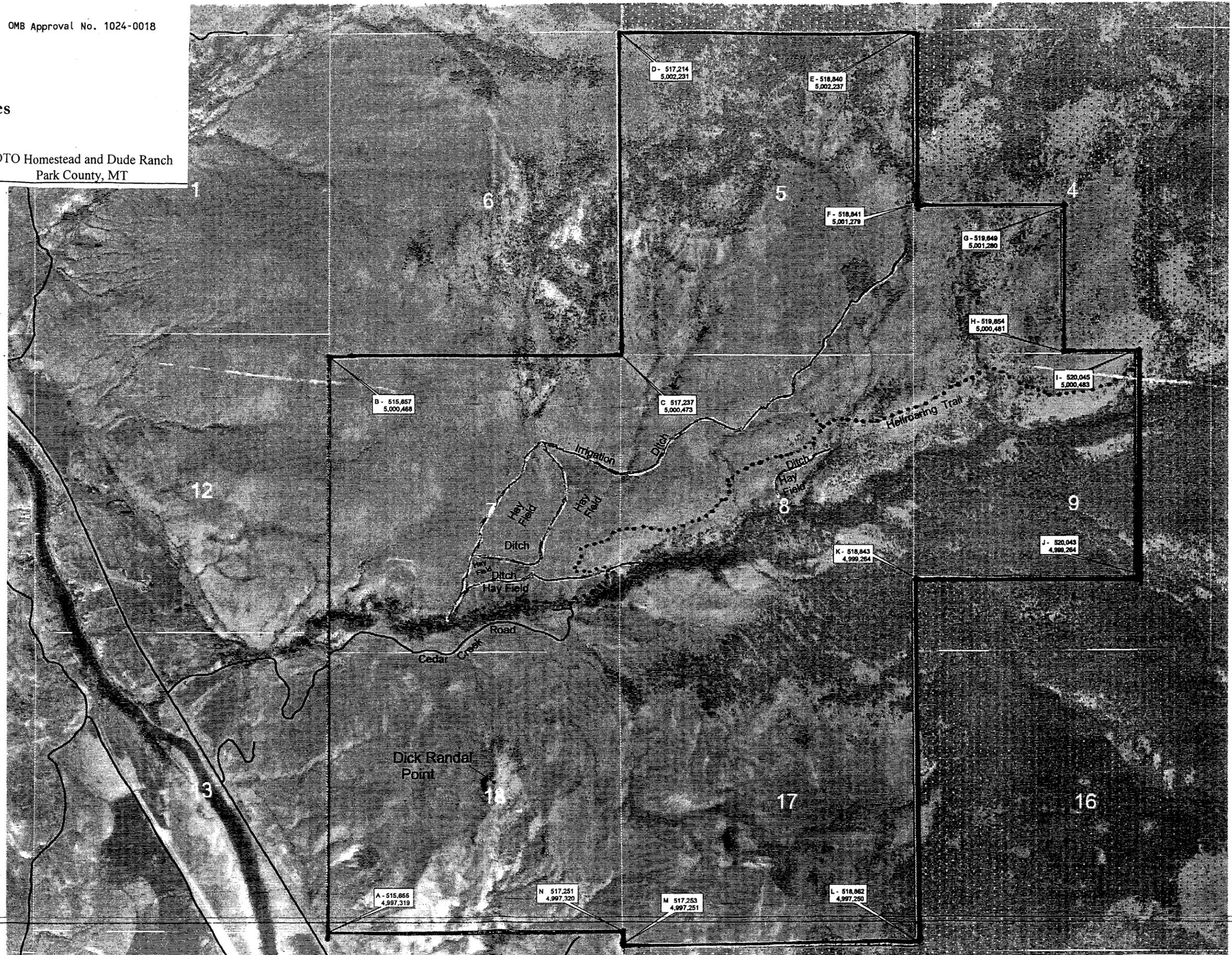


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boundary Map

OTO Homestead and Dude Ranch
Park County, MT

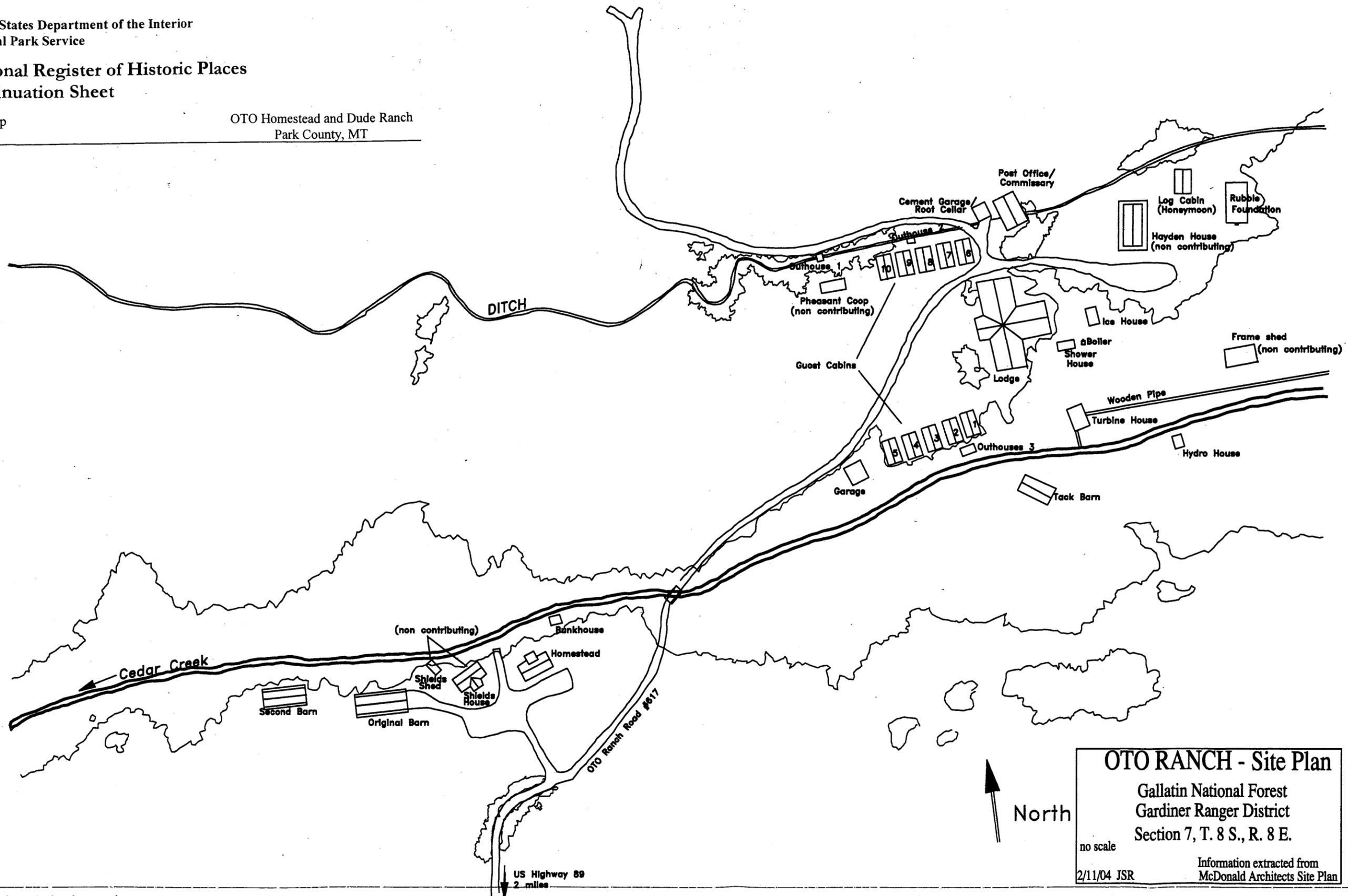


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Site Map

OTO Homestead and Dude Ranch
Park County, MT



OTO RANCH - Site Plan
 Gallatin National Forest
 Gardiner Ranger District
 Section 7, T. 8 S., R. 8 E.
 no scale
 2/11/04 JSR
 Information extracted from
 McDonald Architects Site Plan