United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: **Alpenhof Lodge**
Other names/site number: **N/A**
Name of related multiple property listing**:**
Historic Tourist Accommodations in Teton County, Wyoming Multiple Property Listing
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: **3255 W. Village Drive**
City or town: **Teton Village** State: **Wyoming** County: **Teton**
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x__ meets ___ does not meet the National Register Criteria.
I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide __x_local

Applicable National Register Criteria:

_x__A ___B __x_C ___D

Signature of certifying official/Title: **Date**
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
Signature of commenting official: **Date**
Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[X]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[X]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

Alpenhof Lodge — Name of Property
Teton County, Wyoming — County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	**1**	Total

Number of contributing resources previously listed in the National Register **0**

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel
COMMERCE/restaurant

Current Functions

(Enter categories from instructions.)

DOMESTIC/hotel
COMMERCE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions.)

_LATE 19th AND 20th CENTURY REVIVALS
other: Swiss Alpine

Materials:

(enter categories from instructions.)

Principal exterior materials of the property: **_WOOD SHINGLE, STUCCO, CONCRETE, STONE**

Narrative Description

*(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)*

Summary Paragraph

The Alpenhof Lodge is a three-story, forty-room, alpine-inspired hotel located at the base of the Jackson Hole Mountain Resort, a multi-use recreational development on Rendezvous Mountain in Teton Village, Wyoming. The building was constructed in 1965, and an addition was completed in 1977. The lodge is made up of a contributing hotel building and a non-contributing pool and pool deck. The property is eligible for the National Register of Historic Places at the local level under Criterion A for its association with the growth of the ski and tourism industry in Teton County (commerce and recreation), and under Criterion C as one of the earliest and most prominent examples of Swiss-Alpine inspired architecture in Teton County (architecture). The Alpenhof Lodge and Teton Village played a crucial role in the establishment of Jackson Hole as a year-round recreation destination and in the growth of the winter ski industry in Teton County. Architecturally, the Alpenhof drew on the architecture of the Alps, meeting visitor expectations for a ski area lodge.

The central location of the hotel at the base of the ski hill and distinctive architecture make the hotel a recognizable landmark to visitors to Teton Village. The lodge retains integrity to the period of significance.

Narrative Description

Alpenhof Lodge, Constructed 1965, Addition 1977, Contributing

Exterior:
The Alpenhof Lodge is a forty-room hotel consisting of a 30-room, three-story concrete construction hotel core (constructed in 1965) and a 10-room, two-story frame addition completed in 1977. Despite the different structural systems, the main hotel and added wing are not obviously differentiated, and are stylistically a single hotel building. An interpretation of the Swiss-Alpine style, the Alpenhof Lodge features typical elements of Alpine design, including a pitched shingle roof, decorative balconies, and wood shingle and white stucco walls. In addition to the guest rooms and lobby, the hotel houses a ski shop, ski storage room, restaurant, bistro/bar, and outdoor pool.

The main elevation of the lodge faces south, with a crescent-shaped driveway that curves under an extended porte-cochere at the center of the building. The top of the porte-cochere, originally flat, was remodeled in 2001 and now features a decorative balcony covered by a pitched roof that mimics the roof of the hotel and serves as additional deck space for the popular Alpenhof Bistro. The entrance is landscaped with pines, rocks, and flowers. A wide stone path, also added in 2001 to increase public access, leads from the main door past the driveway to the public parking area. The low landscaping, though not elaborate, disguises the concrete foundation. Above the foundation, the exterior wall features a stone veneer of irregular stone that rises to the bottom of the ground story windows. Flags from alpine-nations, including France, Germany, Austria, and Switzerland, decorate the main façade.

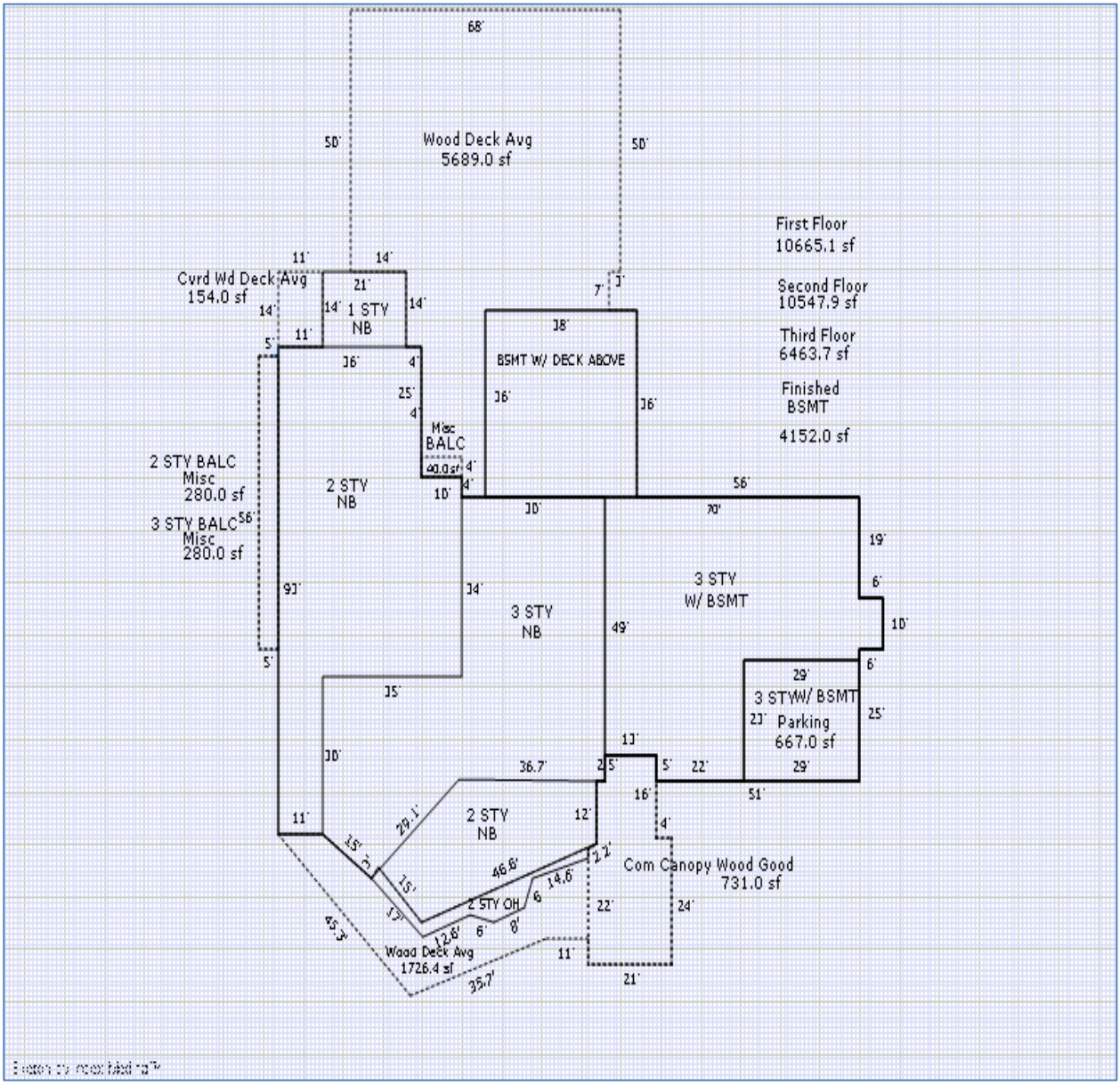
Visually, the building is divided into two equal sides under intersecting gable roofs, with the porte-cochere in the middle. To the east, the building is very straightforward. Above the stone veneer, vertical bands of white stucco and wood shingles and vertical wood siding form the exterior walls. The stucco is located on the corners of the block, while the wood shingles are located beneath the eave around the horizontal bands of picture windows. The wood siding is used only across the first floor in place of the shingles. The picture windows mark the individual guest rooms, and feature vertical muntins. Beneath the picture windows long balconies with decorative balustrades with heart cut-outs add to the overall horizontal emphasis of the building. Planter boxes filled with colorful flowers line the balconies during the summer. On the upper two floors, the balconies extend nearly the length of the building. On the ground floor, the balcony is cut short on the western end and wooden cut-out letters sign “Alpenhof”, with “Restaurant, Bistro & Bar” in smaller lettering below on the side of the building.

The two-story western addition mirrors the eastern side with white stucco borders and wood shingle walls below the eaves. The addition wraps around the southwestern corner of the original hotel, adding two stories of guestrooms aligned on north-south hallways on the western edge of the building, and expanding the restaurant and bistro areas on the western end of the southern façade.

Because the western side of the building houses the Alpenrose Restaurant and a ski shop on the ground floor and the Alpenhof Bistro on the second floor, the fenestration and balcony arrangement differs from the eastern section of the hotel. Nine-light windows line the ground story, with large picture windows across the second story. Similar to the eastern portion, decorative balconies stretch across the western portion. Because of the bistro on the second story, the balcony is much wider, accommodating outdoor dining during the summer months. The second story balcony also connects to the roof of the porte-cochere, where another outdoor seating area is typically set up. An exterior staircase with a decorative balustrade railing near the southwest corner of the building leads to the Bistro. The ski shop is located on the southwest corner of the ground story. A large stone chimney rises through this side of the building, with fireplaces located in both the restaurant and bistro.

In 1992, two additional guest rooms were added under the eave on the western corner of the building, and in 2001 the bistro deck was expanded to include the roof of the porte-cochere and to accommodate the lobby expansion. Despite the changes, however, the western portion still visually mimics the more straightforward eastern portion with the horizontal balconies and white stucco and wood shingle and wood siding walls.

The back (northern elevation) of the hotel is simpler than the front of the hotel. There are no decorative balconies, although white stucco is still used along the corners of the building. Under the eaves, three bands of wood shingles and two bands of vertical wood siding alternate in large stripes, creating the same horizontal effect as the balconies. In recent years, some of the wood shingles on the western side of the building have been replaced with vertical wood siding. The pool is located just beyond the northwestern end of the building. Because of the slope of the site, the pool is accessed via the second story.



Footprint; Teton County GIS.

Interior:

The interior of the hotel is decorated with antique European ski posters and other Swiss and Tyrolean woodcarvings and furniture. Interior materials are primarily wood, plaster, and flagstone. The 1965 section of the hotel is three stories, with the lobby, formal restaurant, and ski shop on the ground floor and guest rooms on the second and third floor. The bistro/bar is also located on the second floor. The 1977 portion of the lodge is two stories. Due to the grade of the site, the two stories of the addition are in line with the second and third stories of the original portion of the building. Guest rooms and pool access are located on the lower of the two floors of the 1977 wing, and additional guest rooms are located on the upper floor.

Upon entering the hotel, guests are greeted by a simple but warm, double-height lobby with flagstone floors and cozy reception desk. Immediately to the right inside the door is the small ski storage room, and to the left is a staircase that leads to the Alpenhof Bistro and guest rooms. The lobby is relatively small, with an irregular flagstone floor, white plaster walls and large beams painted dark brown. A thick, square post breaks up the space at the entrance. The lobby was minimally expanded in 2001: the original footprint is still faintly discernable in the floor where new stone meets the original stone floor. The staircase, which originally included a 90-degree turn with a landing, was also realigned when the lobby was expanded.

The primary features of the lobby are the staircase, floor, and distinct reception desk. The carpeted staircase leads directly from the entrance to a second story landing, and features the same decorative cut-out balustrades as the exterior balconies. Beyond the staircase in the lobby lies the formal Alpenrose restaurant. The small, L-shaped reception desk is located at the back right corner of the lobby and features a rustic stone base and large wooden countertop. A window in the wall behind the desk and an open doorway lead to a small staff office.

Access to the Alpenrose restaurant is located under an arched cutout in the wall under the staircase at the back left corner of the lobby. The entrance is not immediately visible from the front door of the hotel, though the arch makes it stand out once it is in view. In the restaurant, a hallway with four square 3x3 pane windows on the southern wall separates the waiting area and the dining area. At the end of the windowed wall stands a small podium for the host. The dining area is defined by heavy brown posts and beams that run north-south across the ceiling. Between the beams the ceiling is a white plaster. Large wooden brackets between the posts and beams are painted with Alpine-inspired roses. Metal braces are also present on some of the beams and posts. It appears that some of the beams and posts are structural, while others may be purely decorative. In total, three beams cross the space, with 1 or 2 posts each. The exterior walls are almost entirely made up of pairs of 2-over-3 pane windows with an arched window above. Interior walls are white plaster with half-beams running down the wall. The floor is carpeted.

Additional noteworthy features in the Alpenrose restaurant include a ceramic stove clad in painted tiles located in the middle of the southern wall, and a rustic stone fireplace. The fireplace dates to the original construction phase. It is unclear when the ceramic stove was installed.

Unlike the formal restaurant downstairs, the bistro and bar on the second story was constructed for, and continues to serve, the après ski crowd. The space is entered either at the top of the stairs from the lobby, or, primarily, at the top of an exterior staircase on the southwestern corner of the building that leads from the base of the ski hill to the bistro deck. The space is roughly divided into three areas by an "L"-shaped interior wall, likely once part of the exterior wall. Inside the corner of the "L" is a cozy dining area with a combination of bench and booth-style tables around a large hearth. The raised hearth and chimney are clad in a rough, rustic stone that matches the materials used on the reception desk in the lobby and fireplace in the Alpenrose restaurant. The hearth extends beyond the fireplace to the right, where a firewood storage alcove with a mantle is constructed of the same heavy stone. The fireplace and wood storage date to the period of significance and are contributing features of the bistro.

The bar is located along the entire eastern wall of the bistro. Tall tables, traditional Austrian beer stains, cowbells, and other Tyrolean-inspired decor accent the establishment. The bar itself features a wooden veneer with the same heart-shaped cut-outs used on the balcony balustrades and stair railings throughout the hotel. The space behind the "L" is a larger dining area with large windows looking out at the tram building. The space is newer, and was likely added or at least remodeled after the period of significance. Though updates have been made to the bistro space, the bar is considered a contributing feature of the lodge. The space is located in the same place it has always been, and remains a destination for après ski events.

In the 1965 portion of the building, guest rooms are arranged on either side of a long, east-west hallway. In the addition, four rooms are arranged on the western side only of a north-south hallway, and one on the eastern side of the hallway. The hallways are carpeted with plank wainscot and plaster walls. In the 1977 hallways, decorative wooden beams cross the plaster ceiling at various intervals and are painted with alpine floral designs. Three enclosed staircases are located one at either end and one in the middle of the east-west hallway of the original portion of the building. The original building included 30 guest rooms and the addition included 10. Two additional rooms have since been added to the southwest corner of the top story of the addition.

The guest rooms are furnished with ceramic room numbers on the outside doors and Alpine furniture, much of which originated from high alpine farms. The rooms are all unique, with some including carved trunks and headboards, and others decoratively carved or painted wooden beams. Because of the concrete construction, the rooms are very quiet. Modern amenities, including Wi-Fi, have been added and the rooms have been redecorated since 1965, although the room configurations have not been altered since the period of significance.

Outdoor Pool and Deck, Constructed 1976, Replaced 2005, Non-contributing

The pool was originally located on the western side of the building. It was moved to the north side of the building in 1976 when the Oberreit's purchased the second lot and constructed the addition. The current pool and deck measure approximately 50' by 68'. The area includes a narrow L-shaped pool, oval hot tub, and large faux wooden pool deck. The stem of the "L" pool runs parallel to the building with the foot extending north-south towards the lodge. The hot tub is located between the pool and the lodge. Although the pool was constructed in 1976, the entire area was renovated and replaced in 2005. Though the pool area retains integrity of location and setting to the period of significance, the major remodel significantly altered all other aspects of integrity and therefor it is considered non-contributing.

Statement of Integrity

The Alpenhof Lodge retains integrity of all seven aspects: Location, setting, feeling, association, materials, design and workmanship. As stated in the Historic *Tourist Accommodations in Teton County MPDF*, "a proximity to the ski areas is crucial to location and setting, but also

contributes to the qualities of feeling and association."[1] The Alpenhof retains integrity of location, and although the Teton Village resort area has grown since 1965, the immediate setting of the Alpenhof Lodge has not been substantially impacted: skier still pass the lodge on their way to the lifts, and the ski hill remains the primary backdrop to the establishment. Integrity of feeling and association—defined in large part by the building's proximity to the aerial tram and ski slopes as well as the distinct alpine design—is also present.

The Alpenhof also retains integrity of design, workmanship, and materials. As stated in the MPDF, "integrity of design is important in not only providing access to the ski slopes, but to convey an association with winter sports in general (e.g. Alpine-inspired architecture)." This is undeniably present at the Alpenhof. Although some changes have been made to the building since the period of significance, the lodge retains the form, plan, space, massing, materials and style dating to the period of significance. The Alpine design is still present in the overall massing, pitched roofs and blocky organization, while the original materials, including the stucco, rustic stone, and wood shingles, are still present on both the interior and exterior. Although some shingle siding has been replaced in recent years with horizontal wood siding, the overall impact to the integrity is not significant. In addition, the spaces retain their original functions: the lobby, ski storage area, restaurants, guest rooms, and pool area are still located where they were during the period of significance.

Noteworthy changes that have occurred since the period of significance, including the addition of two guest rooms on the south west corner of the third story, expansion of the Alpenhof Bistro deck and the lobby, and the decorative changes—do not substantially impact the integrity of the building as it appeared during the period of significance.

[1] Korral Broschinsky, *Historic Tourist Accommodations in Teton County, Wyoming Multiple Property Listing,* 2014. 58.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[x] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMERCE

RECREATION

Period of Significance
1965-1977

Significant Dates
1965-*Construction*
1977-*Addition Completed*

Significant Person
(Complete only if Criterion B is marked above.)
NA

Cultural Affiliation
NA

Architect/Builder
Otto Burmell
Dietrich Oberreit

Statement of Significance Summary Paragraph *(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)*

The Alpenhof Lodge was built on Lot 2 of the original Jackson Hole Ski Corporation addition filed in 1964. A second lot, Lot 22, was developed in 1976 as a swimming pool annex to the north of the lodge. The hotel takes up most of the .47 acres of Lot 2. The lodge is located adjacent to the tram base station and iconic Jackson Hole clock tower (replaced in 2008) with Rendezvous Mountain and the ski area serving as a backdrop to the west and skier drop-off and parking to the southeast. The hotel abuts another lodging property to the east. The property is eligible for the National Register of Historic Places at the local level under Criterion A for its association with the growth of the ski and tourism industry in Teton County (commerce and

recreation), and under Criterion C as one of the earliest and most prominent examples of Swiss-Alpine inspired architecture in Teton County (architecture).

Period of Significance:

The period of significance ranges from 1965, the year the lodge was constructed and opened, through 1977, the year the first development boom in Teton Village drew to a close and the lodge was completed.

Comparison of aerial photographs of Teton Village taken in 1977, 1983, 1989, and 1994 show that by 1977 the commercial base area had grown to the size it would remain for the next two decades.[2] While empty lots in the residential areas of Teton Village, plotted primarily to the southwest of the base village, continued to fill through the late 1980s, few changes are discernable to the commercial footprint between 1977 and the approval of a new Teton Village Master Plan in 1998. As stated on the Jackson Hole Mountain Resort website, the Teton Village Master Plan effectively, "unlocked the development of Teton Village" which had been frozen since the late 1970s.[3]

During this initial development period the Alpenhof Lodge grew into the hotel it remains today; since 1977, any changes have been largely cosmetic upgrades. Although the period of significance extends beyond the 1951-1969 dates suggested in the *Historic Tourist Accommodations in Teton County Multiple Property Listing* (MPDF) for the modern motel and ski lodge, the later date is justified because a closer look at the pattern of development in Teton Village shows continuous growth from 1964 through 1977 with a dramatic decline between 1978 and the 1990s.

Consideration G:

Although the beginning of the period of significance meets the National Register of Historic Places 50-year age requirement, it continues into the period less than 50-years before this nomination (to 1977). The property meets the requirements for listing under consideration G because it is one of the last remaining original Teton Village hotels. As outlined in the statement of significance, the development of Teton Village and the Jackson Hole Mountain Resort played a pivotal roll in shaping the economy, culture, and development of the Jackson Valley. Hotels like the Alpenhof were a crucial part of the success of the ski industry in Jackson Hole that helped diversify tourism to include the winter season. As the first hotel to open in Teton Village and one of three remaining hotels from the early development of Teton Village (along with the Hostel, constructed in 1968, and the Inn at Jackson Hole, also constructed in 1968) the Alpenhof is a rare surviving example of its type. Of those three lodges, the Alpenhof is the most prominently located next to the tram station in the heart of the village base area, and the only one that exemplifies the Alpine design principals envisioned by McCollister and his Ski Corps colleagues.

[2] Teton County Geographic Information System, http://www.tetonwyo.org/gis/.
[3] Jackson Hole Mountain Resort, "Jackson Hole History," http://www.jacksonhole.com/history.html

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criteria A: Commerce and Recreation

The Alpenhof Lodge is eligible under National Register Criterion A for its association with the growth of the winter tourism industry in Teton County. Specifically, the lodge was the first hotel to open at the base of the newly formed Jackson Hole Ski Resort eight miles north of Wilson, Wyoming, and is now the last remaining of the original lodges associated with the Ski Corps master plan.

The establishment of Jackson Hole Ski Resort played a critical role in the growth of Jackson Hole from a one-tourist season town to a two-tourist season town. In 1965, only three of the growing numbers of hotels in Jackson were listed as open during the winter months, and tourism was aptly described by the Salt Lake Tribune Business as "go-go-go" in the summer and "slow-slow-slow" the rest of the year.[4] In the late 1960s, however, the summer-heavy tourism driven primarily by the national parks began to shift more towards two-season tourism. "Jackson is changing," Robert H. Woody wrote in the Salt Lake Tribute Business in 1965. "The cause?...Jackson Hole Ski Corps."[5]

As outlined in the *Historic Tourist Accommodations in Teton County MPDF*:

> Teton County's increase in year round accommodations in the late 1960s coincided with the emergence of the area as a world-class ski destination….In the ranching community of Teton, renamed Teton Village, on the Moose-Wilson Road, the Jackson Hole Mountain Resort opened at Rendezvous Mountain in 1965. An aerial tram with a 100-foot clock tower/loading station was in use the following year, and by 1969 four multi-story ski lodges had been built: the Alpenhof, the Holburn Inn, the Rendezvous, and the Sojourner Inn.[6]

The Hostel and Seven Levels Inn were also open in Teton Village by 1969, attracting skiers—who arrived on the increasing number of winter flights into Jackson Hole Airport—from around the country.

As one of the original Teton Village hotels, the Alpenhof played a crucial role in the success of Jackson Hole Ski Resort as a destination resort, and in the growth of skiing and winter tourism in Jackson Hole. Capitalizing on the construction of the new ski resort, the Alpenhof was the first hotel to open in Teton Village. The lodge greeted its first guests for Christmas in 1965, the first winter the resort was in operation. Ideally situated at the base of Rendezvous Mountain and

[4] Robert H. Woody, "Jackson's 'People Refuge' to Become Latest Wyoming, U.S. Skier Refuge," *Salt Lake Tribute Business,* May 16, 1965. C1; Broschinsky, 34.
[5] Woody, C1.
[6] Broschinsky, 34.

adjacent to the new tram tower, the Alpenhof also responded to the increased emphasis on the range of recreational activities available in the valley that were highlighted in marketing material. The hotel was tailored to the visiting skier: a ski-storage room was located in the lobby, a lively bar offered the full après-ski experience, and the slope-side location was ideal for the recreating guests.

The Alpenhof strongly meets the registration requirements for criteria A outlined in the *Historic Tourist Accommodations in Teton County MPDF* for the ski lodge property type: It is closely related to the ski industry boom in Teton County in the 1960s; has direct ties to the development of a ski area (the Jackson Hole Mountain Resort); and is primarily significant in the area of entertainment/recreation.[7] The lodge is also significant as the most prominent and architecturally significant of the few remaining original lodges in Teton Village.

Criteria C: Architecture

The Alpenhof Lodge is also eligible under National Register Criterion C for its association with the Swiss-Alpine inspired architecture typical at North American ski resorts in the 1950s, 1960s, and 1970s.

As outlined in Margaret Supplee Smith's *American Ski Resort: Architecture, Style, Experience* the popularity of skiing boomed in the U.S. in the 1960s and 1970s. The number of skiers increased from two million to six million in the 1960s, and by the early 1970s, there were nearly 700 ski areas in the U.S., twice the number available a decade earlier.[8] Many of the new areas were purpose built ski hills. Unlike their prewar and European predecessors like Stowe, Woodstock, and Zermatt that evolved from small villages catering to summer tourists into winter destinations, resorts like Jackson Hole were architectural blank slates. Although the town of Jackson catered to tourists with a distinctly western architectural aesthetic, the base area of Teton Village, located 12 miles away, was designed from scratch for a new clientele. Starting with nothing but the mountain, the visionary could script the scenario that realized his dream resort. Often working from ambitious master plans, developers, "reshaped natural landscapes for mass consumption, and packaged thematic cultural landscapes to attract affluent middle-class families."[9]

The development of Jackson Hole Mountain Resort followed these national trends, as did the Alpine-theme embraced by the Jackson Hole Ski Corps and the Alpenhof Lodge. Many new resorts modeled themselves after the resorts of the Alps, importing and assimilating charming Austrian ski instructors, yodeling, and the après-ski culture into the North American skiing experience as a way to, "set the tone for a complete holiday experience."[10] The industry also imported the distinctive Alpine-style of architecture found at resorts in France, Switzerland, and

[7] Broschinsky, 53.
[8] Margaret Supplee Smith, *American Ski Resort: Architecture, Style, Experience*, (Norman, OK: University of Oklahoma Press) 2013. 77-78.
[9] Smith, 80.
[10] Smith, 86.

Austria, establishing an "authentic" ski lodge style in imitation of the European "gasthofs," or German-styled inns.

Defined by, "their pitched roofs, massively overhanging eaves, ornately balustraded porches, and walls decorated with Luftmalerei-frescoes traditionally painted on the walls of alpine houses…the gasthof-style hostelries multiplied at the base of North America's fast-proliferating ski areas during the 1950s and 1960s."[11] At places like Vail, the Gasthof Gramshammer Lodge, constructed in 1963, and the original Lodge at Vail constructed in 1962-63, channeled the charming Tyrolean ambiance of places like St. Anton, Austria, catering to the American expectations for mountain architecture.[12]

At Jackson Hole Mountain Resort and Teton Village, Paul McCollister and his partners were equally enamored with the Alpine model, envisioning a European-style base village, both culturally and visually, for their new resort. "The philosophy of the developers and architects is that the pitched roofs with broad eaves, a valid architecture for hundreds of years in the heavy snows of the Alps, is just as valid for the flanks of the Teton Range," Woody explained in 1965. Dietrich Oberreit, who owned the Alpenhof until 1988, also remembers the style being suggested to him for the Alpenhof by the Ski Corps, although his Swiss childhood and his wife, Anneliese's, Bavarian roots certainly would have swayed them in that direction anyway.[13]

At the Alpenhof Lodge, Oberreit and architect Otto Burmell delivered both a distinct and deliberate use of the Alpine style. The stucco walls with wood accents, steeply pitched and shingled roof, and decorative elements such as the balustrades combined with the roughly rectangular massing and three stories to produce the alpine-style lodge. The lodge's slope-side location and ski-storage area are also key elements of the typical ski area base lodge.

The Alpenhof Lodge is Teton County's earliest and most prominent example of Swiss Alpine-inspired architecture for tourism accommodations. The lodge strongly meets the registration requirements for criterion C outlined in the *Historic Tourist Accommodations in Teton County MPDF* for the ski lodge property type: the property is located near ski lifts, and has a direct relationship to the ski industry and the Ski Corps master plan design. Additionally, the design is a deliberate use of an Alpine style, with typical materials and massing. Finally, the lodge was planned to allow skiers and equipment convenient access to the slopes.[14]

Property Development

[11] John Fry, "Jackson Hole's Alpenhof Lodge," *Skiing Heritage,* June 2007. 26;Luftmalerei fresco paintings are the characteristic decorations on houses in Alpine regions. They date back to the 18th century when wealthy merchants, farmers and craftsmen showed their wealth and status with colorful frescoes on the façade of their houses. The paintings often incorporated existing architectural structures, such as windows or doors, or took the form of medallions or scenes from the Bible, fairy tales or folk festivals. (Definition from: http://www.oberammergau-passion.com/).

[12] The Tyrol or Tirol is a multi-national historical region located in the heart of the Alps in Austria and Italy. It consists of North, East, and South Tyrol. North and East Tyrol lie in Austria and together make up the Austrian federal-state of Tyrol with its capital in Innsbruck.

[13] Interview with Dietrich Oberreit conducted by Betsy Engle, April 16, 2014.

[14] Broschinsky, 53.

As stated in the June 2007 issue of *Skiing Heritage*, "the Alpenhof's history goes back…to the very beginning of Teton Village," when Paul McCollister and his Jackson Hole Ski Corps partners first established Jackson Hole as a popular ski destination.

The establishment of the ski resort was spearheaded by Paul McCollister, a California man with a successful career in radio advertising. McCollister and his wife, Esther, had visited Jackson several times in the 1940s, and even purchased land in the valley in 1950.[15] After retiring in 1957 at age 42, McCollister spent a year skiing the world famous resorts of Europe and enjoying his home in Jackson on Antelope Flats before launching into his dream of constructing a ski resort in the Jackson Valley. By 1960, he had enlisted the support of two other individuals, Alex Morley and Gordon Graham.

A successful contractor from Cheyenne, Alex Morley and his family had enjoyed summers in Jackson Hole since the 1950s. In 1961, he and his family moved to Jackson, constructing a home on Antelope Flats near the McCollisters where he quickly became friends with Paul. Gordon Graham was a former business associate of Paul's in California, and had visited McCollister in Jackson. Graham worked on the project for two years before moving to Jackson Hole in 1962.[16]

In 1963 the three men formed the Jackson Hole Ski Corporation.[17] McCollister was the president, Alex Morley the treasurer, and Gordon Graham the secretary. In the new corporation, Graham bore responsibility for public relations and, eventually, the sale of lots. Morley's expertise and prime responsibility was in construction, especially the construction of the aerial tram, a double reversible, or jig-back, tram that rose 4,139 feet to the summit of Rendezvous Mountain, and which formed the single most important component of Teton Village. McCollister, as president and visionary, exercised his significant abilities of promoting and selling the project and securing financing for the operation.[18]

Between 1960 and 1964 McCollister, Morley and Graham worked through proposals, financing, contracts, and ideas for the new resort, all the while scouting the best location, considering and dismissing places like Cache Creek and Static Peak in the process. McCollister and Paul von Gontard (a South Park rancher and aviator), "flew all over the valley," in search of a location for the ski area, McCollister recalled. They eventually focused their attention on the Crystal Springs Girls Camp, the area now known as Teton Village, and on Rendezvous Peak. "The mountain was such," McCollister remembered in 1997, "that I figured it was a very unique mountain, very similar to the mountains in Europe, that if we developed it and got transportation in here, we could have a winner." Hiring Willie Schaeffler and Johannes Schneider, prominent analysts from Europe who performed feasibility studies and assessed avalanche danger, the Ski Corps vetted their new location carefully, and at Christmas in 1961, McCollister and three others made the first descent of

[15] Michael Cassidy and Christine Jacobs Landrum, McCollister Residential Complex DOE, 2004.
[16] Jackson Hole Mountain Resort, "The Founders," http://www.jacksonhole.com/founders.html.
[17] Ibid.
[18] Cassidy.

Rendezvous Mountain. Remembering that descent in 1971, McCollister noted that "now we say that the area can accommodate 2500 skiers, but at the time it couldn't handle the four of us."[19]

In 1964 the Ski Corps purchased the Crystal Springs Girls Camp and construction began at the base of Rendezvous Mountain. The ski lifts and runs on Rendezvous Mountain were constructed on land leased from the United States Forest Service (USFS), while the base village, the site of Crystal Springs Girls Camp, was privately owned. The ski hill and infrastructure was named Jackson Hole Mountain Resort, while the base area was christened Teton Village.

In December 1965, Teton Village officially opened, and a year later operated more fully with four hotels (the Alpenhof, Sojourner, Holburn, and Seven Levels), a cafeteria, a ski school—run by legendary Austrian Olympic gold medalist Pepi Steigler—and Ski Corps offices all arranged in an arch around a large, baseball-field shaped parking area. The much more critical construction, however, was on the mountain where the sixty-three passenger aerial tram, which opened in 1966, and the first three double chairlifts were built. By 1968 Teton Village had grown to include not only the four original hotels, but also two more lodges (the Hostel and the Inn at Jackson Hole) a condominium apartment complex with eight units, four restaurants, and a service station. Teton Village had moved from an idea to reality and its impact was already being felt throughout Jackson Hole valley.

From the start, the Ski Corps relied on sales of the base property as, "the means of getting money to finance further lifts, gondola and trail development over the mountain."[20] In order to maximize their profits and implement their base village vision, McCollister and his associates hired Lander, Wyoming architects Robert "Barry" Corbett and Gene Dehnert to draw land-use plans for the base area.[21] The architects divided the property into a series of 35 commercial lots and 123 residential lots, filing a plat in 1964. Envisioning a, "European-style village….at the base of the mountain, with a half-dozen owner-occupied-and-operated lodges," the Ski Corps originally listed the commercial lots for $50,000 apiece and the residential lots for $10,000 apiece, though the prices were increased by 1965.[22]

Engineer Dietrich Oberreit and his wife, Anneliese, were the first to purchase a commercial lot. Ski enthusiasts from New Jersey who spent their weekends bussing their family to Vermont ski hills, the Oberreits travelled to Jackson Hole in 1964 to visit the new ski development they had heard was being constructed. "We met with Paul McCollister, who gave us the hard sell," Dietrich remembered.[23] By the end of their week in the Tetons, the Oberreits had made a down payment on Lot 2 of the 1964 Jackson Hole Ski Corporation Addition.

On a recommendation, the Oberreits hired Texas architect Otto Burmell to design their new hotel. Meeting with him on-site in 1964, they outlined the alpine-style lodge they envisaged. In spring 1965, the Oberreits left New Jersey with their three children, and ground was broken for

[19] Cassidy.
[20] Woody, C1.
[21] Ibid.
[22] Woody, C1.
[23] Interview with Dietrich Oberreit.

the hotel around Easter. Dietrich's engineering knowledge and the couple's presence on-site served them well during construction, particularly when rumor spread that their competition next door, the Sojourner Inn, was constructing an elevator. The Sojourner's elevator was, "reputed to be the first in Teton County, or Northwest Wyoming for that matter."[24] Determined not be outdone, Dietrich worked quickly with the builders to incorporate an elevator into the design of the Alpenhof, a forward-thinking decision that is no doubt partly responsible for the Alpenhof's continued success as a modern hotel.

The Alpenhof opened for Christmas in 1965, the first hotel in Teton Village to open its doors to guests. The hotel, which included 30 guest rooms, a restaurant, and bar, epitomized the Ski Corporation's vision of the family-run European-style lodge. The steeply pitched roof and broad eaves mimicked the architecture of the Alps, while the interior, "featured ceramic beer steins with pewter lids, carved wooden furniture, cowbells and waitresses in dirndls."[25] Even the name, which means "mountain home," drew on the alpine theme and was consistent with the Oberreit's Swiss and Bavarian roots.

For the first two years, the Oberreits lived at the hotel, remaining a daily presence to guests through their tenure as hotel operators. Although the couple had no previous experience running a hotel, they took correspondence courses in hotel management, learning on-the-job during the first years the Alpenhof was open. The popularity of the Alpenhof was established almost immediately. The only bar in Teton Village until the Mangy Moose opened in 1967, the Alpenhof was the go-to destination for, "ski instructors and their clients….after lifts closed for the day."[26] The hotel also boasted a fine restaurant, the only Mobil four-star dining establishment in the state of Wyoming for over three decades.[27]

Between 1967 and 1977 Jackson Hole Mountain Resort built a reputation as a world-class resort. In 1967, Jackson hosted the final international ski race of the season, dubbed the Wild West Classic. As Jean-Claude Killy of France, who was crowned that year's men's world champion after the race, told Sports Illustrated magazine, "if there is a better ski mountain in the United States, I haven't skied it."[28] The resort hosted two more international races in 1969 and 1975, as well as the first national Powder 8 Championships in 1970.

In 1977, the Oberreits expanded their hotel, adding a 10-room wing to the west, and expanding the bar, dining room, and kitchen. With the addition, the pool, originally located on the west side of the building, was constructed in its current location at the back, northern side of the building. The addition increased the size of the lodge by approximately 25%, and was designed in keeping with the Alpine-style of the original hotel.[29]

[24] Woody, C1.
[25] Molly Absolon, "Après-Ski," *Jackson Hole Magazine*, Winter 2014.
[26] Ibid.
[27] Information courtesy of the Cunninghams.
[28] Jackson Hole Mountain Resort, "Jackson Hole History."
[29] Information courtesy of the Cunninghams.

In 1987, McCollister, who had bought out his partners years before, entered a business arrangement that turned sour. What began as a loan by an outside party to the Ski Corporation turned into a controlling interest. The legal case remained in litigation until 1992 when a third party (brother and sister John and Connie Kemmerer) purchased the property. A few years later on April 14, 1999 Paul W. McCollister died at his home in Teton Village.

The Oberreits successfully operated the Alpenhof until 1988, attracting regular return guests and forming lifelong relationships with their dedicated staff and visitors. In 1988, they sold the Alpenhof to Edward and Susan Cunningham, some of the hotels most enthusiastic annual guests. As stated in *Skiing Heritage*, "Ed had skied all over Europe and America, and he instantly fell in love with the *gemuetlichkeit* [coziness] created by the Oberreits at Teton Village."[30]

The Alpenhof also happened to fit with the Cunninghams interest and experience in operating small, unique hotels—their collection of romantic places. The Cunninghams were already operating three hotels, the Pelican and Mountain Home inns in California and the Culloden House in Scotland. As at their other properties, the Cunninghams valued the history, the sense of place and the environment of the hotel, and the personality and character of the lodge.

After purchasing the Alpenhof, the Cunninghams updated the property, investing several million dollars in modernizing the guest rooms and public spaces and making the Alpenhof, as Dietrich Oberreit says, "more Bavarian than we ever had it." [31] The redecoration included the replacement of the simple balcony railings with more decorative cut-out railings, and the addition of alpine-inspired features such as antique European ski posters, ceramic painted room numbers, and additional wood carvings and antique furniture, much of which originated from high-alpine barns in Austria and Switzerland.[32]

In 1992 the Cunninghams also added two new guest rooms on the top of the southwest corner of the hotel, minimally changing the roofline. In 2001, they expanded the lobby and second floor deck, remodeled the dining room and realigned the driveway to allow for the addition of a handicap accessible walkway next to the dining room. In 2005, they replaced the pool deck behind the hotel. The changes were all made with deep respect for the existing building and alpine-style, modernizing the hotel to meet modern guest expectations.

Although the Cunninghams are responsible for bringing the Alpenhof into the 21st century, they have been careful to maintain the character and family-run atmosphere established by the Oberreits. The hotel's managers, Mark and Ann Johnson, are a daily presence on-site, and host weekly welcoming parties for guests during the ski season. Employees still wear dirndls, and beer steins still hang in the bar, now called the Alpenhof Bistro. The hotel continues to play host to guests who return year after year, attracted to the enduring personality of the Alpenhof Lodge.

[30] Fry, 27.
[31] Ibid.
[32] Information courtesy of the Cunninghams.

Comparison of aerial photographs of Teton Village taken in 1977, 1983, 1989, and 1994 show that by 1977 the commercial base area had grown to the size it would remain for the next two decades.[33] While empty lots in the residential areas of Teton Village, plotted primarily to the southwest of the base village, continued to fill through the late 1980s, few changes are discernable to the commercial footprint. With the sale of the resort to the Kemmerers in 1992 and submission and subsequent approval of a new Teton Village Master Plan in 1996 and 1998 respectively, however, the landscape of commercial building in Teton Village began to change. As stated on the Jackson Hole Mountain Resort website, the Teton Village Master Plan was the culmination of four years of hard work by Teton Village commercial owners and Jackson Hole Mountain Resort, and effectively, "unlocked the development of Teton Village."[34]

Between 1998 and the present the first spa in Teton Village was opened (the Snake River Lodge and Spa, constructed on the site of the former Sojourner Hotel), three massive new hotels have opened (Teton Mountain Lodge in 2003, Four Seasons Hotel in 2004, and Hotel Terra in 2008) and several slope-side condo buildings have been constructed (including the Teton Club in 2001 and the Crystal Springs Condos in 2003).[35] In 2008 a large golf course was constructed just south of the main parking area, and between 2009 and 2012 the parking areas and entrance roads were realigned.

Implementation of the Mountain Master Plan, approved in 1996 by the United States Forest Service, has paralleled the implementation of the Teton Village Master Plan. Between 1996 and 2016, six new chairlifts have been constructed on the ski hill, and three of the double chairlifts have been replaced with quads. Additionally, in 2009 a new aerial tram was opened after the original was retired in 2006.

With the boom of development that has occurred since 1996, it is not surprising that the majority of the original Teton Village commercial base has been demolished and replaced. The Sojourner is now the Snake River Lodge and Spa, the Holburn is the Crystal Springs Condos, and the original tram building was replaced when the new tram was constructed between 2006 and 2009. In 2013, with the demolition of the Seven Levels Lodge, which had been used as store and office space rather than a lodge for many years, the Alpenhof became the last remaining of the four original guest lodges in Teton Village. While the Hostel and the Inn at Jackson Hole are still standing, they were constructed in 1968 and were therefore later additions to the original core of Teton Village.

[33] Teton County Geographic Information System, http://www.tetonwyo.org/gis/.
[34] Jackson Hole Mountain Resort, "Jackson Hole History."
[35] Teton County Geographic Information System.

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"Work Begins on New Ski Project in Wyoming; Jackson Hole Area to Have 2 ½-Mile Aerial Tramway." *The New York Times*. April 5, 1964. S5.

Previous documentation on file (NPS): N/A

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

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
_X_ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property __.78 Acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

1. Zone: 12	Easting: 513952	Northing: 4826120
2. Zone: 12	Easting:	Northing:
3. Zone: 12	Easting:	Northing:
4. Zone: 12	Easting:	Northing:

Verbal Boundary Description *(Describe the boundaries of the property.)*

The district boundary encompasses lots 2 (.47 acres) and 22 (.31 acres) of the original Jackson Hole Ski Corporation Addition plat filed in 1964. The district boundary follows Village Dr. to the south, extending north towards the Bridger Center building. To the east, the boundary abuts the Snake River Lodge property

Boundary Justification *(Explain why the boundaries were selected.)*

The boundary includes the entire Alpenhof complex made up of the lodge and pool.

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11. Form Prepared By

name/title: **Elizabeth Engle, Architectural Historian**
organization: _____
street & number: **P.O. Box 7395**
city or town: **Jackson** state: **Wyoming** zip code: **83002**
e-mail **eoflint.engle@gmail.com**
telephone: **(307) 413-7788**
date: **July 16, 2014**

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Alpenhof Lodge
City or Vicinity: Teton Village, Wyoming
County: Teton County State: Wyoming
Photographer: Anders Engle
Date Photographed: April, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Alpenhof in winter. Photographer and date unknown. Photo courtesy of the Alpenhof Lodge. View looking west with Rendezvous Mountain in the background.
1 of 24.

Alpenhof Lodge. View looking northwest.
2 of 24.

View of southwest corner, including Bistro entrance steps and modern deck expansion.
3 of 24.

View of western elevation. Original balcony railings remain on this elevation. Note the ski shop on the south west corner under the Bistro deck.
4 of 24.

Bistro expansion and modern entrance stairs. View looking east from ski slope at south west corner of the lodge.
5 of 24.

Western elevation/1977 expansion.
6 of 24.

Northern elevation and pool deck. Photo taken from northwest corner of pool deck.
7 of 24.

View of the eastern end of the northern elevation.
8 of 24.

View of the eastern end of the northern elevation. Photo taken from the northeast corner of the building.
9 of 24.

View of the eastern elevation. Photo taken from the edge of the neighboring Snake River Lodge and Spa building.

10 of 24.

View of the southern and eastern elevations. Photo taken from the southeast corner of the building facing west.
11 of 24.

View of the eastern end of the southern elevation and the modern porte cochere and entry drive. Photo taken facing northwest.
12 of 24.

Detail of the "Alpenhof" sign on the southern elevation. Photo taken facing north.
13 of 24.

Detail view of the porte cochere and entry drive on the southern elevation.
14 of 24.

Teton Village with the parking area and parking kiosk in the foreground and the new tram base station and clock tower to the left and the Alpenhof Lodge to the right in the background. Ski slopes are visible in the far background. View looking north.
15 of 24

View of Teton Village from the intersection of the Moose-Wilson Road and Teton Village Road. The two gable roofs of the Alpenhof are just visible over the knoll in the foreground. View looking west.
16 of 24.

Alpenhof Bistro fireplace. View looking west from the top of the lobby staircase.
17 of 24.

Alpenhof Bistro bar. View looking south. Photographers back is to the fireplace pictured in photo 17.
18 of 24.

Second story hallway with guest rooms on either side. View looking east in 1965 portion of the building.
19 of 24.

Second story hallway with guest rooms on either side. View looking north in 1977 portion of the building. The door at the end of the hallway leads to the pool deck.
20 of 24.

Entry to the Alpenrose Restaurant with host desk and waiting area. View looking southwest from the lobby.
21 of 24.

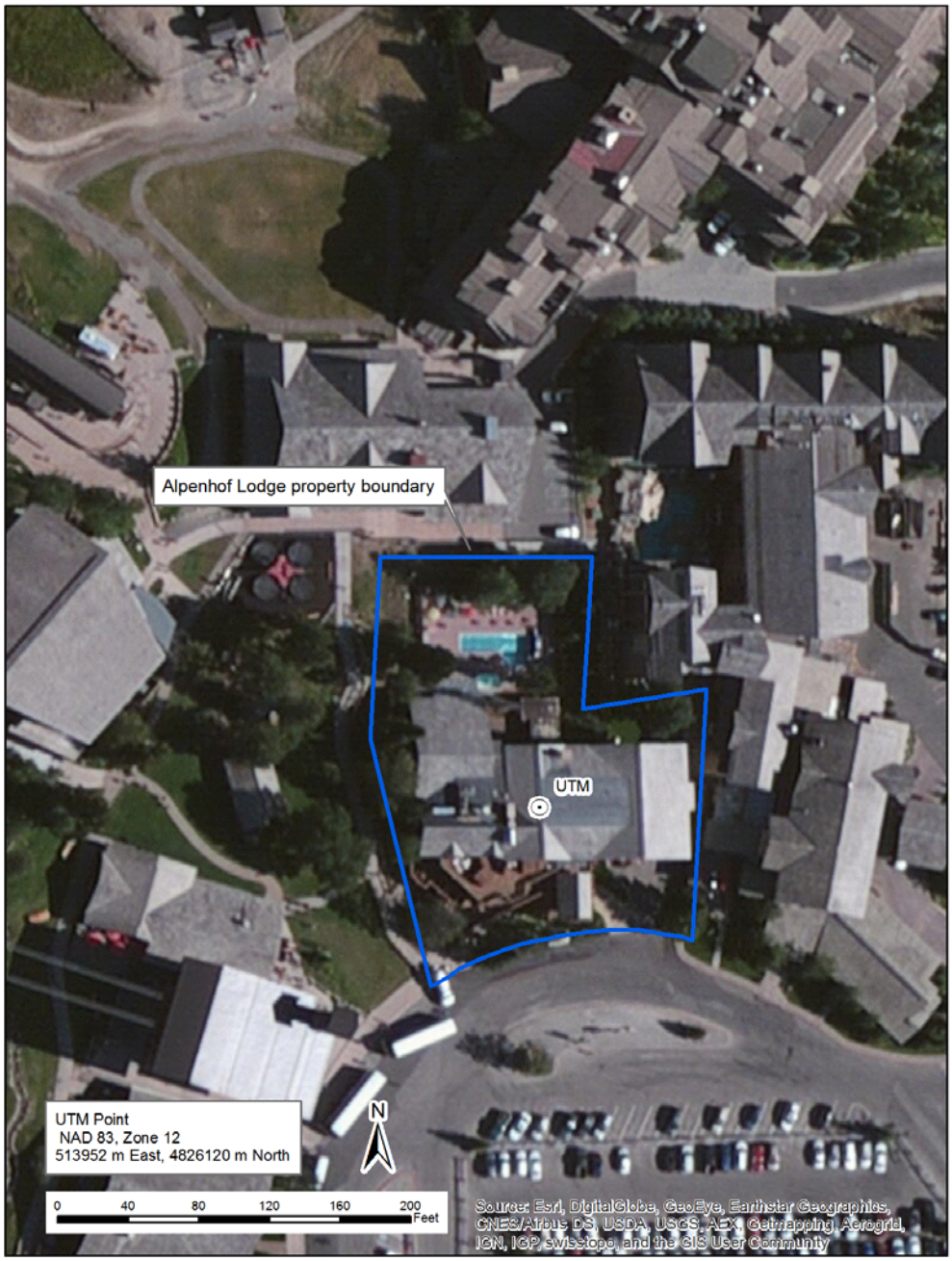
Alpenrose Restaurant. View looking southwest from near the host desk. Note the ceramic stove in the background and post and beams throughout.
22 of 24.

Main lobby staircase. View looking north from the main hotel entrance. Note the arched opening under the stairs that leads to the Alpenrose restaurant and the door at the top of the stairs that leads to the Bistro restaurant. Also note the original flagstone floor and rustic check-in desk.
23 of 24.

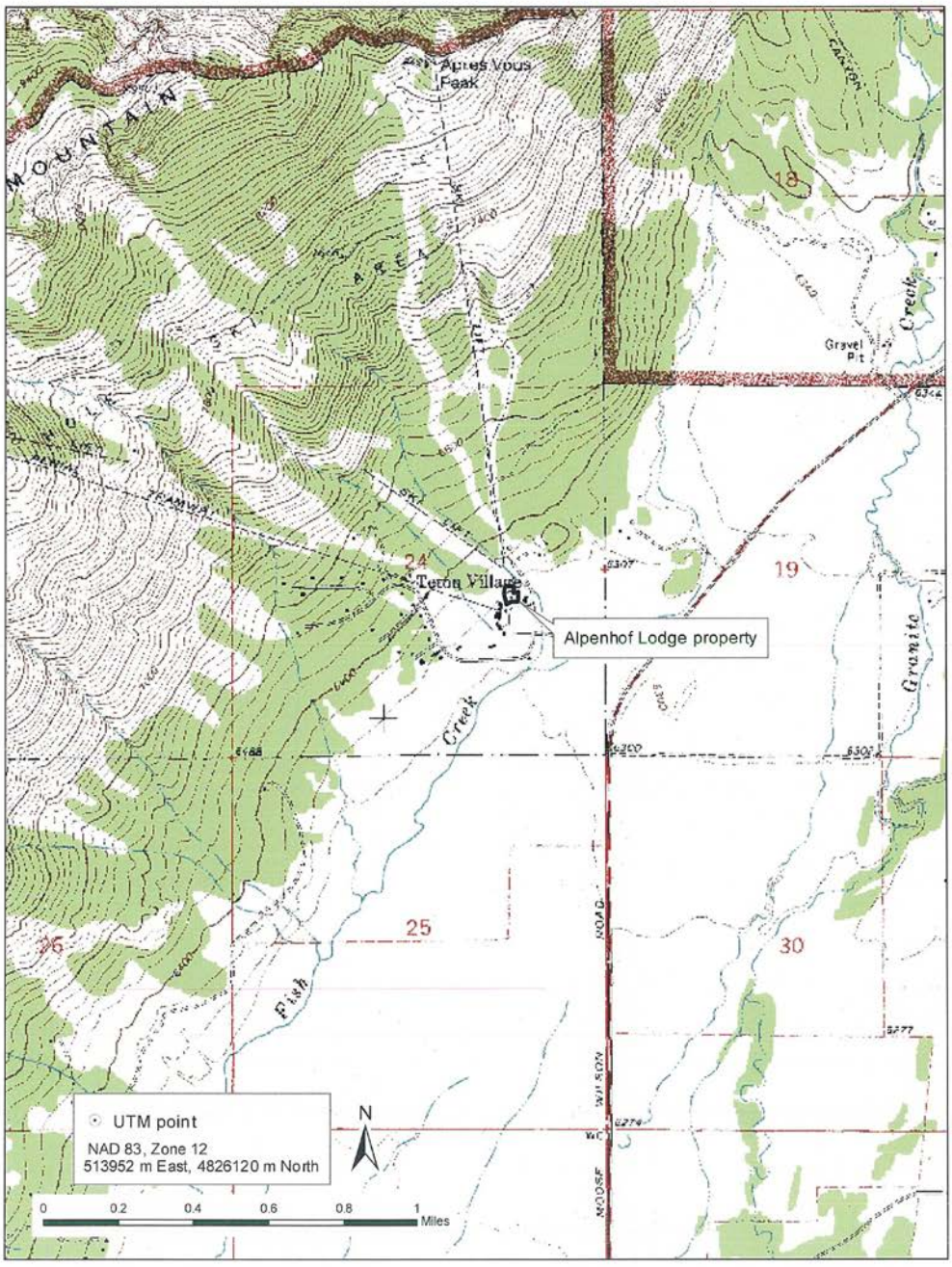
Hotel lobby. View looking northeast from the bottom of the staircase. Note the transition between the original flagstone floor and modern addition flooring.
24 of 24.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Aerial imagery showing the location of the Alphenhof Lodge property in Teton Village, Wyoming.
Image availability: ESRI Online; Source: Microsoft; Date: 7/20/2011



Aerial imagery of the Alphenhof Lodge property.
Image availability: ESRI Online; Source: Microsoft; Date: 7/20/2011



Portion of the U.S.G.S. Teton Village 7.5' quadrangle map showing the location of the Alphenhof Lodge property in Teton County, Wyoming.