

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89000155

Date Listed: 11/3/89

Caroline Lockhart Ranch
Property Name

Carbon
County

MT
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrews
Signature of the Keeper

11/3/89
Date of Action

=====
Amended Items in Nomination:

This property is nominated under Criterion C for architectural importance, but the form does not contain an Area of Significance to reflect this. The Federal Preservation Officer for NPS asked that Architecture be added as an Area of Significance. The form is now officially amended to make this change.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

0155

United States Department of the Interior
National Park Service

FEB 03 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Caroline Lockhart Ranch
other names/site number _____

2. Location 70 miles south of Hardin, Montana

street & number N/A not for publication
city, town _____ vicinity
state Montana code MT county Carbon code MT009 zip code _____

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 14 | 0 | buildings |
| 4 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 18 | 0 | Total |

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Marcello Shuff 5-30-88
Signature of certifying official _____ Date _____
SHPC
State or Federal agency and bureau _____

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

Wm Updegraff 11/25/89
Signature of commenting or other official _____ Date _____
National Park Service
State or Federal agency and bureau _____

5. 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.
- removed from the National Register.
- other, (explain:) _____

Patrick Andrews 11/3/89

Signature of the Keeper Date of Action

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Agricultural
Domestic-Dwelling
Agricultural-Animal Facilities

Current Functions (enter categories from instructions)

None
None
None

7. Description

Architectural Classification
(enter categories from instructions)

No style

Materials (enter categories from instructions)

foundation Stone
walls Log
roof Shingle, earth, board and batten
other _____

Describe present and historic physical appearance.

Now a part of Bighorn Canyon National Recreation Area, the Caroline Lockhart Ranch Headquarters was once the center of a 7,000-acre cattle raising and farming operation. Located in a region generally known as the "Dryhead Country" which is one of the most isolated spots in Montana, the ranch is tucked away along Davis Creek against the foot of the Pryor Mountains, 40 miles north of Lovell, Wyoming.

Caroline Lockhart--author, newspaper publisher, investigative reporter, and finally, rancher--came to the Dryhead Country in 1926. Purchasing her first land, the 320-acre Wasson Place, she immediately began adding to her holdings by purchase and other means. When old age and illness forced her to dispose of her ranch in 1955, she held more than 7,000 acres, and the headquarters consisted of some eight or nine buildings and other structures.

Among the buildings she originally acquired were a two-room log cabin, several small log sheds, and livestock corrals.

Lockhart immediately began adding buildings, corrals, fences, and a bridge across Davis Creek. Some of her structures have collapsed and disappeared to the point where their sites can no longer be identified. Others have fallen but are still contributing resources.

Main Ranch House-LCS No. 1320-HS-447

Contributing Resource: She added to the main ranch house one room at a time, using log wall construction with unplanned, locally sawn lumber interiors. The exterior logs were chinked with red mud, which at a later date was replaced with mortar.

About 1930, a chimney built of limestone quarried on the place was added to the west end of the living room along with a fireplace and stone mantel. Lockhart felt the fireplace was too small, was not efficient for the cold Montana winters, and the mason who built it charged too much.

When the final addition to the house was completed about 1938, the structure contained 12 rooms; a central block with ellis on either end, with the northern-most extending to the right, the southern extending to the left. The house is single story, gable roofed. All windows are double sash, four-over-four. The roof is wood shingle and was replaced in 1984 by the National Park Service.

Builder: Central portion built by the Wassons prior to 1926. Other rooms were added by Lockhart between 1926 and 1940. According to her diary several rooms, which she does not identify, were built by one of her hired men called "Pick" in 1936.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture *ewb*
Literature

Period of Significance

1926-1930 *ewb*

Significant Dates

Cultural Affiliation

Significant Person

Caroline Lockhart

Architect/Builder

Caroline Lockhart

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Lockhart place meets Criterion B, association with a historic figure, as well as Criterion C, significant vernacular architecture at the local level. The structures do not exhibit particularly impressive workmanship, materials, nor design. However, they are some of the best remaining examples of type of building that was once common in the region, but has now all but disappeared.

This property was purchased by Caroline Lockhart in 1926, and she used it as a residence, a commercial ranching operation, and as a retreat in which to pursue her career as a writer. Prior to buying the ranch, Lockhart had followed a somewhat checkered career as an investigative reporter, a newspaper publisher and editor, novelist, and screen writer. None of her previous properties remain in situ. Her home in Cody, Wyoming, was recently moved and made into a bed and breakfast establishment. No other site has integrity.

At a time when many occupational doors now open were firmly closed to women, Lockhart was ahead of her time. Working as a reporter for Philadelphia, Boston, and Denver newspaper, she investigated corruption in city governments, wrote on controversial issues of the day, and once even descended to the bottom of Boston Harbor in a diving suit.

Coming west, she purchased the Cody Enterprise newspaper, and published and edited it for a number of years.

While engaged in these pursuits she found time to write a number of moderately successful novels, mostly on Western themes. These included Me, Smith, probably her best effort from a literary standpoint; The Man From the Bitterroot, The Dude Wrangler, The Fighting Shepherdress, which was made into a moving picture with Lockhart also writing the movie script, and starring Anita Stewart in the lead role.

Lockhart's most controversial work was The Lady Doc, in which the folks in her adopted home town of Cody, Wyoming, believed they recognized themselves in some characterizations.

After purchasing her ranch, Lockhart continued to write, but the Great Depression struck, and nothing else was ever again accepted by a major publisher. However, she did continue to write for various newspapers, her columns appearing in local small town papers, and on occasion, in the Denver papers.

See continuation sheet

9. Major Bibliographical References

Bearss, Edwin. Historic Resource Study, Bighorn Canyon National Recreation Area, National Park Service, 1970.

Culpin, Mary S. Historic Structures Report, Caroline Lockhart Ranch, Bighorn Canyon National Recreation Area, National Park Service. Draft.

Hicks, Lucille Patrick. Caroline Lockhart, Liberated Lady, Privately Printed, Cheyenne Wyoming, 1984.

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

Acreage of property Seven Acres, more or less.

UTM References

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See continuation sheet

Verbal Boundary Description

From the center line of access road where it leaves Lockhart Lane, thence along the crest of the ridge directly west of the site north to Davis Creek, then east along creek to field lying east of buildings, then south along edge of field to intersection with ridge, and then northwest to starting point.

See continuation sheet

Boundary Justification

The proposed boundary contains the buildings and environs of the home ranch. As such it holds that portion of the property that reflects the tenure of Caroline Lockhart. The remainder of the ranch is pasture land, and as such shows no specific relation to Lockhart.

See continuation sheet

11. Form Prepared By

name/title Paul Gordon, Chief of Interpretation, Bighorn Canyon National Recreation Area
organization BICA date 4-12-88
street & number P.O. Box 458 telephone (406) 666-2412
city or town Fort Smith, state Montana zip code 59035

FEB 3 1989

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Guest Cabin-LCS No. 1320-HS-455

Contributing Resource: There is a small guest cabin built to the southwest of the main house. About 20' x 12', this structure had lost its roof, except for the ridge log, when the property was purchased by the National Park Service. In 1984 a temporary plywood and asphalt roof were placed on the structure as a first-aid action. The cabin contains a well built stone fireplace in the northwest corner, with Caroline Lockhart's L/© brand worked in stone on the chimney front above the fireplace. Builder - Caroline Lockhart - Circa 1936.

Bunk Room and Store House-LCS No. 1320-HS-451

Contributing Resource: There is a two-story storage shed built about 1940. The lower portion of this structure is ponderosa pine log, and the upper portion is weatherboard siding with a gabled shingle roof, and was often used as a bunk room. As is true with all log buildings on the site, logs in this structure are saddle-notched at the corners. The roof of this structure was replaced in 1983, with in-kind wooden shingles. The lower story of this structure was used as a powerplant building after the property was sold by Lockhart. Builder - Caroline Lockhart - Lower portion circa 1930 - upper 1940.

Bridge-No LCS Number Assigned

Contributing Resource: A bridge was constructed across Davis Creek about 1935. This improved access from the house to the corrals and barns. The bridge itself was fabricated of steel from the undercarriage of a boxcar, and is supported by juniper posts, and decked with rough sawn 2" x 10" planks. By the time the National Park Service had acquired the property the structure was badly disintegrated. In 1983, it was stabilized, replanked and is now used for foot traffic only.

Builder - Caroline Lockhart - Circa 1935

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National Register of Historic Places
Continuation SheetSection number 7 Page 2Spring House-LCS No. 1320-HS-454

Contributing Resource: This building possibly predates Lockhart's time on the ranch. It is a log walled, gabled sod roof structure with a limestone floor. It served as a refrigeration system cooling milk, butter and eggs. A spring flowing four or five gallons per-minute rises in the structure and then flows into nearby Davis Creek.

Builder - Unknown - Circa 1920

Shop-LCS No. 1320-HS-464

Contributing Resource: West of Davis Creek and about 100 yards from the house, Lockhart constructed a lodge-pole pine workshop with a sod roof. The building has a sliding door built of unplaned pine 1" x 6" boards. The building is 20' x 18', and has a two-over-two single sash window on the east side.

Builder - Caroline Lockhart - Circa 1940

Stables and Barns - No Numbers Three Sites

Contributing Resource: The stable Lockhart and her foreman Dave Good built about 1938 has collapsed. This structure was primarily used to house a blooded stallion. Built of lodge-pole and ponderosa pine poles, the stable had a sod roof, and several feed bins and mangers for feeding livestock. Stables and corrals were the heart of any livestock raising operation in the West, so even though they have collapsed and much of the material originally used in their construction hauled away for other purposes or rotted away, this site is still important to the interpretation and integrity of the Lockhart Ranch. Apparently, this site was three separate structures at one time.

Builder - Lockhart and Good - Circa 1938

Round Corral - No Numbers

Contributing Resources: Attached to the corner of the pen surrounding the collapsed barn and stables is a round corral, built of juniper uprights and pine poles. In some-

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what better condition than the barn and stable, the corral was apparently maintained by the Tippet Family, owners of the property between 1955 and 1980. Originally a horse breaking corral; based on the fact that it was round and higher than corral fences designed to hold cattle, the corral was where broncs were ridden for the first time.

Builder - Lockhart and Good - Circa 1930

Chicken Coop - No Numbers

Contributing Resource: Now partially tumbled down, this structure is still an integral part of the story portrayed by Caroline Lockhart's ranch. Chickens were important to the kitchen economy of the Lockhart place. Eggs were served daily to guests, hired hands and the stray neighbor who happened by. Chickens also provided meat for the table, and one visitor remembered that as Caroline and her foreman, and their one old ranch hand grew older, woe betide the visitor who took the piece of chicken from the platter they each considered their own.

Builder - Lockhart - Circa 1930

Shed (Collapsed) - No Numbers

Contributing Resource: Although collapsed, this structure west of Davis Creek was a contributing part of the Lockhart Ranch operation, serving as a cow and calf shed, and as a stable. Built of logs with board roof, it was another example of the method and style of Lockhart and her foreman to build as cheaply and quickly as possible, with no long range use envisioned. It measured about 70' x 20' and faced the east with an open east face and the west or back side to the prevailing winds.

Builder - Lockhart - Circa 1928

Garage - LCS No. 1320-HS-465

Contributing Resource: Early in her tenure at the ranch Lockhart purchased an automobile, and in subsequent years replaced it and also purchased a pickup truck for ranch use. The car was housed in this garage building. It is a single story, log walled,

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gable roofed structure. It has a double garage door on the front (south) elevation. The east wall is pierced for a single sash, two-over-two window. The roof is sod over lodge-pole rafters, and was replaced in kind in 1984.

Builder - Lockhart - Circa 1940

Privy - LCS No. 1320-HS-458

Contributing Structure: This privy served the needs of two cabins east of Davis Creek, and southwest of the main ranch house. It is log walled, chinked with clay, gabled board and batten roof, with board and batten door on the north elevation secured by a wooden hasp. Inside it is a one-holer, with the seat made of rough-sawn pine lumber. The structure is in relatively good shape, and has received no stabilization.

Builder - Probably Lockhart - Circa 1930

Cabin - LCS No. 1320-HS-457

Contributing Structure: This cabin, which may predate the ownership of the place by Lockhart, served as a bunkhouse for hired hands, as guest quarters on occasion, and as a store room. It is a log walled, clay chinked, gabled roof structure with an asphalt over board. It is floored with rough sawn random width lumber, and the door located in the east elevation is random width, board and batten, closed with factory made door knob and hardware. The west wall is pierced for a single sash two-over-two window, with sash and lights still in place.

Builder - Possibly the Wassons - prior to 1926

Cabin or Bar - LCS No. 1320-HS-456

Contributing Resource: This log walled, gabled asphalt over board roofed cabin, has a sign BAR nailed to it. It is doubtful that the sign was present in Lockhart's time, as no where in any of her records does she mention a bar, and no one who visited the place during her tenure recalls a bar. The sign was probably erected either by youngsters

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during the Tippet years, or as a joke by one of Tippet's bored cowboys. The cabin possibly predates the Lockhart years, and was one of the original structures built by the Wassons. Lockhart used the building as a bunkhouse, guest house and store room. It has a random width, rough sawn pine floor, and has a window in the west end. The door is in the north elevation and is made of random width rough sawn lumber, and has factory made hardware and closures.

Builder - Possibly the Wassons - prior to 1926

Storage Shed - LCS No. 1320-HS-453

Contributing Structure: This small structure is attached to the west end of the combined bunkroom - storage building. It is windowless, log wall, gabled roof covered with sod. The door is located in the north elevation, and is board and batten, random width with steel factory made hinges, and a wooden hasp. The floor is dirt.

Builder - Unknown - Circa prior to 1926

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Only portions of the house, corrals, and stables were present when Lockhart brought the ranch. The majority were built by her from local materials, juniper and pine logs, stone and sod. Close with a nickle, Lockhart scrimped at every opportunity, and her stinginess is often typified in design, workmanship, and materials. Her buildings were functional, appropriate, and above all, inexpensive.

By the time Lockhart arrived in the Dryhead Country, her major literary accomplishments were behind her. Try as she might, nothing produced after 1926 was of note. Her ranch, her rental properties in Cody, travel, and an interest in national, local and world politics occupied much of her time. A great deal of her energy and attention came to focus on her feuds with neighbors, Carbon County politicians, and the federal government.

In the early years of ownership of her Dryhead place, Lockhart entertained on occasion, both at the ranch and at her Cody home. Friends from the East, from her literary years, and her Cody acquaintances still sought her company. As time went on she spent more and more time on the ranch supervising her employees and slowly losing her circle of friends to the years.

Even though the Great Depression prostrated the area economically, Lockhart not only held on to her property, but was able to add to it both in acreage and more buildings, fences, ditches and planted pasture. The buildings were located and constructed at her direction by itinerant carpenters or by the occasional ranch hand who had some talent with tools. In her records, Lockhart left little mention of details regarding the buildings, other than to mention that "one of the boys" had built such and such a structure. Apparently they were constructed to fit an immediate need and as fast as they could be cobbled together. Little, if any though was given by Lockhart or anyone else on the place as to appearance, durability and architectural placement.

Even before she finally sold out and left in 1955 Lockhart's ranch buildings had begun to fall to wrack and ruin. Following her departure the Tippett family, the new owners, used the ranch land for pasture and paid scant attention to the Lockhart buildings. Although the buildings were never designed, or planned, were inexpensive, and built to last but for a limited time, they are today a remarkable example of a type of architecture and of a culture that was unique to the coulees and valleys between the Pryor Mountains and the depths of Bighorn Canyon. They are unique because nothing else so reflects a group of people and a lifestyle that lasted from about the late 1890's until the mid-1900's and is now a part of history. The buildings on the Lockhart place reflect the time, place, and to a certain aspect, the character of Caroline Lockhart.

As previously stated, building of this type, log walled, sod roofed with rough sawn lumber components were used widely in the Bighorn Basin-Crow Indian Reservation region. They were not built to last, and most did not. World War II saw the end of this sort of construction by and large, and today few of these structures remain, and even fewer are in decent condition. Therefore, the Lockhart buildings are unique and among the best examples of an unusual regional architecture.

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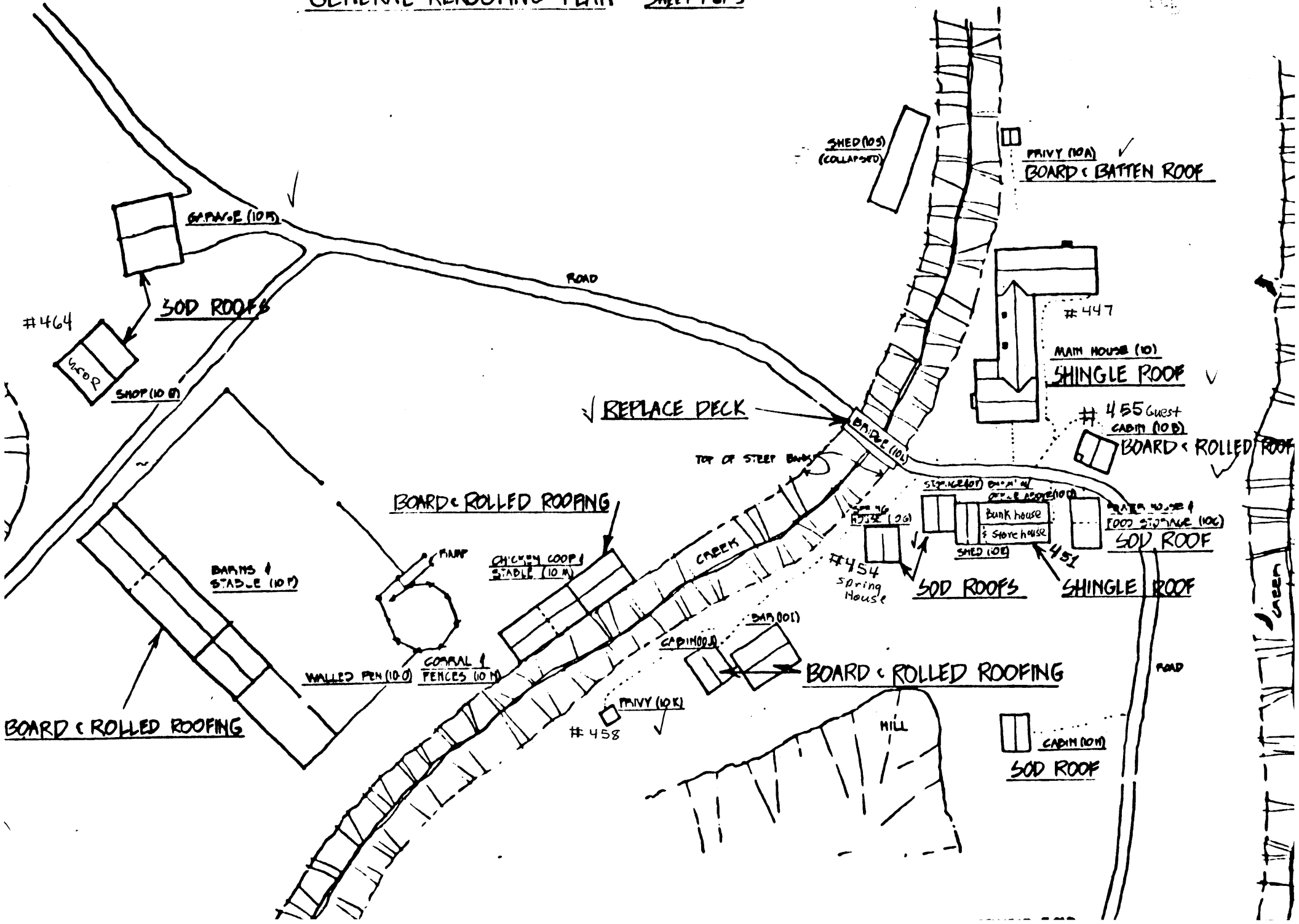
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The rugged and isolated Dryhead country was one of the last portions of America frontier remaining in the 1920's, 30's and even into the 40's. Many of those who lived there did so fleeing the inevitable encroachment of the twentieth century. Caroline Lockhart was also an escapist; an individualist and independent spirit. When she first came to the Dryhead country she remarked in one of her letters that a strange wagon track in the road was cause for conversation for a week, and in her way did her best to preserve this type of attitude and the isolation that fostered it. As time went by, Lockhart was no longer at ease with her worldly friends and literary acquaintances. She sought and enjoyed the company of cowboys, Indians from the Crow reservation, the strength she drew from her ranch and it's homespun buildings, and a life that turned on the seasons, where a new wagon track was still cause for comment.

LOCKHART RANCH SCOPE OF WORK

GENERAL REROOFING PLAN SHEET 1 OF 5



DEC 11 1989

Please Amend the National Register Nomination for the Caroline
Lockhart Place, Bighorn Canyon National Recreation Area as Follows:

Acreage of of Property:

288 Acres more or less

Verbal Description of Boundary:

From a point on the Carbon, Mt. County Road, commonly called the Dryhead Road at 45 07' 37" the boundary proceeds 4/10 of a mile SE to the existing power line intersection at contour line 4400 on USGS Quad Map Dead Indian Hill, and then follows the power line 2.5/10 mile NE to the point where power line again intersects Contour Line at 4400', and then 6/10 mile NW to the point where Contour Line 4400' intersects the Dryhead Road, and thence SW along the road 7/10 mile to starting point.