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GARNET GHOST TOWN

MANAGEMENT PLAN

DECEMBER 30, 1998

Garnet in the 1890s

Garnet Today

B. Acknowledgements

This plan has been a team effort for its inception. Each member of the Garnet Resource Area staff has been involved to varying degrees. At the risk of leaving out folks deserving recognition, I would like to particularly thank the following individuals for their contributions. Darrell Sanders, BLM Archeologist, drafted much of the cultural resource management direction in addition to countless hours of advice and candid commentary. DeLon Potter, Assistant Area Manager, provided direction, advice, encouragement and reviewed too many drafts to count. Dwight Gappert, Garnet's Park Ranger, provided an "on the ground" perspective that proved invaluable. Ann Boucher, BLM State Office, provided the much needed perspective of a writer and editor. Douglas Dodge, BLM Bishop California, wrote an excellent management plan for Bodie Ghost Town and in so doing set the standard for such efforts. The Board of Directors for the Garnet Preservation Association worked closely with the BLM from the beginning and once again exemplified the diverse benefits to be derived from private sector/government partnerships. These folks and many others brought to this effort a degree of commitment and professionalism that can be a source of pride for the American Taxpayer.

No acknowledgement would be complete without recognizing the contributions of our late Area Manager, Darrell Sall. His guidance is evident on every page. Darrell was truly a dedicated public servant and he will continue to be a role model and source of inspiration for all of us.

Dick Fichtler
Team Leader

C. Summary of Goals

A. Recreational Use

1. Provide visitors with a "Garnet Experience" that is safe and enjoyable.

B. Cultural Resource Management

1. Protect and preserve the cultural resources and historic landscape within the Garnet Management Area(GMA).

C. Future Management

1. Provide for the future management of the GMA to ensure protection of the cultural resources and other values that provide the Garnet Experience.

D. Introduction

Garnet is a prime example of an abandoned "boom and bust" mining community. It survives in a remarkable state of completeness in comparison to dozens of other historic ghost towns that have almost vanished in recent years. Garnet provides a priceless opportunity for Americans to view the relics of an important part of our national history.

The buildings in Garnet were quickly deteriorating because of theft, weather, and vandalism. Unless a concerted effort continues to be made to repair and preserve this historic resource, key elements of the ghost town may be lost.

Garnet has substantial yearlong visitor use which currently exceeds 22,000 people. This is expected to increase as Garnet becomes better known. The ghost town has been determined eligible for listing in the National Register of Historic Places.

E. Location and setting

Garnet Ghost Town is located 40 miles east of Missoula, Montana, in the northern portion of Granite County (see map 1). The ghost town can be accessed from Interstate 90 via Drummond or Bearmouth exits; or from Montana 200, near Lubrecht Experimental Forest.

The ghost town is located in the Garnet Mountain Range at 5,900 feet elevation. The Garnet Mountains are characterized by steep-walled valleys, rolling uplands, and well-drained slopes. The numerous drainage systems of the area are tributary to the Clark Fork of the Columbia River and the Blackfoot River. All are intermittent streams except for Elk Creek which flows year-round. Average rainfall in the area is 15 inches and the mean average temperature is 42EF. Temperatures of -30E in the winter and 85E in the summer are common.

GARNET GHOST TOWN LOCATION
MAP 1

F. Scope of Plan

This document is a revision of the existing management plan for Garnet that was completed in 1981. This plan is tiered to the Garnet Resource Management Plan (RMP) Environmental Impact Statement (EIS), Record of Decision (ROD) approved January 10, 1986. The Garnet RMP made land use allocations and analyzed environmental impacts of several alternatives; discussed the long term land use and how it would impact the environment, including social/economic effects; and provided direction and guidelines on "what to do." This document will deal with "where, when and how" to implement RMP guidance and direction for recreational and cultural programs within the Garnet Ghost Town proposal area.

The management activities defined in this plan are confined to public lands administered by the Bureau of Land Management (BLM) and those lands owned by the Garnet Preservation Association (GPA) as provided for in the Garnet Resource Area RMP and the cooperative management agreement between these two entities.

This plan is not applicable to and has no control over any other private lands. The BLM and GPA administer lands which are controlled by this plan (see Map 2) are part of the Garnet Management Area (GMA). The GMA was defined, in part, by the proposed boundary developed by the BLM for the nomination of Garnet to the National Register of Historic places. The location of cultural resources, recreation opportunities and private lands also influenced the boundary. This plan seeks to provide for the preservation of the historic resources and protection of natural resources in the GMA. In addition, the plan will provide for the use and enjoyment of these resources by visitors.

In order to facilitate the recreational experience in Garnet, a minimalist approach will be used in the preservation of historic buildings and structures. Rehabilitation and restoration work involving entire buildings or structures will not normally be done. Preservation efforts will emphasize protecting load-bearing elements which are critical for maintaining structural stability. In short, the minimalist approach seeks to preserve buildings and structures "as-is" so that they appear to be in a state of "arrested decay." In so doing, the "ghost town feeling" of Garnet is preserved. For a detailed discussion of guidelines for implementing an "Arrested Decay" strategy see Appendix C.

In some instances, however, the minimalist approach will not be used. Exceptions include buildings and structures that are used for administrative purposes and the buildings located in the town's business district. Preservation of these buildings and structures will involve work that not only provides for structural stability, but will also involve rehabilitation and restoration of non-load bearing architectural elements, such as windows, doors, floors, etc. Such work, however, shall not be so extensive as to leave an impression that the entire building or structure has been completely renovated.

The justification for going beyond the arrested decay approach for administrative buildings and structures is that it is necessary for providing building security, and for providing occupant health and safety. In business district buildings it enhances their aesthetic and interpretive values to the public. Moving buildings or bringing in buildings from other locations is prohibited in all cases. For a detailed description of design guidelines used in this "arrested decay" approach see Appendix C.

The management of visitors to Garnet will be structured around a defined recreational experience that is compatible with the preservation of the historic resources. This recreational experience must therefore be entirely dependent on the protection of the cultural, historic, natural and aesthetic values that enable visitors to enjoy the "Garnet Experience." This visitor experience which will serve as the foundation for all recreation management in the GMA is defined as:

Garnet provides a priceless window into our collective past; suspending in time the remnants of a town and the people who lived there. Even before the visitor reaches Garnet the sense of remoteness is apparent. How did people ever survive in such an isolated location? Garnet is so far from anywhere, so hard to get to, so vulnerable to the weather...yet 100 years ago over a thousand people called it home. These "hows" and "whys" dominate as the visitor begins to explore the abandoned cabins and false front buildings. Each individual is largely left to discover these answers for themselves --- and as each visitor answers these questions an understanding forms of life 100 years ago in an isolated corner of Montana. Myths of the "wild west" dissolve away to be replaced by a sense of the remoteness, hardship, the struggle to raise a family in a "boom" town and the hard reality of back breaking work that shorten the lives of many. To walk the streets of this ghost town is to step back in time, free from the intrusions of modern society, and not only comprehend life in Garnet but actually reach out and touch this life --- this is the Garnet Experience.

G. Plan Format

The plans format has a hierarchial structure with goals providing broad direction and getting more specific through tiered objectives, standards, guidelines and ending with specific management actions. These terms are defined as follows:

Goals: Goals broadly define what we want to accomplish and are grounded in the concepts of the previously defined "Arrested decay" and the "Garnet Experience."

Objectives: Objectives are measurable, time-specific indicators used to measure progress toward attainment of goals. They address short and long term steps taken to meet goals.

Standards: Standards are **required** management activities addressing how to achieve objectives. Standards can include requirements to refrain from taking action in certain situations.

Guidelines: Guidelines are **suggested** activities, priorities, processes or prescriptions that are useful in meeting objectives, but not required.

Actions: Actions are specific, required, steps that will be taken to insure that standards are achieved. There are no actions tied to Guidelines since these are suggested activities and not required.

II. The Management Plan

A. Recreational Use

Goal Provide visitors with a "Garnet Experience" that is safe and enjoyable.

Objective A Improve vehicle access from Interstate 90 to Garnet so that passenger cars can safely access Garnet in wet or dry weather during non-winter months.

Standard 1: The BLM in cooperation with Granite County will identify a route from I-90 and complete road work to improve vehicle access for visitors to Garnet.

Action 1.1: The BLM shall complete planning for the possible expansion of the existing Back Country Byway to include a route from Garnet to Interstate 90.

Action 1.2: Continue to use Cooperative Agreements as needed or as appropriate to manage access into Garnet.

Standard 2: Visitor or commercial traffic will, on occasion, be rerouted off the main access routes to Garnet to alleviate potential safety concerns when mining activity or other heavy truck traffic justifies these concerns.

Action 2.1: The BLM will work with commercial road users to insure that alternative routes are identified that will improve the safe enjoyment of the Garnet Experience by separating industrial and other commercial traffic from visitor traffic. First preference will be to route industrial traffic on to

alternate routes. If it becomes necessary to reroute visitor traffic these routes shall be at a standard as similar as possible to the original public route and will be maintained in a condition that insures reliable access to Garnet for a typical passenger car.

Objective B Provide services that will maintain and enhance the Garnet Experience for all visitors.

Standard 1: Interpretive, directional and other signing within and leading to the GMA is necessary to educate and inform visitors. All signing will conform to the following philosophy: To install and maintain quality signs which provide: a direct, and when possible, a positive message; consistency in style, color, and size; efficiency in placement, fabrication and installation; a strong identity of Garnet Ghost Town; easy readability; and a quality image to the visitor.

Action 1.1: A sign plan will be developed that will cover all sign needs from the signs on the highways to the informational signs within the ghost town. This plan shall be compatible with the existing interpretive plan for Garnet.

Standard 2: Continue to support the GPA's visitor center efforts to interpret Garnet and educate visitors.

Action 2.1: Implement the existing Interpretive Plan.

Action 2.2: Extend the existing interpretive efforts to include foot trails around Garnet that will discuss native plants, outlying cultural/historic features and

other related topics(see map 3).

Standard 3: Provide adequate access to a reasonable representation of Garnet for visitors with physical impairments or disabilities.

Standard 4: Minimize all non-administrative motorized vehicle traffic(except snowmobiles) through the Garnet Townsite as shown on Map 4. Current policies prohibiting public vehicular access into town will be maintained While recognizing the need for access by private landowners.

Action 4.1: Develop a new cooperative road use agreement with Granite County and affected private land owners, to regulate vehicular traffic on the County road passing through the Garnet Townsite.

Standard 5: Eliminate all administrative vehicle parking within the Garnet Townsite.

Action 5.1: Develop secure administrative and staff parking area outside of the Garnet Townsite.

Action 5.2: Develop secure staff housing, including a trailer parking area, outside of the Garnet Townsite.

Action 5.3: To accommodate volunteers with their own trailer or other RV, a holding tank will be installed underground. The location for this holding tank and RV pad will be located so as to be visually screened from the Garnet Townsite.

Standard 6: Continue to provide adequate visitor services and accommodations, i.e., parking and picnic areas, on the fringe of the GMA.

Action 6.1: Additional visitor facilities will be confined to the area of the existing parking lot. Visitor facilities which are not consistent with the goals defined in this plan will not be developed within the Garnet Townsite. Interpretive devices will be allowed within the Garnet Townsite.

Standard 7: Within the Garnet Townsite no further structures will be restored to facilitate the cabin rental program or other commercial activities without assuring that it does not detract from the Garnet Experience or negatively impact the historic resources.

Standard 8: A limited number of commercial users will be allowed to use the GMA as a component of the services offered to the public.

Action 8.1: Requests from commercial outfitters, guides or concessionaires to utilize Garnet as a component of their services will be evaluated on a case by case basis. At no time will commercial activities be allowed that negatively impact the Garnet Experience or the historic resources of the GMA.

Action 8.2: Within the GMA only passive solicitation of customers for commercial activities will be allowed. All commercial signing must comply with the sign plan identified in Action Item 1.1 located on page 8 of this plan.

Action 8.3: No new stationary commercial development shall be allowed within the GMA. Commercial activities within the GMA will be transitory in nature such as outfitters bringing clients into town for a tour.

Standard 9: Manage visitors so that unintentional trespassing on private lands is avoided.

Action 9.1: Develop cooperative management agreements with private landowners which address trespass concerns and allow for public access if appropriate.

Action 9.2: Inform visitors of private lands in and around the GMA through options such as boundary markers, interpretive messages, maps and brochures.

Action 9.3: Acquire non federal lands within the GMA as described under the Future Management section of this plan.

Objective C BLM will strive for zero injuries to the visiting public within the GMA.

Standard 1: Visitor safety within the GMA is a priority.

Action 1.1: Annual safety inspections of the townsite and its buildings are mandatory.

Standard 2: Visitors will not be allowed access to buildings that pose a health threat due to unsafe structural condition or other hazards.

Standard 3: In order to limit the frequency of bears visiting the Garnet area, all potential bear food sources caused by humans within the GMA will be eliminated.

Action 3.1: The existing bear proof garbage cans in Garnet will be maintained to eliminate this potential food source.

Action 3.2: All garbage shall be hauled to an appropriate landfill. Only scrap wood from building maintenance shall be stockpiled outside of town for burning during appropriate open burning periods. Recyclable materials shall be recycled.

Action 3.3: As soon as is fiscally possible, build or acquire a bear proof garbage storage facility so that garbage need only be hauled to a landfill once a week.

Guideline 1: The BLM will continue to cooperate with the Montana Department of Fish, Wildlife and Parks to immediately relocate problem bears.

Standard 4: Old mine shafts, adits and holes can be hazardous to the visitor. Where these hazards occur within the GMA they shall be made safe.

Action 4.1: All visible or known mine shafts and other such hazards shall be mapped and inventoried within the GMA.

Action 4.2: Any mine shafts or similar structures that are deemed hazardous shall be effectively closed from public entry. Possible options include fencing, installation of grates over openings, or backfilling. When

closing a shaft or adit the retention of historic character and bat habitat shall be considered.

Action 4.3: Any fences built within the GMA shall be constructed in a non-obtrusive manner and they shall be constructed using materials and methods similar to those used in the 1890s.

Standard 5: Rodents shall be substantially controlled in Garnet in an effort to limit the risk to humans from Hantavirus and other health problems.

Action 5.1 The Park Ranger shall be a licensed commercial pesticide applicator and shall continue to implement a program for controlling problem rodents in the GMA.

Standard 6: The discharge of firearms within the GMA is prohibited.

Objective D BLM will only allow recreational uses that do not interfere with the Garnet Experience, and do not threaten the historic resources within the GMA.

Standard 1: No overnight camping by the public will be allowed within the GMA.

Standard 2: The number of visitors in Garnet at one time will not be allowed to grow to the point of detracting from the Garnet Experience or historic preservation goals. See Appendix H for a discussion of the current visitor use in Garnet.

Action 2.1: Priority shall be given to those management actions which will increase the carrying capacity (see discussion in Appendix H) within the GMA. Possible actions which would increase the site carrying

capacity without degrading the Garnet Experience or the cultural resources include: construction of a new Visitor Center outside the Garnet Townsite; dispersing interpretive displays throughout the townsite; expanding visitor opportunities around Garnet to disperse use; and informing the public about times when they will likely experience crowding.

Action 2.2: Promotion and marketing by the BLM, GPA or Special Recreation Use Permittes(SRUP) will be scrutinized to insure that the promotion does not attract more visitors to Garnet than can be accommodated with existing visitor support facilities, does not detract from the Garnet Experience and does not degrade the historic structures.

Guideline 1: Special and recreational events (trail rides, cattle drives, bike rides, filming, etc.) within the GMA will be considered on a case by case basis. Events will be limited so that they do not significantly detract from the Garnet Experience. Events or other uses that are irrelevant to the historic purpose of Garnet or detract from the Garnet Experience will be prohibited.

Standard 3: At no time shall the use of metal detectors, digging, or bottle hunting for historical or cultural artifacts be allowed within the GMA without authorization from the BLM. Without such authorization, it is prohibited to remove any natural or historic objects within the GMA.

Standard 4: Domestic animals shall have limited access within the GMA.

Action 4.1: Without prior authorization from

the BLM, no horses shall be allowed within the Garnet Townsite so as to provide for public safety, sanitation and the protection of the historic resource. Horses shall be tied at a hitch rack located in the vicinity of the main parking lot.

Action 4.2: Dogs shall be kept under physical restraint at all times within the GMA.

Action 4.3: No cattle shall be allowed within the Garnet Townsite as shown on Map 4.

Objective E Provide a potable water supply in the GMA for the public and staff.

Standard 1: Ensure that the drinking water in Garnet meets State of Montana standards.

Action 1.1: Regularly test the existing water supply to ensure that it meets State standards.

B. Cultural Resource Management

Goal Protect and preserve the cultural resources and historic landscape within the GMA.

Objective F Within the GMA stabilize and maintain the cultural resources in a state of arrested decay.

Standard 1: Maintain and preserve the historic buildings and other cultural resources in and around Garnet.

Action 1.1: BLM will maintain an inventory of all historic resources on federal lands within the GMA in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Action 1.2: Based upon the inventory, BLM will continue to prioritize the treatment of these resources and monitor them on a regular basis with the goals of: a) maintaining the existing buildings and other features in a state of arrested decay; and b) repairing new structural damage from weathering, accident or vandalism as soon as possible after it occurs.

Action 1.3: In some cases, historic structures have collapsed to the point that it is impossible to determine what the structures looked like and how they were originally built. In these cases, maintenance will be limited to practical methods that will slow the rate of decomposition.

Standard 2: No activities will be allowed within the GMA or on surrounding public lands that will cause damage (such as vibration impact) to historic and cultural resources within the GMA.

Standard 3: Actively pursue listing of Garnet on the National Register of Historic Places by December 2000 if it is determined to be consistent with the goals identified in this plan.

RMP Decision: Maintain the scientific and socio-cultural values of sites eligible for listing on the National Register of Historic Places.

Standard 4: Develop Garnet's role as a repository of mining artifacts consistent with the Scope of Collection Statement included in Appendix D.

Standard 5: Continue to make Garnet available for historic and/or cultural scientific research consistent with the policy statement included in Appendix E.

Objective G Every effort will be made to ensure that opportunities for vandalism of historic features is minimized within the GMA.

Guideline 1: Beginning with the third week in May and running through the third week in September, personnel shall staff the town 7 days a week. During the rest of the year the town will be staffed at a minimum during the weekends.

Objective H A plan will be developed that will maximize fire protection for the historic landscape and buildings within the GMA, including both prevention and suppression.

RMP Decision: Fire will not be used as a management tool. Fire suppression methods will be selected to minimize or eliminate the impact on historical site values.

Standard 1: Implement an active fire prevention program within the GMA.

Action 1.1: No open fires will be allowed on public lands within the GMA except at fire rings provided at the picnic area next to the parking lot.

Action 1.2: No smoking will be allowed in, or within 50 feet of, the buildings within the GMA. A no smoking policy within the GMA will be implemented during periods of high fire danger as defined by the Garnet Resource Area Manager.

Action 1.3: Evaluate and plan for an underground water delivery system which is designed to provide sufficient water for fire suppression efforts throughout the town site.

Action 1.4: A cache of fire fighting tools and equipment shall be maintained in Garnet for the sole purpose of fire suppression in Garnet. This cache shall be in a state of readiness whenever the Fire Danger Rating is at Level 3 (moderate) as defined by the Montana State Department of Natural Resources and Conservation.

Action 1.5: At no time will fireworks be allowed within the GMA.

Standard 2: A fuel management plan will be developed for the forests in and around the GMA with two objectives: (1) reducing fuels and therefore the opportunity for wildfire within the GMA and (2) returning the vegetation in the GMA to a structure and composition more closely resembling natural conditions that were present at the beginning of Garnet's "boom."

C. Future Management

Goal Provide for the future management of the GMA to ensure protection of the cultural resources and other values that provide the Garnet Experience.

Objective P Management activities will provide for future management of the GMA to ensure protection of the historic and scenic values.

Standard 1: Pursue acquisition of the private property within the boundaries of the GMA from willing sellers with valid title to the property (see map 2). Title to these properties could go to either the BLM or GPA.

Action 1.1: The first priority for acquisition efforts will be the lands within the GMA, with the second priority being the buildings.

Action 1.2: When pursuing acquisition of these properties utilize the full range

of alternatives including purchase, exchange or donation. Where acquisition of these properties is not possible, pursue a long term cooperative management agreement with the owners that ensures the retention of the cultural resources and the Garnet Experience.

Standard 2: Resolve land and structure ownership questions within the GMA. Of particular interest are those buildings that do not have clear title or are located on land not owned by the individual claiming the building. These buildings include the School House, Kohr's Cabin, Buildings 16A and 19B. See Appendix G for more detail.

Action 2.1: Offer individuals claiming ownership of these buildings lifetime tenancy or other similar arrangements that will result in the eventual acquisition of these buildings or the removal of the unauthorized occupancy.

Action 2.2: Work with the current owners to ensure that the historic integrity of the buildings and surrounding area is retained. For example, no additional out buildings will be constructed and the use of authentic materials will be required when making repairs.

Standard 3: Continue to collect day use fees and other revenue to help support the operation and maintenance of the ghost town.

Action 3.1: Develop a fee schedule and guidance for authorization of special events in Garnet.

Standard 4: Develop administrative facilities such as a larger visitor center to

accommodate increasing visitation, and office, housing, shop, and storage space to remove these modern intrusions and adaptive uses of historic structures from the Garnet Townsite where they adversely impact the Garnet Experience.

Action 4.1: All administrative structures, facilities, or mechanical systems (utility lines, fire protection, etc.) will be designed with respect for the historical integrity of Garnet and will not adversely affect the Garnet Experience or the National Register values of this historic site. For example, utility line or water lines shall be installed underground.

Standard 5: Pursue funding for plan implementation, including BLM cultural resources funding, historic preservation funds/grants, transportation funds, nonprofit funding opportunities through the GPA and similar sources.

Guideline 1: Maintain and continue to develop cooperative management agreements with governmental agencies, private entities and other organizations which will aid in the preservation and maintenance of the Garnet Experience and the cultural resources within the GMA.

Objective Q Monitor the implementation of this plan, and update the plan as needed.

APPENDIX A HISTORIC CONTEXT

Events Leading to the Founding of Garnet

The town of Garnet was founded in 1895 as a consequence of several important events that took place over several decades. Among these was the construction of the Mullan Road in 1860, which was built primarily to transport goods between Fort Benton on the upper Missouri River and Walla Walla, Washington, on the Columbia River. Quite naturally, the road was also used by prospectors and settlers to access the western part of the future state of Montana.

In the Garnet area, the Mullan Road followed the Clark Fork River, or essentially today's Interstate 90. In the fall of 1865, five years after the road was constructed, deposits of placer gold were discovered along the banks of Elk Creek in the adjacent Garnet Mountains. Later, in the spring of 1866, the Elk Creek deposits were eclipsed by the discovery of placer gold along Bear Creek, or "Bear Gulch" as it was known then. Virtually overnight a mad scramble of prospectors rushed to the scene. From these beginnings, the Garnet Mountains would experience intensive mining activities for the next 50 years.

One of the first things the prospectors did was to establish mining camps along the main channels and tributary streams of Bear Creek and Elk Creek. The first and largest placer camp was Bear Town, located at the confluence of Bear Creek and Deep Creek. Five thousand men were reportedly camped there a few weeks after gold had been discovered along Bear Creek (Daley and Mohler 1974:9). Using Bear Town as a base camp, the miners fanned out in all directions in search of placer gold. Their work on the placer deposits followed a pattern typical to mining in the Western frontier: simple panning of gold-bearing gravels soon gave way to rockers, sluices and eventually to hydraulic mining. In 1910, miles of sluice boxes and flumes could still be seen along Bear Creek (Rowe 1910; cited by Meyer 1992).

Some of the prospectors who fanned out from Bear Town began working placer deposits along First Chance Gulch, near the future townsite of Garnet. Meeting some success, they set up a camp and in 1867, while placer mining in the Garnet Mountains was at its height, two veins of hardrock gold were discovered near the gulch. Mining claims were promptly filed on the discoveries and named the Lead King, Grant & Hartford and Shamrock claims. In 1873 another nearby hardrock vein, named the Nancy Hanks, was

discovered by Samuel I. Ritchey. These early hardrock claims were not very productive though, and were mined only from time to time in a small-scale fashion. The processing of their ores was done by means of an arrastra located along Bear Creek.

By the time the Nancy Hanks vein had been discovered, most of the easily recovered placer gold in First Chance Gulch and in the rest of the Garnet Mountains had been depleted. Although a few small placer claims were worked during the 1880s, the smaller gold camps were largely abandoned. Total gold production from the Garnet Mountains until about 1880 was between \$8-10 million, nearly \$3 million of which was obtained from Bear Creek alone (Rowe 1910:704-705).

In recognition of the historical importance of the placer gold mining era in the Garnet Mountain Range, the main channels and tributary streams of Bear Creek and Elk Creek were designated as the "Bear Creek Historic Placer Mining District" and assigned Smithsonian property number, 24GN709/24MO494/24PW605. In 1995 the district was determined to be eligible for listing in the National Register of Historic Places through consensus agreement with the Montana State Historic Preservation Officer.

The Founding of Garnet

Although, as mentioned, a few hard rock gold claims were worked near First Chance Gulch in the 1880s, their veins were too poor to warrant anything other than small-scale operations. The real boom came in the 1890s because of a variety of reasons. One important reason was that hard rock mining and smelting techniques in Montana had been refined to a level capable of successfully extracting and reducing complex gold ores. This advance in technology, along with the fact that the Northern Pacific Railroad through western Montana was completed in 1883, meant that the mines in the remote Garnet Mountains could now reliably transport their ores to the larger and more technologically complex mills for necessary processing.

Also, in 1893 the price of silver dropped dramatically. The resulting so-called "Silver Panic of 1893" caused many miners in Montana to abandon their search for silver in favor of gold. Finally, the mining of ores at Garnet became more efficient and profitable as the larger mining outfits consolidated some of the smaller claims.

In recognition of the area's new mining opportunities, Dr. Armistead H. Mitchell of Deer Lodge built a stamp mill near the head of First Chance Gulch. This immediately led to the founding

of the new town of "Mitchell," which was later re-named Garnet. The founding of the new town was chronicled in the May 22, 1895, edition of The Silver State newspaper (c.f. Daley and Mohler 1974:35-36):

A young mining camp has been started, and several substantial buildings are in course of erection. The miners there got together last Thursday night and christened the embryo city "Mitchell," in honor of Dr. Mitchell. They will at once apply for a post office and establish a mail route from there to Bearmouth. A movement is on foot, and will be consummated, for the building of a road from Mitchell to old Beartown. It will cost in the neighborhood of \$2,000 -- Dr. Mitchell furnishing the largest portion of the funds for its construction.

...The young town of Mitchell contains about a dozen houses, including the Woods Hotel, two saloons, a livery stable, and very shortly a grocery and general provision store will be started, the building for which is now nearly completed...It is estimated that there are at least 200 men in the country adjacent to Mitchell, engaged in mining and prospecting...

The new road from Mitchell to Bear Town was completed in the same year as the new town, 1895. At Bear Town, the road connected with an existing road constructed in 1879 that ran to Bearmouth at the confluence of Bear Creek and the Clark Fork River. Thus, at the outset, the new town of Mitchell and its surrounding mines could receive goods and transport ore to Bearmouth on the Clark Fork River. From this point, goods flowed either in a southerly direction towards the Deer Lodge Valley, or north to Missoula. Goods and ore could also be transported via horse-drawn wagon on the Mullan Road; or more commonly, in railway car on the Northern Pacific Railroad.

Garnet's Heyday

The productive period for the mining area around First Chance Gulch, or what would later become known as the Garnet mining district, was from 1896 to about 1912. The founding and subsequent growth of the town of Mitchell and later Garnet was a direct result of the mining district's prosperity. The event that triggered these developments was the discovery of a vein of rich "red ore" in the Nancy Hanks mine owned by Samuel I. Ritchey in 1896. Soon after the Nancy Hanks discovery, other mines hurriedly opened and subsequently proved to have valuable gold

deposits. In characterizing the mining district, the Garnet Mining News of November 24, 1898 (c.f. Daley and Mohler 1974:37-38) commented that:

There is no question but that the Garnet Mining district...is destined to sustain a large and prosperous population...the mineral bearing zone is fissured and seamed with hundreds of small but exceedingly rich veins and chutes of gold-bearing ore... .

Production records and other information on the district indicate that about \$1.4 million worth of precious minerals were extracted from the mines. At least 95 percent of this was from gold and the remainder from copper and silver (Pardee 1918:171-172). In addition to the Nancy Hanks, the other major mines during this period were the Dewey, Cascade, Spokane, Shamrock, International, Tiger, Sierra, Grant & Hartford, Magone & Anderson, Mitchell & Mussigbrod, Fourth of July, Robert Emmet, Fairview, and the Willie.

In 1896 the town's post office was established. In the fall of 1897, newspaper reports began referring to the town as Garnet rather than Mitchell. It is not known who was responsible for changing the town's name, although it is generally agreed that the new name was given in recognition of the red ruby-like gemstones that are common to the area (Babcock, et. al. 1982:60). By this time, the newly named town of Garnet could boast of the following businesses in addition to a number of log cabin residences (c.f. Anderson and Decco 1988:9):

- 13 saloons
- 4 hotels
- 1 school
- 2 barber shops
- 3 livery stables
- 1 candy shop
- 1 assay office
- 1 butcher shop
- 1 doctor's office
- daily stage service to Bearmouth

Extensive construction activity in the new town between 1897 and 1898 marked the beginning of Garnet's pre-eminence as the center of mining activity in the region (Babcock, et. al. 1982:41). The town grew in a fashion typical to the mining frontier: little thought was given to the lay-out of the town and buildings were constructed without any regard for neighbors. Although a central

business district became situated along the town's main street, the rest of the town was constructed in a more-or-less random fashion(see Map 5).

The town's buildings were made of wood and were erected in haste, without foundations and with little thought to design or performance. To a large extent, Garnet was built to take advantage of the gold-mining opportunity in the area and not necessarily to last. The miners believed that time spent away from the mine was time wasted. Their houses, built directly on the ground, could be occupied quickly, and being small, they were easy to heat with wood-burning stoves.

Most buildings were constructed on existing or future mining claims. These claims were the Mary Anderson (MS 5521); the Homestake Lode (MS 6970); and the Garnet Lode (MS 5853). The person wanting to build would ask the claim owner for permission to do so, and then pay a small fee for being given permission. If abandoned, the building became the property of the claim owner (Babcock, et. al. 1982:60).

Garnet Lifeways

The mining boom in Garnet was certainly not equal to some of the more prominent Western gold towns, mainly because of the kinds of hard rock gold deposits that characterized the district. Gold veins were not extensive, but they contained enough of the precious metal to be profitable when mined in relatively large quantities. For example, The Anaconda Standard of December 24, 1905 (c.f. Daley and Mohler 1974: 39) reported that the rich red ore of the Nancy Hanks mine generated \$500 of assayed gold per ton. Taking into account production figures for the period 1898-1900, this would mean that \$300,000 worth of gold had been taken out of the Nancy Hanks (ibid.).

The richness of the Nancy Hanks mine and other mines did not necessarily mean that their owners extracted huge profits. Because a relatively large number of mine workers were needed to remove the ore, the owners tended to be independent operators with little working capital, owners commonly leased their claims to a lessee who would hire the work force and buy the necessary equipment to extract the ore. Such arrangements tended to produce modest profit margins for both the owners and the lessees, and a decent way of life for the hired workers (Daley and Mohler 1982). In short, the Garnet mining district as described in 1898 by the editor of the Garnet Mining News (c.f. Babcock, et. al. 1982:42) was:

...a poor man's mining paradise...the mines will...never be ...controlled by any one company and on this rests the safety of all business interests incident and necessary to mining towns...Garnet...will never be...a one-man town.

All hired mine workers belonged to the Garnet Western Labor Union, an affiliate of the Western Federation of Miners based out of Butte. The dealings between the union and mine owners were extremely successful, and the town experienced no major labor disputes. This amicable relationship was probably due to the fact that the owners and lessees were small, independent operators who lacked the financial capability to withstand a major labor dispute. An important consequence of this sort of relationship was that Garnet was much more egalitarian in nature than most other mining towns in Montana during this period.

The town's social center was the Miner's Union Hall, which was constructed in June 1898 at the north end of the business district. The population at this time was reported to be over 300 (Babcock, et. al. 1982:40). Community dances were held at the hall every Saturday evening. Other kinds of social functions were held at the hall several times a week.

Married couples in Garnet were relatively numerous and consequently the town was much more family oriented than the typical Western boom town. Family picnics and fishing were common activities during the summer. Shopping trips to Missoula and Deer Lodge were considered special events for the residents of the isolated mining town. Playing cards at one of the town's hotels or in someone's home was another common and well-liked activity. Often, dinner was served during the games.

One of the largest gatherings was the annual Miners Union Day celebration. The celebration commemorated the founding of the Western Federation of Miners in 1893. The celebrations included an outdoor barbecue, oratorical presentations, foot races, and drilling contests. Additionally, a yearly harvest festival was often held and included a rodeo, horse races, and other activities.

Some of the town's social activities were primarily enjoyed by men. The numerous saloons enjoyed a brisk business, particularly during the long winter months when there was a strong need for diversion and entertainment. As with all frontier towns, Garnet also had its "bawdy houses" where mostly bachelor men paid for female companionship.

Women only rarely visited the saloons and tended to stay in the business district to shop for necessary food and clothes. Shopping trips to Missoula were done monthly by most women.

Women also participated in quilting bees, gathered berries in the fall, and held canning sessions where fruits and vegetables were preserved for the winter. These responsibilities were in addition to their daily household chores and caring for the children.

The first school house was completed in the fall of 1897. In 1898 there were reportedly 41 students in the first to eighth grades. After graduation from the eighth grade, those desiring additional education had to attend the schools in either Missoula or Deer Lodge (Babcock, et. al. 1982).

The Demise of Garnet

Garnet's vitality was inextricably linked to the productivity of its mines. For a few short years both prospered. Then, almost as suddenly as it was founded, the town began to slowly fade as one mine after another played out.

The descent began as early as August 1900 when the vein of rich red ore of the Nancy Hanks mine came to an abrupt end. After repeated failed attempts to determine where (or if) the vein continued elsewhere, Samuel I. Ritchey leased the mine out to a successive number of lessees. Each lessee also proved to be unsuccessful in re-locating the vein.

At about the same time, other mines began to either play out or started producing poor quality ores. In one attempt to deal with poor ores, a cyanide mill was constructed at Bear Town. It lasted for only one year and then was closed due to financial difficulties.

In 1905 many of the mines were no longer being worked because of a lack of capital in which to buy heavy machinery to work in shafts greater than 250 feet (The Mining World, 1905, cited by Babcock, et. al. 1982).

In 1908, the Deputy State Mine Inspector reported (c.f. Babcock, et. al. 1982:50) that:

On account of the low price of the metals and the scarcity of money during the year 1908, the mining industry, not only in Montana, but over the world, has been almost at a standstill; nearly all development

work is being suspended and the output of the producing properties greatly curtailed.

By the time of the Deputy State Mine Inspector's report, the population of Garnet had began to dwindle. From 1905 until 1912, there were just over 200 residents. To make matters worse, in the fall of 1912 a fire destroyed many of the town's commercial buildings. Fire had always been a bane to the town. Made of wood and heated with wood-burning stoves, the town's buildings were extremely susceptible to fire. The 1912 fire along with the disappearance of the area's rich ores brought an end to Garnet's economic growth (Babcock, et. al. 1982:51).

In 1918 the only mine being operated was the Dewey. By this time, the United States had entered World War I and many of the remaining men and their families moved to the east and west coasts to work in military defense industries.

In 1919 the Prohibition Amendment caused the closing of the remaining saloons, although liquor drink could always be purchased from the local bootleggers. By the early 1920s, the F.A. Davey mercantile store was the only merchandise and grocery store left in Garnet. And in 1928, the town's post office closed.

A brief respite came to Garnet during the Great Depression when in 1934 President Roosevelt doubled the price of gold to \$35 an ounce. This made it economically feasible to mine the area's low grade ores and to transport them for reduction at the mills in Butte. Once again, Garnet became a scene of activity as hundreds of unemployed workers flocked to the town. Despite the increase in the price of gold, none of the Depression miners extracted any riches from the low grade ores. Nevertheless, they were grateful to have an opportunity to etch out some sort of livelihood during the difficult times of the Great Depression.

In 1935 the town's post office re-opened, and by 1936 the population had risen to about 250. The repeal of prohibition attracted Ollie Dahl and Shorty Sumner, two entrepreneurs who opened saloons in 1936. Several new buildings were constructed during this period, including the Dahl residence and a new school house. In 1937-1940 the Idaho-Canadian Dredging Company attempted to dredge Bear Creek for its gold, although it fell short of being successful.

The brief respite ended as World War II erupted. War time restrictions on the sale and use of dynamite made it virtually impossible to mine. Also, people moved away to once again work

in defense related industries. In 1942 the post office closed for the final time and Garnet became virtually deserted. Its transition into a ghost town became complete soon after the end of the war.

Garnet's Resurrection

The ghost town of Garnet received a "new lease on life" in 1972 when title to a large portion of the town was transferred to the Bureau of Land Management. The title transfer occurred when H.E.A. Davey donated his Garnet mineral lode, which encompasses much of the town. Since then, the Bureau's Garnet Resource Area has been actively managing the town for its historic and recreational values. Currently, the ghost town receives more than 22,000 visitors a year.

As part of its management of the ghost town, the Garnet Resource Area officially recognized the historical importance of Garnet by designating it as an historic townsite. It was assigned Smithsonian property number, 24GN540, and in 1978 was determined to be eligible for listing in the National Register of Historic Places through consensus agreement with the Montana State Historic Preservation Officer.

In 1995 the townsite was included within the "Garnet Historic Mining District." This historic district was designated in recognition of the historical importance that hard rock gold mining had for the Garnet Mountains. The district was assigned Smithsonian property number, 24GN834/24PW641, and was determined to be eligible for listing in the National Register of Historic Places through consensus agreement with the Montana State Historic Preservation Officer.

Management/Preservation 1970 to 1994

Present day management of Garnet emphasizes two goals: (a) to preserve historic sites from destruction through deterioration and vandalism; and (b) to interpret the historic resource to the public as a unique historical mining site. Early work at the site consisted of volunteers collecting and cataloging artifacts, and drawing original construction methods. Also, Youth Conservation Corp (YCC) and Green Thumb programs were used in the 1970s to clean the area and to reconstruct important structures, like Davey's store, by using original materials whenever possible. In order to prevent further acts of vandalism, which in some cases have resulted in the total loss of important structures, the BLM placed a permanent caretaker in Garnet in the fall of 1971.

Major contracted preservation efforts started in the early 1970s. In 1973, a new foundation and drainage system were constructed for the J. K. Wells Hotel and its interior chimney was repaired. In 1976, a new shake roof was installed and the hotel's siding was repaired. In 1977, BLM engineers prepared a detailed structural survey for Davey's Store, Kelley's Saloon (Structure #3), and Dahl's Saloon (Structure #5), which identified steps needed to preserve and to restore these structures.

Beginning in 1977, the Young Adult Conservation Corps (YACC) and the YCC have worked on several projects in Garnet. In 1980, YCC and YACC crews performed work on the Stage Coach Building (Structure #9), Davey's Store (Structure #2), and Dahl's Cabin (Structure #8). The Warren Park Trail also was upgraded and extended in 1981. YACC crews assisted in stabilization work on the Billy Liberty Blacksmith Shop (Structure #28) and repaired the roofs on Structures #29, #31, and #52.

In addition to reconstruction efforts, the BLM has been acquiring property in the Garnet Ghost Town site. On January 27, 1971, the BLM received part of the Mary Anderson Claim from Mr. A. Gordon Grant. In November 1972, Mr. and Mrs. H.E.A. Davey donated the Garnet Lode claim to the Bureau. In February of 1973 Marian Dahl conveyed to the BLM the Dahl Saloon, the Dahl Cabin, and the Hebner(Caretaker)Cabin.

In 1974, the BLM personnel determined the boundary lines of all mining claims in Garnet, and in 1978 they initiated an ownership survey of the site. Despite these efforts, property acquisition has been slow. Federal and private lands and buildings at the site are intermingled, and there are title problems with some tracts and buildings. It was common for the owners of mining claims to sell interests in their claims, which resulted in multiple ownership of certain claims.

Resource inventories and planning efforts for the Garnet site have been proceeding since the early 1970s. In 1971, John Ellingsen and John Crouch, who worked as volunteers and part-time employees for the BLM during the summers of the early 1970s, wrote "The Story of Garnet" for the Missoula District Office. During the preparation of this report, they conducted oral history interviews with former residents. In 1973, Dennis Daley and Jim Mohler prepared the "Historical Resources Identification and Location Study for Natural Resource Lands: Garnet Mining District" for the Bureau as part of the Resource Development Internship Program administered by the Western Interstate

Commission for Higher Education. The report provided historical information and a site location inventory for the entire Garnet Mining District: Bear Town, Garnet, Coloma and Top O'Deep.

In 1974, the BLM began preparing the Garnet Ghost Town Management Plan for the preservation and the stabilization of Garnet. The plan was completed in 1977. The plan was further updated and revised in 1981 to recommend several actions to provide for the preservation and the protection of the historic and natural resources of Garnet. Major recommendations include: (a) the preservation of historic resources at Garnet by stabilizing and preserving all buildings and by controlling deterioration; (b) the construction and upgrading of roads and trails; (c) the improvement of visitor management and interpretive services; (d) the acquisition of buildings and land necessary "to preserve historic values of key elements" of the town; and (e) the withdrawal of BLM managed land to the west and to the south of the site from all forms of appropriation under public land laws "to protect the area from surface disturbance," particularly mining. The BLM proposed to maintain the structural remains of Garnet Ghost town in their present condition by using stabilization techniques on numerous buildings administered by the agency. Reconstruction, which would alter the site and adversely affect its integrity, is to be avoided. A tabulation of stabilization treatments performed on individual structures is shown in Table 1.

TABLE 1

Major Stabilization Projects

<u>DATE</u>	<u>STRUCTURE</u>	<u>TREATMENT</u>	
1973	Wells Hotel	foundation and drainage system	BLM contract
1974	Davey's Store	reconstruction	Green Thumb
1976	Wells Hotel	replace roofing and siding	BLM contract
1976	Kelly Saloon	repair roof and install cable	
1977	Post Office	replaced roof and foundation logs	YACC
1978	Carriage House	reconstruction	YACC
1980	Livery Stable	replaced roof	YACC
1980	Toilets	rebuilt four home toilets	YACC
1981	Cabins 28, 29, 30, 31, and 37	replaced roofs	YACC
1983	Cabin 13	replaced roof	GPA volunteer
1984	Cabin 14	replaced roof	Boy Scouts
1986	Dahl Saloon	replaced foundation, sill logs, and roofing	BLM/GPA contract
1986	Dahl House	replaced foundation, sill logs, and roofing	BLM/GPA contract
1986	Adams House and jail	replaced foundation and sill logs	BLM/GPA contract
1986	Adams House	replaced roof	Boy Scouts
1987	Adams House	replaced floor	Army Reserves
1988	Wills Cabin	replaced foundation, sill logs, and reroofed	BLM staff
1988	Dahl House	reroofing	GPA contract
1990	Dahl Saloon	reroofing	GPA contract
1992	Hannifen House	interior frame and reroofing	BLM/GPA contract
1992	Kelley Saloon	foundation, sills, and reroofing	BLM/GPA contract
1993	Honeymoon Cabin	replaced foundation, sill logs, and purloins	BLM/GPA contract
1994	Livery stable	replaced foundation, sill logs, and purloins	BLM/GPA contract
1995	Cabin 16B	foundation, 18 logs, and retaining wall	BLM/FS/GPA

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APPENDIX B SIGNIFICANCE OF GARNET

Despite the difficulties in determining the legal ownership and association of many of the structures in Garnet, the site maintains a potential for historic interpretation. The remaining commercial and residential buildings are representative of an important pattern of Montana history that should be preserved and interpreted for the public. In many ways, Garnet was a typical frontier gold "boom town." The lack of townsite planning was similar to that of other camps, such as Bannack and Virginia City. Little importance was placed on the durability of structures, and they were characteristically erected with haste out of available materials. Yet, in other respects, Garnet differed markedly from the Montana "boom town" of the 1860s.

Garnet was not a town established on the "cutting edge" of the advancing western frontier. Prior to the establishment of Garnet, Montana had attained statehood and the western regions were undergoing rapid industrial expansion. In 1893, a nationwide economic depression arrested this growth. In that year, the silver-mining industry, which had attained primary importance in Montana mineral production, was devastated by the repeal of the Sherman Silver Purchase Act. Unemployment in this and other support industries was rampant.

Trained hard-rock miners migrated to previously abandoned gold-mining regions. Thus in the mid-1890s, the Bear Gulch area, an important placer-mining district in the late 1860s, witnessed renewed mining activity.

The miners that moved into this region were skilled in hard-rock mining techniques, in contrast to the often unskilled placer miners of the 1860s. Technological advancements and the establishment of a relatively efficient transportation network enabled these men to work the ore veins that earlier miners avoided. Although the gold mills established near Garnet and Coloma were not used exclusively to process locally-mined ores, they were far more advanced than the crude stamp mills and arrastras that characterized early frontier mining camps. The knowledge accumulated through several decades of mining, in addition to economic conditions and the improved transportation facilities, were responsible, in large part, for the establishment of Garnet.

Society in Garnet also differed from that in earlier mining camps. Whereas single males were predominant in the early mining

camps, Garnet had a large number of families. Social life, therefore, was quite different. Drinking, gambling, and houses of prostitution were still a part of Garnet society, but not to the degree characteristic of earlier camps. Family-oriented activities, such as dinner parties, bridge games, and hayrides, were more common. Also, unlike earlier camps, a school house was established in Garnet soon after its founding.

Another factor that distinguishes Garnet from earlier camps was the presence of unions. The Garnet Western Labor Union, an affiliate of the Western Federation of Miners, provided protection from employer abuse that was lacking in the earlier mining camps. Mine owners observed agreements regarding wages and working conditions.

The presence of the Northern Pacific Railroad, approximately 12 miles south at Bearmouth, provided outlets for ore extracted from Garnet mines. In addition, this transportation system, lacking in 1860s and 1870s mining camps, ensured a relatively reliable source of mercantile goods that was not present in the earlier period. The merchants in Garnet were able to offer their customers a much more varied selection of commodities. Thus, the residents of Garnet enjoyed many necessities that were lacking in earlier communities.

Garnet represents a transitional period in Montana mining history, both technologically and socially. Garnet lacked, because of its geographic location, many of the social advantages of communities like Butte or Helena. Yet, it adopted, very early, many of the social aspects that earlier mining communities lacked.

There are approximately 50 structures remaining in the Garnet vicinity(see Map 4). Most of the residential buildings are constructed of log or a combination of log and milled lumber. The remaining commercial buildings are generally frame. Most of the structures were built in the latter part of the nineteenth century. However, there are several buildings that were constructed during the brief resurgence in mining activity in the 1930s.

A fire in 1912 destroyed a significant portion of the commercial buildings in Garnet, and other buildings were later dismantled or burned. The buildings that remain are illustrative of a type of construction that was typical of mining camps in the mountain west. The structures generally are not architecturally unique, but they exemplify the utilitarian nature that characterized the citizens of most mining communities. There are enough of these

buildings remaining in the town to interpret the several historic themes of Garnet and the surrounding area.

The exact date of construction and the original ownership history of many of the buildings in Garnet is difficult or impossible to determine. There are several buildings, however, that can be identified with specific owners, some of whom were significant historical figures in Garnet.

APPENDIX C ARRESTED DECAY

Design Guidelines

Due to current engineering, safety, health and other considerations, work done on historic buildings and structures often produces changes in how they were originally designed and constructed. Thus, for example, as part of stabilization work the original stacked rock corner foundations as found on Garnet's buildings are usually replaced with concrete blocks. This is felt necessary because concrete blocks provide for greater long-term building stability and safety. The fact that the blocks are buried and therefore cannot detract from the building's historic character is another reason why the use of the blocks is felt appropriate.

Thus, the purpose of these guidelines is to help direct change so that it may be as consistent as possible with a knowledge and respect for historic and aesthetic principles. Although the guidelines were developed with the buildings and structures of Garnet specifically in mind, they are based upon the recommendations of the Secretary of the Interior's Standards for Rehabilitation as found in Department of Interior regulations, 36CFR67.

1. The historic character of buildings and structures shall be retained and preserved consistent with the arrested decay approach and the exceptions to that approach for buildings and structures used for administrative purposes and for buildings in the business district.
2. Preservation work done on non-load bearing elements in buildings and structures that are maintained in a state of arrested decay shall be minimized to the greatest extent possible. An exception are roofs, which more than any other element help to protect buildings from the harsh and rapid effects of exposure to rain, wind, and snow.
3. Non-load bearing elements shall be monitored on a regular basis. If an element is found to be poor according to the condition assessment definition as provided below, a decision shall be made as to whether or not to take actions to preserve the element. The decision shall be based upon a consideration of whether or not the preservation of the element would be detrimental to retaining the "ghost town feeling" of the town.

4. The conditions of buildings and structures shall be assessed according to the following definitions.

a. An element is evaluated as **Good** when:

-the element is intact, structurally sound and performing its intended purpose;

-there are a few or no cosmetic imperfections; the element needs no repair and only minor or routine maintenance.

b. An element is evaluated as **Fair** when:

-there are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose;

-there is failure of a sub-component of the element;

-replacement of up to 25% of the element or replacement of a defective sub-component is required.

c. An element is evaluated as **Poor** when:

-the element is no longer performing its intended purpose;

-the element is missing;

-deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired;

-the element shows signs of imminent failure or breakdown;

-the element requires major repair or replacement.

5. A building or structure may be used for its historic purpose or be placed in a new use that requires only minimal change to its historic character and immediate setting.

6. The removal of historic materials or alteration of architectural features and spaces that characterize a building or structure shall be minimized to the greatest extent feasible.

7. Each building and structure shall be recognized as a physical record of its time, place and use. Any changes made to them shall not be so extensive as to create a false sense of historical development.

8. Changes involving the addition of conjectural features or architectural elements from other buildings or structures shall not be undertaken on buildings and structures which are not being used for administrative purposes. Such changes as made to administrative buildings and structures shall be allowed only for reasons of maintaining building/structure security and occupant health and safety.

9. All buildings and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

10. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a building or structure shall be preserved to the maximum extent feasible.

11. Deteriorated architectural elements shall normally be repaired rather than replaced. Where severe deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities to the maximum extent possible.

12. Replacement of missing elements shall be substantiated by documentary, physical, or pictorial evidence.

13. If required due to safety, public health, and stability concerns, new additions or alterations shall not destroy the historic character of a building or structure. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features of the building or structure.

14. The construction of new buildings and structures in Garnet shall be allowed only as necessary for maintaining public safety and health. Whenever possible, new buildings and structures shall be built away from the view of the town. If this is not possible, a newly built building or structure shall be made as compatible as possible with respect to the design and construction of surrounding historic buildings.

APPENDIX D
ARTIFACT CURATION AND SCOPE OF COLLECTION STATEMENT

Introduction

Mission

The Garnet Ghost Town facility is an incidental repository for historic mining artifacts from BLM lands in western Montana through cultural resource inventories, investigations and mitigations. Collections derived under BLM permit may also be curated at the facility under special agreement, including donations of privately owned collections and programmatic agreements for museum property owned by other surface management agencies. Collections will be managed in accordance with the Department of the Interior Departmental Manual, Property Management 411 DM, Museum Property Management and this Scope of Collection Statement.

Purpose

This Scope of Collection Statement serves to define the scope of present and future museum property holdings of Garnet Ghost Town that contribute directly to the understanding and interpretation of the ghost town's history and past lifeways. It is designed to ensure that all museum property is clearly relevant to the unit.

Departmental Authorities

The Department of the Interior authority to acquire and preserve museum property appears in the following laws and regulations: Federal Property Management Regulations(41 CFR 101) (FPMR); Interior Property Management Regulations (410 Departmental Manual 114-60)(IPMR); DOI Interim Standards for Documentation, Preservation and Protection of Museum Property; Archaeological Resources Protection Act of 1979, (USC 470aa-mm) as amended; an Act for the Preservation of American Antiquities, June 8, 1906 (16 USC 431-433); "Custody of Archaeological Resources", 43 CFR Part 7.13; "Curation of Federally-Owned and Administered Archaeological Collections", 36 CFR Part 79; National Historic Preservation Act of 1966 (16 USC 470-476t, sec. 110) as amended; "Disposition of Federal Records", 36 CFR Part 1228; Preservation, Arrangement, Duplication, Exhibition of Records (44 USC 2109); Reservoir Salvage Act of 1960 (16 USC 469-469c); Native American Graves Protection and Repatriation Act of 1990, (25 USC 3001-13); Disposal of Records(44 USC 3301 et seq.).

Categories of Museum Property

Archaeological Collections

Archaeological collections of historic materials generated by research authorized under the Archaeological Resources Protection Act and/or in compliance with the National Historic Preservation Act are not normally maintained at Garnet Ghost Town. Instead, they are transferred to the Bureau's Billings Curation Facility.

On occasion, however, such collections may be borrowed from the Billings Curation Facility for temporary exhibit use at Garnet Ghost Town.

Small collections of incidental historic finds of unidentified origin such as bottles, tin cans, iron work, ceramic wares, leather goods, etc., are maintained at the Garnet facility for general public education and interpretation purposes. Such unsystematic collections generally do not meet the definition of museum property and will not be treated as such. Nevertheless, they will be maintained with care so as to avoid the appearance of mishandling museum property or of condoning casual, unauthorized collection.

Historical Research Documents

Written research papers documenting the history of Garnet and the surrounding area may be maintained in the Garnet facility. However, the primary repositories for these kinds of records will be the libraries and historical record files of the BLM. Such records include written histories based upon document research, and oral histories based upon interviews with individuals. Interviews are recorded on paper and on tape.

Historical Documents

Historical records, files and other paper documents providing information on the community of Garnet and the surrounding area may be maintained at the Garnet Resource Area office. The primary repository, however, will continue to be the Garnet Resource Area office.

Historical Collections

A large collection of historic furniture, tools, mining equipment, kitchenware, clothes and other materials from selected turn-of-the century mining towns in western Montana are maintained at the Garnet facility. They are used for

interpreting the historic lifeways of Garnet.

Scientific Collections

Scientific collections consisting of geological materials are maintained for use in interpreting the geological setting of the Garnet area. Particular emphasis is placed on using these collections to provide information to the general public about the kinds of minerals that attracted miners into the area during the turn of the last century.

Unassociated Funerary Objects, Sacred Objects, and Objects of Cultural Patrimony in Compliance with NAGPRA

The Garnet facility does not maintain, nor will receive or in any way acquire, collections subject to The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990.

Acquisition

The Garnet facility acquires museum property in the categories as identified above (excluding collections subject to NAGPRA) by gift, purchase, exchange, transfer, and/or through authorized field collection. These collections are acquired only in instances where restrictions have not been placed upon the Bureau's acceptance of museum property.

Uses and Restrictions

The Garnet Ghost Town facility functions as an incidental repository for the storage of selected collections relating to historic mining in western Montana. The major purpose for maintaining the collection is to provide materials in which to interpret historic lifeways in the turn-of-the-century town of Garnet.

Suitable uses of the collection include placement of museum property in the historic buildings of Garnet as part of an exhibits-in-place interpretive approach, and the display of museum property in the ghost town's visitor center. Collections may also be used for interpretive purposes in other ghost towns.

The acceptance of private collections of museum property into the Garnet facility are subject to the following conditions:

1. The museum property must be related to historic mining in western Montana.
2. Written evidence of the collection owner's affirmation of ownership must be obtained.
3. The collection must be donated to the Bureau with no restrictions placed upon its acceptance.
4. Acceptance of the collection on part of the Bureau will not impose any undue management constraints.

Management Actions

This Scope of Collection Statement must be reviewed, at a minimum, every two years and, when necessary, revised to remain supportive of and consistent with any changes in the management of Garnet Ghost Town. As part of the review process, the Bureau will ensure that appropriate discipline specialists and interested parties review and comment on the SOCS.

Museum Property Records

All documentation associated with the museum property at Garnet Ghost Town (e.g., accession and catalog records, and field notes) shall be listed on the Federal Records Schedule as being retained by the Bureau, and certified to the Archivist of the United States that they are needed for current business in accordance with 44 USC 3301 et seq. This requirement does not pertain to small historic archaeological collections consisting of unprovenanced bottles, tin cans, iron work, ceramic wares, leather goods, etc., as described in the preceding section, entitled CATEGORIES OF MUSEUM PROPERTY (Archaeological Collections).

APPENDIX E
Research Requirements

The conducting of historical and related research at Garnet Ghost Town is encouraged and will generally be allowed, provided that it:

- advances knowledge in the public interest;
- does not adversely affect the historic character of the town;
- does not conflict with other legitimate uses of the town;
- is not inconsistent with any approved management plan, objective, or established policy applicable to the public lands or resource concerns.

Individuals or organizations that wish to conduct archaeological excavations or other research involving the physical use of the publicly owned lands or resources within Garnet Ghost Town must be authorized beforehand by the BLM. Authorization will generally be granted if the above-listed provisions are met; and if:

- the applicant is qualified to conduct the research;
- the applicant has submitted an acceptable research design and work plan.
- an acceptable curation agreement has been developed which will permanently house any museum property (artifacts) that may be uncovered during the course of the research;
- the applicant provides all research results in a timely manner. Included among these are all published or unpublished papers, theses, books, etc.

APPENDIX F

Garnet Preservation Association

The Garnet Preservation Association (GPA) was registered as a non-profit corporation on June 27, 1983. It received IRS 501 (C)(3) tax-exempt status on December 10, 1985.

The GPA and the BLM established a partnership for the management of Garnet Ghost Town with the signing of a cooperative management agreement in October 1983. The basic agreement was later amended to provide for the winter cabin rental program which the GPA has operated successfully since 1984. This agreement was renegotiated in 1995 for a five year period ending in 2000.

The cooperative management process has evolved since its inception. Initially, the BLM played a dominant role in Garnet and provided a great deal of assistance to the GPA officers in organizational affairs. In large part this assistance went a long way toward making GPA a viable and self-sufficient organization. It also established a long-term working relationship that remains highly compatible and closely coordinated.

Today, GPA is a full working partner in the management and operation of Garnet Ghost Town. The attached list of accomplishments attest to the tremendous effort and financial resources provided by GPA. The management roles of both the BLM and the GPA have clearly evolved so that both independent and coordinated action have greatly enhanced the operation of Garnet. Without doubt, the continued restoration, management and even the survival of Garnet is largely due to this cooperative effort.

GPA Accomplishments - 1982 to 1994

a. Maintenance and operation

- Pays a portion of the caretaker's salary.
- Organizes and supervises annual Garnet Work Week.
- Operates winter cabin rentals.
- Operates Garnet visitor information and sales center.
- Recruits, supervises, and funds paid staff and volunteers during the summer months.
- Paid and volunteer staff perform routine maintenance on buildings during the summer.

b. Fund raisers and/or events

- Garnet Appreciation Day (annual event). Attendance average

450 people/yr.

- Boxing match in Helena (contestants Gary Langley and George Ochensky, with Rep. Pat Williams as referee).

c. Major grants and donations

- Montana Cultural Trust Grant. Restoration of Dahl House and Saloon.
- Montana Cultural Trust Grant. Interpretive signs and displays.
- Montana Cultural Trust Grant. Restoration of Kelly Saloon and Hannifen House.
- Montana Cultural Trust Grant. Honeymoon Cabin and Livery Stable.
- Champion International Corporation.
- Burlington Northern Foundation.
- Sample Foundation.
- Soroptomists.
- Paxson Painting - State Backdrops from McDonald Opera House, Philipsburg.
- Gordon A. Grant.
- University of Montana - History Club.

d. Building stabilization

- Dahl House - foundation, floor, and log replacement.
- Dahl Saloon - foundation, floor, and interior rehabilitation.
- Adams House - foundation, floor, and log replacement.
- Jail - foundation, roof, floor, and log replacement.
- Wills Cabin - foundation, floor, and log replacement.
- Kelly Saloon - foundation, sills, floor, and roof replacement.
- Hannifen House - foundation, sills, structural framing, and roof replacement.
- Honeymoon Cabin - foundation, roof, and log replacement.
- Livery Stable - foundation, roof, and log replacement.
- Miscellaneous stabilization on five additional buildings.

e. Acquisition

- Mary Anderson claim, 11 acres, including several buildings.
- Quiet Title actions on Garnet properties.
- Assisted BLM and The Trust for Public Lands in acquiring six mining claims (80 acres) at Garnet.

f. Garnet Public Relations

- GPA organization maintains an active membership of 300-350 members.
- Prepares quarterly newsletter.
- Produced and/or provided information for radio and TV articles.
- Provides information and photos for magazine and newspaper articles.
- Provides daily one-on-one information to Garnet visitors.
- Provides tour guide service for schools and other groups.
- Responds to numerous letters and phone calls from the public.
- Maintains liaison with state and federal congressional members and the Governor's office.
- Develops and maintains a working relationship with local land owners.

APPENDIX G

Private Lands, Buildings, and Mining Claims

As with most historic mining towns, land ownership is exceedingly complex. Title transfers were frequent and in some cases involved several parties with fractional ownership or subdivided parcels that may or may not have been recorded in the county court house. Resolving boundary disputes and proving clear chain-of-title have been very time consuming and expensive. In some cases ownership problems remained unresolved.

a. Garnet Mining Corporation

Next to the BLM, the Garnet Mining Corporation (GMC) is the largest land owner in the general area around Garnet. At GMC's request every effort was made to exclude GMC lands from within the management area boundary even though this plan would have no authority over its property in or out of the GMA.

GMC's Mining activities have been limited until recent years when significant exploration activities have been conducted. If gold prices get high enough, GMC hopes to again mine for gold on their property.

GMC is also examining the possibility of developing a major recreation and tourist complex on GMC lands. GMC has indicated that this development would occur on private lands both in the Garnet Townsite and on their surrounding properties.

b. Private Property Suitable for Acquisition or Cooperative Management

Within the Garnet area there is a variety of privately owned lands and buildings (see Map 4). The intent is not to provide an exhaustive review of ownership, but to identify lands and buildings that may be targeted for acquisition and/or cooperative management. All acquisition would be from willing sellers as the opportunities arise. The primary focus of such an effort would be to reduce trespass problems and to work toward compatible historic preservation goals for all land and structures in and around Garnet. This list includes the following lands and/or structures:

-- GMC's Placer Claim 751 and contiguous strip passing through

- town and totalling approximately 1.1 acres
- Hawe cabin with .09 acres
- School House (no land)
- Kohr's cabin (no land)
- Hawe land on the south end of Garnet totalling 2.891 acres
- Luoma/McMann cabin with land under the structure
- Krieger Cabin

APPENDIX H

VISITOR USE

From 1971 to 1980, the ghost town attracted between 7,500 and 8,500 visits annually. Records indicate that the number of users has increased to over 22,000 annually in the early 1990s (see Graph 1). About 60 percent of the total visitation is in June, July, and August. An estimated 60 percent of all use occurs on weekends and holidays. While most out-of-state tourists came to Garnet via Bear Gulch and China Grade, most state residents enter Garnet from Montana Hwy. 200 by way of the Garnet Range Road.

Use falls off significantly in September with the opening of schools, but group visits continue until bad weather sets in. About 23 percent of the total use is in September, October, and November, when most visits are on weekends. A large percentage of the October and November visitors are hunters who stop at Garnet en route to or from their hunting grounds.

The remaining 17 percent of visits occur from December through May. Monthly totals vary widely from year to year because of snow and road conditions. Most visitors during this period are local snowmobilers. The average group size is about five snowmobiles. Snowmobile clubs with as many as 30 or 40 machines also come to Garnet. The majority of the snowmobilers are men aged 30 to 40, but the age of snowmobile visitors ranges from 8 to 80. The most popular point for snowmobilers to enter the trail system is the parking lot on the Garnet Range off Montana Hwy. 200. They then travel groomed winter trails to the ghost town. Garnet is a primary destination for many winter users in the Garnet Range.

Visitors to Garnet ghost town include family groups, senior citizen groups, school classes and organized tours. The remaining buildings, old mine shafts, and interpretive displays provide a unique opportunity for tour groups to understand the lifestyle of the "boom and bust" mining town of the old West. Garnet offers rare educational opportunities and experiences.

Visitor Survey

In 1992, GPA sponsored the Garnet Ghost town User Survey. It identified visitor needs, perceptions, and expectations and provided feedback and suggestions on how Garnet should be preserved and how facilities and activities should be managed. Prior to the survey, little information was available on visitor expectations, desires or the characteristics of Garnet ghost town

visitors and their recreational needs. The following summarizes the information gathered during this survey.

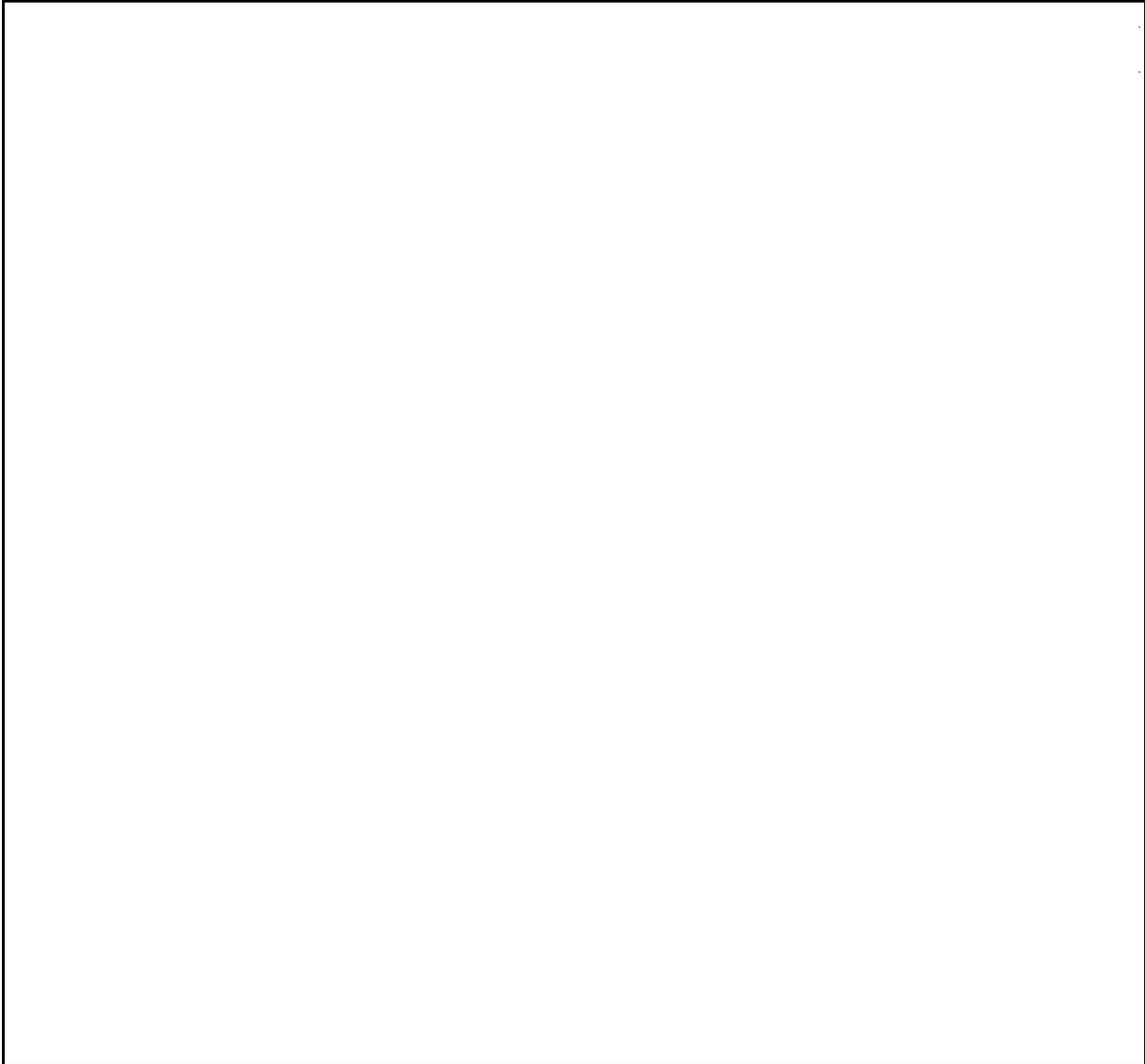
a. Trip Profile

Most respondents traveled to Garnet for vacation or recreational purposes. A majority of respondents relied on friends or relatives and highway signs as sources of information. Those respondents who were furthest away from their origin were less likely to use local media and friends or relatives as sources of information. A little over 60 percent of the respondents made their visit as part of an overnight trip. Out of state respondents stayed an average of 5 nights in Montana, and were most likely to stay at hotels or public campgrounds. About half visited national parks as part of their trip.

b. Garnet Ghost Town Visit

This visit was the first for a majority of respondents (81 percent). Montana respondents were more likely to have visited before. Generally, respondents stayed at Garnet 1 to 2 hours, with respondents from outside Montana more likely to stay less than 1 hour. Respondents said they like the buildings best, and the road to Garnet least. Most respondents felt the number of visitors at Garnet was about right. Over three-fourths of all respondents participated in the self-guided tour, with Montana respondents more likely to participate in nature/day hikes, picnicking, and viewing wildlife. Respondents from outside Montana were more likely to participate in more passive activities, such as photography.

Graph 1
Visitor Use Summary



c. Visitor Characteristics

A majority of respondents (64 percent) traveled with a group of family and/or friends. The average group size was four (three adults and one child). The estimated total number of visitors represented through this survey was 1,772. Most respondents were from Missoula County, Montana. A total of eight countries were represented (listed in order of frequency): US, Canada, Germany, Austria, United Kingdom, Switzerland, Japan, and India. Over half of the respondents were either in college or had a college degree, and about one-fourth had graduate degrees. More than half of the respondents were male (56 percent), with an average age of 40 years old. Most respondents were in a professional occupation and earned more than \$30,000.00 per year.

d. Visitor Needs, Perceptions and Satisfaction

At least half of the respondents would like to tour an active mine and suggested more historic displays. One-third of all respondents would like guided tours of Garnet. Montana respondents were more likely to want mountain bike trails, nature displays, camping facilities, and interpretive trails of mining activities. Those visitors commenting on facilities or activities seemed most satisfied with the parking lot, foot trails, scenic overlook, and the staff. Montana respondents were more likely to rate these activities/facilities as excellent. Respondents from outside Montana were more likely to say the following items need improvement: directional signs inside town, water fountains, rest rooms, items for sale, and the visitor center displays. About half of the respondents feel Garnet should maintain some buildings in their current condition and restore some buildings to their original condition. Respondents from outside Montana were more likely to say the buildings should be kept in their current condition and less likely to say the buildings should be restored to their original condition. The most frequent responses to raising revenue for GPA were: sell snacks, advertise more, and sell a greater variety of items. Most respondents were willing to pay a \$2.00 entrance fee.

Carrying Capacity

The recreational carrying capacity is the amount of recreation use that a park or facility can support without causing excessive

damage to the resources, and without lessening the recreational experience of the visitors.

The carrying capacities for Garnet Ghost Town are summarized in Table 2. These are based on operational experience and site limitations of existing facilities. They are also supported by the opinions of visitors to Garnet as illustrated in the Visitor Survey. Currently this capacity is being reached or exceeded on some of the more popular weekends and holidays during the summer.

Table 2
CARRYING CAPACITY

	Instantaneous Capacity	Turn Over Factor	Total Capacity
Town Site	100	3 avg. stay = 2 hrs	300 visitors per day
Visitor Center	12	24 avg. stay = 15 min	288 visitors per day
Parking Area	40 vehicles avg. 4 people/car	3 avg. stay = 2 hrs	480 visitors per day

The proposed construction of a new visitor center on the edge of town would significantly increase the carrying capacity over the existing facility(see map 3). Other management options can also increase carrying capacity for the town itself. These include site hardening, spreading interpretive sites through out several buildings, development of additional interpretive trails around Garnet and educating the public on when they can avoid crowds.

The first and least costly opportunity for increasing Garnet's carrying capacity is to inform the public of peak use periods with the intent of shifting some of this visitation to periods of less use.

The next most cost effective method for increasing Garnet's carrying capacity is through development of interpretive trails in and around Garnet. Currently the bulk of the interpretive displays in Garnet are located in the congested downtown area. By developing good quality exhibits outside of the downtown area, we reduce congestion on the center of town and provide recreational opportunities for more visitors at the same time.

A new Visitor Center would help increase the carrying capacity in two ways; First and most importantly, by building a new visitor center out of the townsite we eliminate a point of congestion in

the center of town. Secondly, a new Visitor Center would be designed to accommodate more visitors and be designed to facilitate a flow of people rather than create the bottle neck characteristic of the existing facility.

If these strategies are fully implemented within the next ten years, it is possible that the carrying capacity for Garnet could be substantially increased, possibly adding as many as 8,000 visitors to the current 22,000 currently visiting Garnet each year. If funding or other constraints limit management actions designed to increase the site's carrying capacity, then options such as an increase in user fees may be necessary to control use levels.

APPENDIX I

Glossary of Terms

The definitions for the following terms are taken from The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995).

Preservation: the act or process of applying measures to sustain the existing form, integrity, and materials of an historic property. Such work generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Rehabilitation: the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The definitions for the following terms are taken from the BLM 8100 Manual on Cultural Resource Management.

Cultural Resource: As used in the Garnet Ghost Town Management Plan, this term is understood to be synonymous with the term "cultural property." A cultural property is a definite location of past human activity, occupation, or use identifiable through field inventory (survey), historical documentation, or oral evidence. The term includes archaeological, historic, or architectural sites, structures, or places with important public and scientific uses.

Historic Resource: As used in the Garnet Ghost Town Management Plan, this term is understood to be synonymous with the term "historic property." An historic property is any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places. The term includes artifacts, records, and remains that are related to and located within such properties. (See also "cultural resource.")

Protection: any physical means, such as stabilization of elements of a cultural/historic property or its immediate environment, placement of physical barriers, or similar measures, employed to arrest, slow the rate of, or divert the source of natural or human-caused deterioration to a cultural/historic property; or:

any nonphysical means, such as withdrawal, closure, or other measures, employed to limit conflicting use of, or access to, an area containing or importantly pertaining to a cultural resource undergoing or threatened by deterioration or disruption.

The definitions for the following terms are taken from National Register Bulletin 36 as issued in draft form by the National Park Service in 1991.

Building: a construction made principally to shelter any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and a jail or a house and barn. Examples: church, hotel, stables, sheds, garages, train depots, hotels, schools, and stores.

Structure: a construction made usually for purposes other than creating human shelter. Examples: bridges, tunnels, canals, power plants, roadways, railroad grades, gazebos.

The definition for the following term is taken from National Register Bulletin 30 as issued by the National Park Service.

historic landscape: a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, lineage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

Stabilization: See "preservation."