DESIGN GUIDELINES

Mt. McKinley National Park Headquarters Historic District: Boundary Expansion (1950-1961)

DENALI NATIONAL PARK AND PRESERVE

ALASKA REGIONAL OFFICE
DIVISION OF CULTURAL RESOURCES
HISTORIC ARCHITECTURE PROGRAM
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NATIONAL PARK SERVICE
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1 Introduction:

1.1 **Purpose**

The 1985 *Design Guidelines: Denali National Park & Preserve Headquarters Historic District*, authored by David Snow, focused on the Original Core of the Mount McKinley National Park Headquarters Historic District and should still be the primary document for the maintenance and preservation of those structures. Included here are quick reference sheets for each of the contributing buildings of the Original Core of the Mount McKinley National Park Headquarters Historic District which help to call out the Character Defining Features of these buildings.

These design guidelines are intended to provide a framework for determining the appropriate architectural character of new and *existing* buildings and structures within Mount McKinley National Park Headquarters Historic District. These design guidelines go beyond basic universal principles of good design and focus on the "character" qualities that are reflected in and contribute to the distinctiveness of Denali National Park and Preserve.

These guidelines build upon and enhance those of the 1985 *Design Guidelines: Denali National Park & Preserve Headquarters Historic District*, which were critical for the implementation of several projects in the district during the past several years.[1] These guidelines are intended to direct and shape the efforts of architects, planners, landscape architects, administrators, maintenance personnel and design review staff as they work to create aesthetically and environmentally appropriate structures. If these guidelines are used successfully, the built environment will contribute to, rather than detract from, the unique sense of place within Mount McKinley National Park Headquarters Historic District.

Close review of design proposals by park and cultural resources staff will still be vital in maintaining the Mount McKinley National Park Headquarters Historic District but this document should serve as a tool for management when consulting with architectural and engineering professionals.

1.2 **Legal Context**

The Organic Act of 1916 directed the Secretary of the Interior (SOI) and the National Park Service (NPS) to manage parks and monuments under their authority in a manner that would:

> "conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."[2]
>
> The Organic Act also grants the SOI the authority to implement "rules and regulations as he may deem necessary or proper for the use and management of the parks, monuments and reservations under the jurisdiction of the National Park Service."[3]

In 1917, Congress established Mount McKinley National Park:

> "as a public park for the benefit and enjoyment of the people… for recreation purposes by the public and for the preservation of animals, birds, and fish and for the preservation of the natural curiosities and scenic beauties thereof… said park shall be, and is hereby established as a game refuge."[4]

[1] David E. Snow, *Design Guidelines: Denali National Park & Preserve Headquarters District* (Anchorage, Alaska: National Park Service, Alaska Regional Office, 1985).
[2] (54 U.S.C. 100507).
[3] (54 U.S.C. 100507).
[4] (39 Statute 938).

The National Historic Preservation Act (NHPA) of 1966, as amended through 2014[5], provides direction for federal agencies regarding protection of historic resources under their jurisdiction. Section 106 of the act requires consideration of adverse impacts to historic resources during the course of any federal undertaking. Section 110 provides for an affirmative role of federal agencies in identifying, preserving, and utilizing the historic properties that are in agency ownership.

The Alaska National Interest Lands and Conservation Act of 1980 (ANILCA) added approximately 2,426,000 acres of public land to Mt. McKinley National Park and approximately 1,330,000 acres of public land as Denali National Preserve and re-designated the entirety Denali National Park and Preserve. ANILCA directs the NPS to preserve the natural and cultural resources in the park and preserve for the benefit, use, education, and inspiration of present and future generations.

The Organic Act prohibits impairment of park resources and values unless officially specified under statute. The NPS *Management Policies* (2006) uses the terms "resources and values" in relation to the full spectrum of tangible and intangible attributes for which the park is established and managed, including those outlined in the Organic Act and the park's enabling legislation. The primary responsibility of the NPS is to ensure that park resources and values will continue to exist in a condition that will allow the American people to have present and future opportunities to enjoy them.

1.3 **Agency Policy and Standards**

Familiarity with and understanding of NPS policies and standards will assist designers in implementing the guidelines. Many of those policies articulate how the built environment should protect natural and cultural resources and enhance visitor enjoyment of those resources. The NPS *Management Policies* (2006) provide direction under the "Park Facilities" heading, which echoes the purposes and intent of the design guidelines.

> [F]acilities will be integrated into the park landscape and environs with sustainable designs and systems to minimize environmental impact. Development will not compete with or dominate park features or interfere with natural processes.... If a cohesive design theme is desired, recommended, or required, the theme will reflect the purpose and character of the park, or in a large park... an individual developed area.[6]
>
> Designs for park facilities, regardless of their origin (NPS, contractor, concessioner, or other), will… be harmonious with and integrated into the park environment. They will also be subject throughout all phases of design and construction to the same code compliance; the same high standards of sustainable design, universal design, and functionality.[7]

The "Facilities and Park Design" section of NPS Director's Order 28 (NPS-28: Cultural Resource Management Guideline) emphasizes the following management policies:

> Well-executed design sensitive to the cultural and natural environment is essential to protect cultural

[5](54 USC306108 & 306101[a]).
[6]National Park Service, *Management Policies* (Washington D.C.: National Park Service, 2006), 9.I.I.2.
[7]National Park Service, *Management Policies,* 9.I.I.

> resources and their settings and to develop and maintain a harmonious overall park scene that meets contemporary needs. The goal of park design is to provide for new facilities or new or changing uses of historic properties while maintaining harmony and continuity with those special visual and cultural features that create a sense of time and place unique to each park.
>
> Elements to be considered in the park design process, particularly when development takes place in or near cultural zones, include scale, texture, continuity of architectural style or tradition, physical and visual relationships, and consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties and other management standards in this guideline.[8]

The most important statutory directive for the NPS is provided by interrelated provisions of the Organic Act. The key management-related provision of the Organic Act states:

> [The National Park Service] shall promote and regulate the use of the Federal areas known as national parks, monuments, and reservations hereinafter specified by such means and measures as conform to the fundamental purpose of the said parks, monuments, and reservations, which purpose is to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations.[9]

Accordingly, the *Management Policies* states "the impairment of park resources and values may not be allowed by the Service unless directly and specifically provided for by legislation or by the proclamation establishing the park." It is important for the planner or architect to produce designs that will not harm the integrity of park resources or values, including opportunities for the enjoyment of those resources or values.

All construction must be accomplished in accordance with applicable codes and accepted standards. This is a federal area and designers need to consult with the Planning, Design, and Maintenance Team of the Alaska Regional Office about prevailing codes that apply within the park.

[8]National Park Service, Director's Order 28, Chapter 4: Stewardship, B1 (Washington D.C.: National Park Service, 1998), pp 43.

[9]*National Park Service Organic Act* (Washington D.C.: U.S. Congress, 1916).

2 DESIGN REVIEW PROCESS

2.1 **Project Idea/Proposal Phase:**

- Park staff (i.e. Facilities Project Leader) identifies a project need. Discussion of a proposed project (i.e. IDT meeting or other regular meetings with maintenance staff, etc.) includes the Park's Section 106 Coordinator.

- The Park Section 106 Coordinator will determine if a project requires Section 106 Review:
  - If it is an "Undertaking" - (such as buildingmaintenance, installing a light fixture, or approving a research permit)
  - Whether or not the project activity has the potential to affect historic properties.

- The Project Leader maintains an on-going dialog with the Park 106 Coordinator, to determine compliance needs, and to provide updated information along with a draft timeline. The Project Leader creates a PMIS statement, and may enter the project into PEPC.[1]

- The Section 106 Coordinator identifies the Cultural Resources Team members to review as appropriate the

- project and the consulting parties – including Tribes, communities, local governments, SHPO, etc.

[1] Note: The Section 106 review is a separate process from NEPA. Even if a project is determined to be a Categorical Exclusion, it does not mean that the Section 106 process is done. These are separate process of consideration and the Park Section 106 Coordinator needs to be informed of Cat Ex projects, and be provided with basic project information to determine whether or not they are Section 106 undertakings.

2.2 **Project is Formulated/Funding Approved Phase:**

- Section 106 Coordinator proceeds with the Section 106 process and documentation in PEPC by:
  - Applying the Nationwide Programmatic Agreement (P.A.) streamlined process (i.e. must already have SHPO concurred DOEs/NR nominations) **OR**
  - Following the regular 4-step process to:
    1. Gather information
    2. Identify and evaluate for National Register eligibility
    3. Assess for potential adverse effects
    4. Reduce harm/Mitigate
  - Determining a strategy to complete consultation (includes SHPO and tribes)
  - Coordinating CRM specialist 106 reviews
  - Entering/updating 106 information in PEPC, including preparing Assessment of Effect form, as needed, and Superintendent signing the form.

2.3 **Good Practices**

- Engaging in on-going dialogues, by communicating early and sharing project changes and 106 updates, so that both project leaders, NEPA Coordinators, and Section 106 Coordinators can meet a park's timeframe.

- Understanding that the Section 106 review is not a drawn out process nor a mandated outcome. NPS has a legal obligation to consider actions on historic properties, to prevent harm as much as possible as well as to document in PEPC, to be accountable and for reporting requirements.

- Applying the nationwide P.A. with streamlined opportunities as much as possible. Conducting consultation in an appropriate and timely manner.

- Applying strategic planning for conducting NHPA Section 110 inventories (i.e. for high visitor use areas or areas subject to development) and through the CRPP funding process.

- Participating in project review meetings with the Alaska SHPO at least every two years, as required by the P.A. Parks report that by consulting early, having annual review meetings and inviting the SHPO to visit their parks to gain a better understanding of the historic properties and issues, continues to be beneficial in implementing and even in expediting some Section 106 reviews.

- Recognizing that the **Section 106 process *must* be completed** before a project can be implemented or a NEPA document (EA or EIS) can be signed. If there is a Section 106 adverse effect, then an agreement document needs to be in place and signed. As stipulations, some activities may take place after the documents are signed, such as monitoring ground disturbance during construction.

3 MAP OF HISTORIC DISTRICT

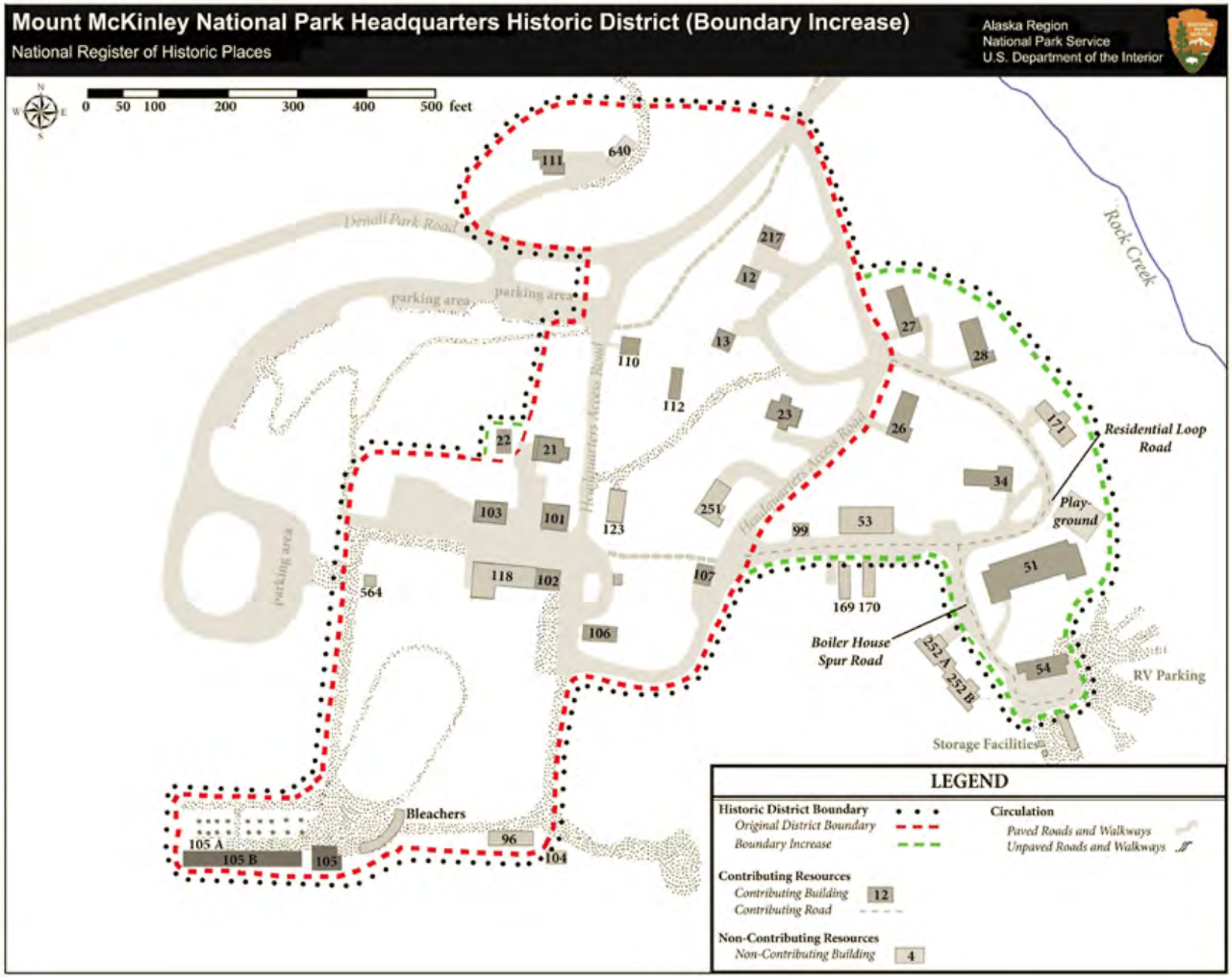


Figure 1. Historic District Map

3.1 HISTORIC DISTRICT CONTRIBUTING RESOURCES

Original Core Historic District (1926 1941)		
Building Number	**Date of Construction**	**Function**
#12	1938	Employee Residence - Apartments
#13	1938	Employee Residence - Apartments
#21	1934	Rangers' Dormitory
#22	1926	Office Building
#23	1940	Employee's Residence
#101	1928	Warehouse
#103	1931	Garage
#102	1939	Garage and Repair Shop (Machine Shop and Garage)
#105	1929	Dog Feed Cache and Sled Storage
#105A	1969	Dog Houses
#105B	1969	Dog Kennels
#106	1928	Barn
#107	1932	Boiler House
#110	1930	Electric Light Plant
#111	1939	Superintendent's Garage
#111A	1939	Retaining Wall
#112	1931	Comfort Station
Boundary Expansion (1950 1961)		
Building Number	**Date of Construction**	**Function**
#26	1950	Single Residence
#27	1950	Single Residence
#28	1952	Single Residence
#34	1952	Single Residence
#51	1958	Six-Plex Apartments
#54	1961	Boiler House
#217 (Previously #124)	1957	Three-Stall Garage
N/A	c.1960	Boiler House Spur Road
N/A	1953	Residential Loop Road

3.2 HISTORIC DISTRICT NON-CONTRIBUTING RESOURCES

Original Core Historic District (1926 1941)			
Building Number	**Date of Construction**	**Function**	**Reason for Non-Contributing Status**
#96	c. 1955 (platform); 1979 (walls and roof)	Storage Shed	Constructed outside period of significance
#118	1955	Equipment Storage	Altered
#123	c. 1938	CCC Infirmary	Altered and moved from original location.
#564	2005	Comfort Station	Constructed outside period of significance
Boundary Expansion (1950 1961)			
Building Number	**Date of Construction**	**Function**	
#53	1958	Six-Stall Garage	Altered
#99	c.1978	Backcountry Operations	Constructed outside period of significance
#169	1983	Panabode/Ranger Operations	Constructed outside period of significance
#170	1983	Panabode House	Constructed outside period of significance
#171	1985	Single Residence	Constructed outside period of significance
#251	1994	Residence	Constructed outside period of significance
#252AB	1995	Duplex Residence	Constructed outside period of significance

BUILDING 26:

SINGLE RESIDENCE
1950

Figure 2. Building 26 (Single Residence), view to the southwest, Catalog No. DENA 2223, 1963 (Denali National Park and Preserve Archives)

GENERAL DESCRIPTION

Building 26 is one of four houses in the district designed in 1949 by Cecil Doty, a National Park Service Architect who, within 10 years, would oversee the design of Mission 66 architecture. In 2014, Building 26 was substantially rehabilitated in an effort to return the building to its original appearance, using Doty's 1949 plans as a guide. It is a single story, wood-framed, side-gabled, low-pitched, west-facing, NPS Modern ranch style residence.

While the garage was originally a shed-roofed single-car garage/woodshed, the gable of the main house now extends and incorporates the garage. The building is generally rectangular shaped, with recessed front and rear entries and stepped bays across the façade. The front porch is comprised of a concrete deck and two shallow steps, and a single, squared wood post. It has a concrete block foundation, stained redwood and cedar siding, and a 5V crimp metal roof. On the central bays, the siding runs vertical, while the siding is horizontal on the end bays. Fenestration is regular with 1/1 wood sash windows: single, paired, and tripled. The basement contains vinyl single-pane awning windows. A concrete chimney pierces the on the east side of the gable. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
  - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
  - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Generally rectangular massing with stepped bays
- NPS Modern, ranch style
- Stained vertical and horizontal redwood and cedar plank siding
- Low-pitched gable roof
- Recessed front porch with poured concrete deck and shallow steps
- Recessed rear entry
- Single, paired, and tripled 1/1 wood sash windows
- Attached single car garage/woodshed
- 5V Crimp metal roof

Figure 3. Building 26, view to the northeast, after rehabilitation, 2014 (NPS Alaska Regional Office Files)

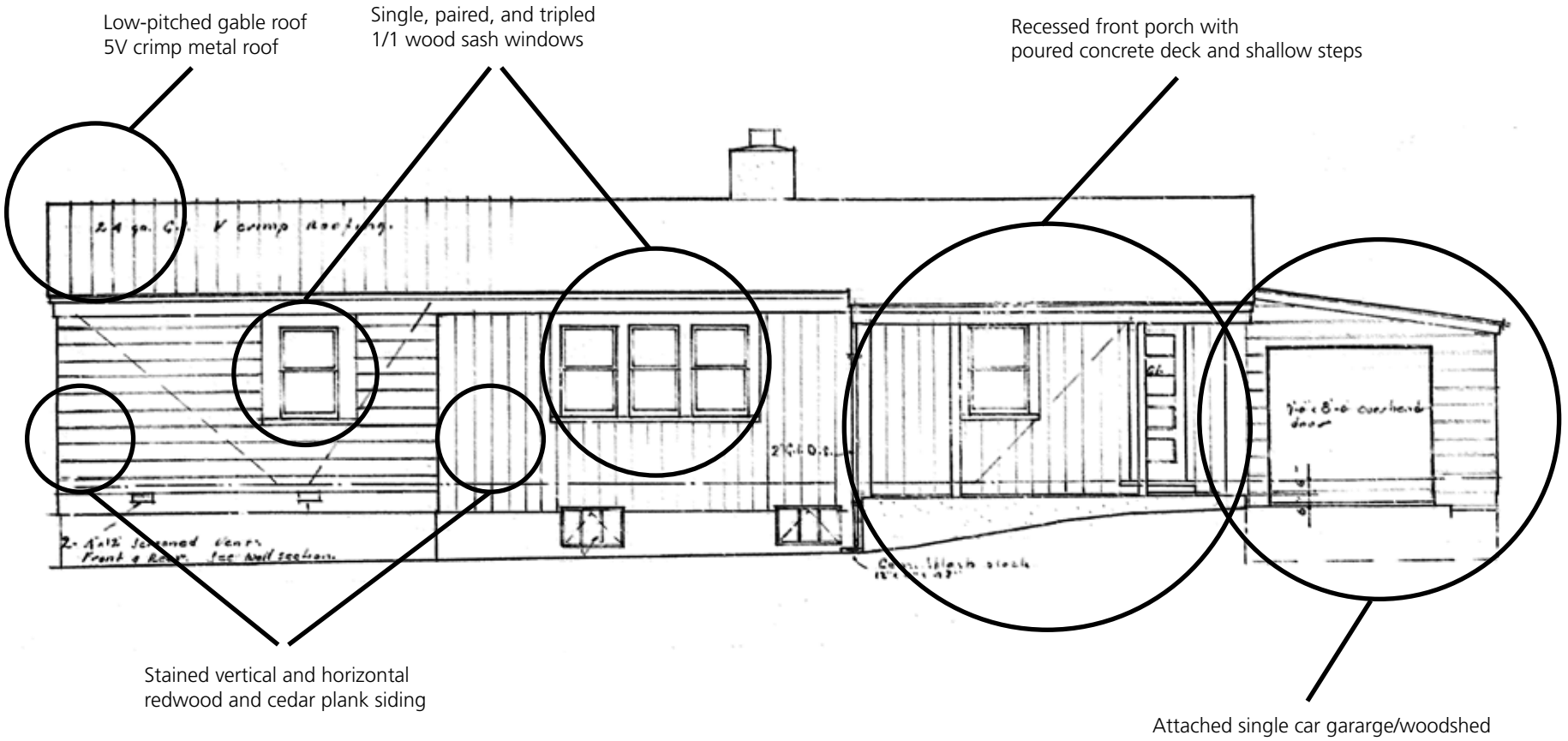


Figure 4. Employees Residence, general plan for buildings 27,27,28 and 34, West Elevation Plan, Drawing No. NP McK-2025B, National Park Service, Architectural Division, Regional Office, 1949 (NPS Alaska Regional Office Files)

Design and Maintenance Guidelines

FOUNDATION
The foundation is constructed of Concrete Masonry Units (CMU) walls with a poured concrete basement floor.

Foundation Maintenance

- Consult with a licensed structural engineer to evaluate and implement stabilization recommendations.
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement

- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

WINDOWS
With the rehabilitation effort, the windows were replaced with windows that are similar to the style of the original windows.

The front elevation features a string of three, single one/one double-hung wood windows which create a picture window effect. This large picture window is offset by a single one/one double-hung window on the left along with a single double-hung in the recessed porch area.

The garage features a single one/one double-hung window in the center of the elevation on the lower portion of the wall, which is the last original window on the structure.

Window Maintenance

- Establish a cyclic maintenance plan to ensure proper operation of windows. The cyclic plan should include annual inspections and cleaning using the gentlest means as possible on a 7-year basis.

Window Replacement

- All other options should be exhausted before replacement windows are explored. Options include interior storm windows.
- Replacement windows should match the original as closely as possible, replicating operation.

DOORS
Five panel solid wood doors on the front elevation, which have all been replaced.

Door Maintenance

- Clean and sand the front doors by hand, removing scuff marks and water stains without damaging the wood veneer.
- Do not power wash or sandblast.
- Apply approved, in-kind stain.
- Apply approved, in-kind varnish.
- If a feature of a door is severely deteriorated beyond repair, it is appropriate to replace only the damaged portion or feature. Replace the portion or feature with materials similar to the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.

Door Replacement

- If an entire door is beyond repair or missing, replace with materials that match the original in size, shape, design, scale, color, and craftsmanship.
- Ensure the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.
- Use only compatible substitute materials if the original material in not available.

COLOR

Originally the wood siding was stained and has been returned to this finish during the rehabilitation using Superdeck Redwood.

Color Maintenance

- Establish a cyclic maintenance plan to ensure proper cycle for re-staining. The cyclic plan should include annual inspections and re-staining. Regular inspection and minor repairs to prevent moisture damage help prolong the finish.

SIDING

The original redwood siding was refinished and is exposed on the garage while the rest of the building is clad in cedar siding which is close in profile to the original specifications.

Siding Maintenance

- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Siding Replacement

- If a portion of the siding is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank.

ROOFING

The shallow side gable roof is covered in 5V Crimp metal roofing which was installed in 2013. A concrete chimney pierces the rear portion of the gable and features a small cricket.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long-term preservation of a historic building.

Roof Replacement

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

BUILDING 27:

SINGLE RESIDENCE
1950

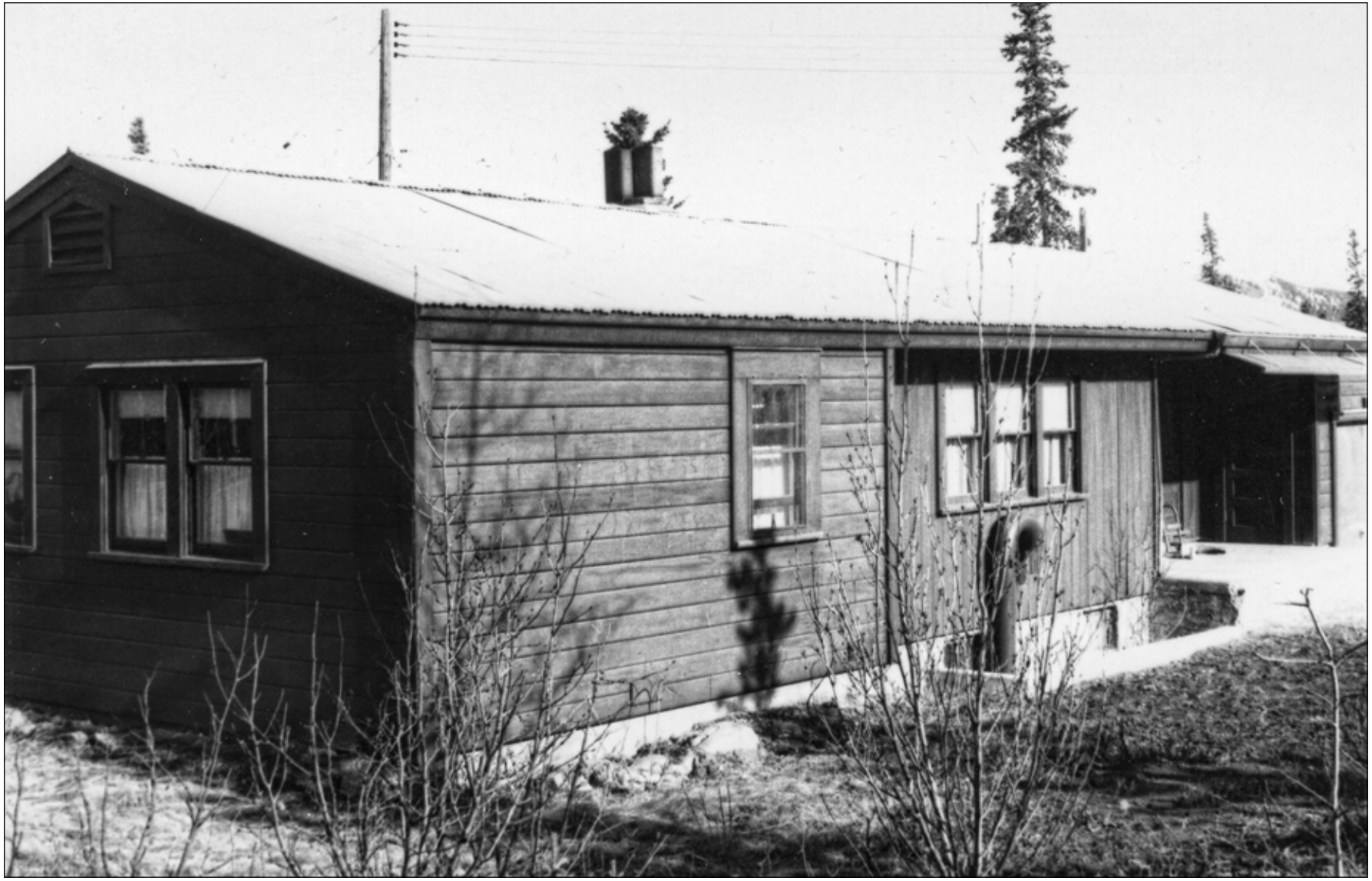


Figure 5. Building 27 (Single Residence), view to the southeast, Catalog No. DENA 21478, 1963 (NPS Alaska Regional Office Files

GENERAL DESCRIPTION

Building 27 is one of four houses in the district designed in 1949 by Cecil Doty, a National Park Service Architect who, within 10 years, would oversee the design of Mission 66 architecture. It is a single story, wood-framed, side-gabled, low-pitched, west-facing, NPS Modern ranch style residence. While the garage was originally a shed-roofed single-car garage/woodshed, the gable of the main house now extends and incorporates the garage. The building is generally rectangular shaped, with recessed front and rear entries and stepped bays across the façade. The front porch is comprised of a concrete deck and two shallow steps, and a single, squared wood post. It has a concrete block foundation, clapboard siding, and a 5V crimp metal roof. Fenestration is regular with rectangular, single-pane, windows: single, paired, and tripled. The basement contains vinyl single-pane awning windows. A concrete chimney pierces the rear half of the roof. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Generally rectangular massing with stepped bays
- NPS Modern, ranch style
- Stained vertical and horizontal redwood and cedar plank siding*
- Low-pitched roof
- Recessed front porch with poured concrete deck and shallow steps
- Recessed rear entry
- Single, paired, and tripled 1/1 wood sash windows*
- Attached single car garage/woodshed
- 5V crimp metal roof

* At the time this report was completed, in June 2015, these original character-defining features were missing. It is recommended that they are reinstalled and maintained, as discussed in the following pages.

Figure 6. Building 27, view to the northeast, 2014 (NPS Alaska Regional Office Files)

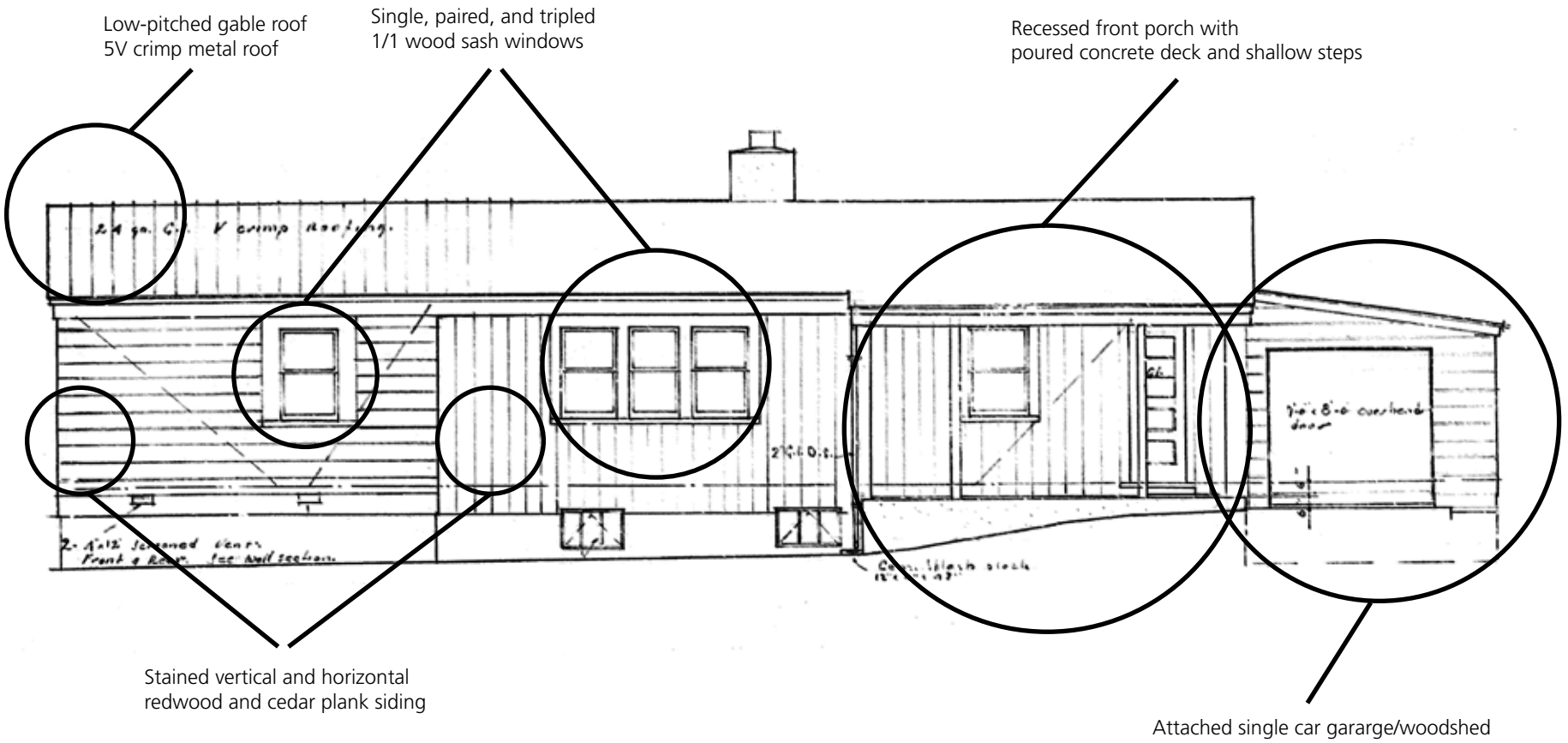


Figure 7. Employees Residence, general plan for buildings 27,27,28 and 34, West Elevation Plan, Drawing No. NP McK-2025B, National Park Service, Architectural Division, Regional Office, 1949 (NPS Alaska Regional Office Files)

Design and Maintenance Guidelines

FOUNDATION
The foundation is constructed of CMU walls with a poured concrete basement floor.

Foundation Maintenance
- Consult with a licensed structural engineer to evaluate and implement stabilization recommendations.
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement
- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

WINDOWS
Most of the original windows have been replaced in this structure. The original windows of the front elevation featured a string of three, single one/one double-hung wood windows which create a picture window effect; a single one/one double-hung window on the left along with a single double-hung in the recessed porch area.

The garage features a single one/one double-hung window in the center of the elevation on the lower portion of the wall, which is the last original window on the structure.

Window Maintenance
- Establish a cyclic maintenance plan to ensure proper operation of windows. The cyclic plan should include annual inspections and cleaning using the gentlest means as possible on a 7-year basis.

Window Replacement
- Replacement windows should match the original as closely as possible, replicating operation.

DOORS
Honey colored veneer wood doors on the front elevation, which have all been replaced.

Door Maintenance
- Clean and sand the front doors by hand, removing scuff marks and water stains without damaging the wood veneer.
- Do not power wash or sandblast.
- Apply approved, in-kind stain.
- Apply approved, in-kind varnish.
- If a feature of a door is severely deteriorated beyond repair, it is appropriate to replace only the damaged portion or feature. Replace the portion or feature with materials similar to the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.

Door Replacement
- If an entire door is beyond repair or missing, replace with materials that match the original in size, shape, design, scale, color, and craftsmanship.
- Ensure the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.
- Use only compatible substitute materials if the original material in not available.

COLOR
Originally the wood siding was stained and has been returned to this finish during the rehabilitation. When the building is re-sided with wood use Superdeck Redwood to match Building 26.

Color Maintenance

- Establish a cyclic maintenance plan to ensure proper cycle for re-staining. The cyclic plan should include annual inspections and re-staining. Regular inspection and minor repairs to prevent moisture damage help prolong the finish.

SIDING

Currently Building 27 is clad in aluminum lap siding and the garage is clad in the original horizontal redwood v-notch tongue and groove siding. The original redwood siding is located under the aluminum siding currently and is intact.

Siding Maintenance

- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Siding Replacement

- Remove aluminum siding, insulation, wood furring.
- Insulate exterior wall cavity with rigid insulation; Expanded Polystyrene (blue board) = R5/1'' @ 3½'' = R Value of 17.5 Expanded Polystyrene, Refrigerant 31 = R6.25/1'' @ 3½''= R 21.87
- Polyisocyanurate Rigid Insulation = R7.04/1'' @ 3½'' = R 24.64 Note: The existing R value can be matched within the cavity of the existing exterior wall through the use of rigid insulation. The existing wall, if insulated with fiberglass insulation (R 3.25/1'') and the 1½'' expanded polystyrene (R 4/1'') has an R Value of 17.37
- Remove paint from garage/woodshed painted redwood siding.
- Install cedar siding where aluminum siding is removed, will match the existing material as closely as possibly by sending a sample of the profile to the mill.
- The siding should be replaced using materials that match the original in material, size, shape, design, scale, color and craftsmanship. Similar to those used in the rehabilitation of Building 26.
- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank.

ROOFING

The shallow side gable roof is covered in 5V Crimp metal roofing which was installed in 2013. A concrete chimney pierces the rear portion of the gable and features a small cricket.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long-term preservation of a historic building.

Roof Replacement

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

BUILDING 28:

SINGLE RESIDENCE
1952

Figure 8. Building 28 (Single Residence), view to the northeast, 2014 (NPS Alaska Regional Office Files)

GENERAL DESCRIPTION

Building 28 is one of four houses in the district designed in 1949 by Cecil Doty, a National Park Service Architect who, within 10 years, would oversee the design of Mission 66 architecture. It is a single story, wood-framed, side-gabled, low-pitched, west-facing, NPS Modern ranch style residence. While the garage was originally a shed-roofed single-car garage/woodshed, the gable of the main house now extends and incorporates the garage. The building is generally rectangular shaped, with recessed front and rear entries and stepped bays across the façade. The front porch is comprised of a concrete deck and two shallow steps, and a single, squared wood post. It has a concrete block foundation, clapboard siding, and a 5V crimp metal roof. Fenestration is regular with rectangular, single-pane, windows: single, paired, and tripled. The basement contains vinyl single-pane awning windows. A concrete chimney pierces the rear half of the roof. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Generally rectangular massing with stepped bays
- NPS Modern, ranch style
- Stained vertical and horizontal redwood and cedar plank siding*
- Low-pitched roof
- Recessed front porch with poured concrete deck and shallow steps*
- Recessed rear entry
- Single, paired, and tripled 1/1 wood sash windows*
- Attached single car garage/woodshed
- 5V Crimp metal roof

* At the time this report was completed, in June 2015, these original character-defining features were missing. It is recommended that they are reinstalled and maintained, as discussed in the following pages.

Figure 9. Building 28, view to the northeast, 2014 (NPS Alaska Regional Office Files)

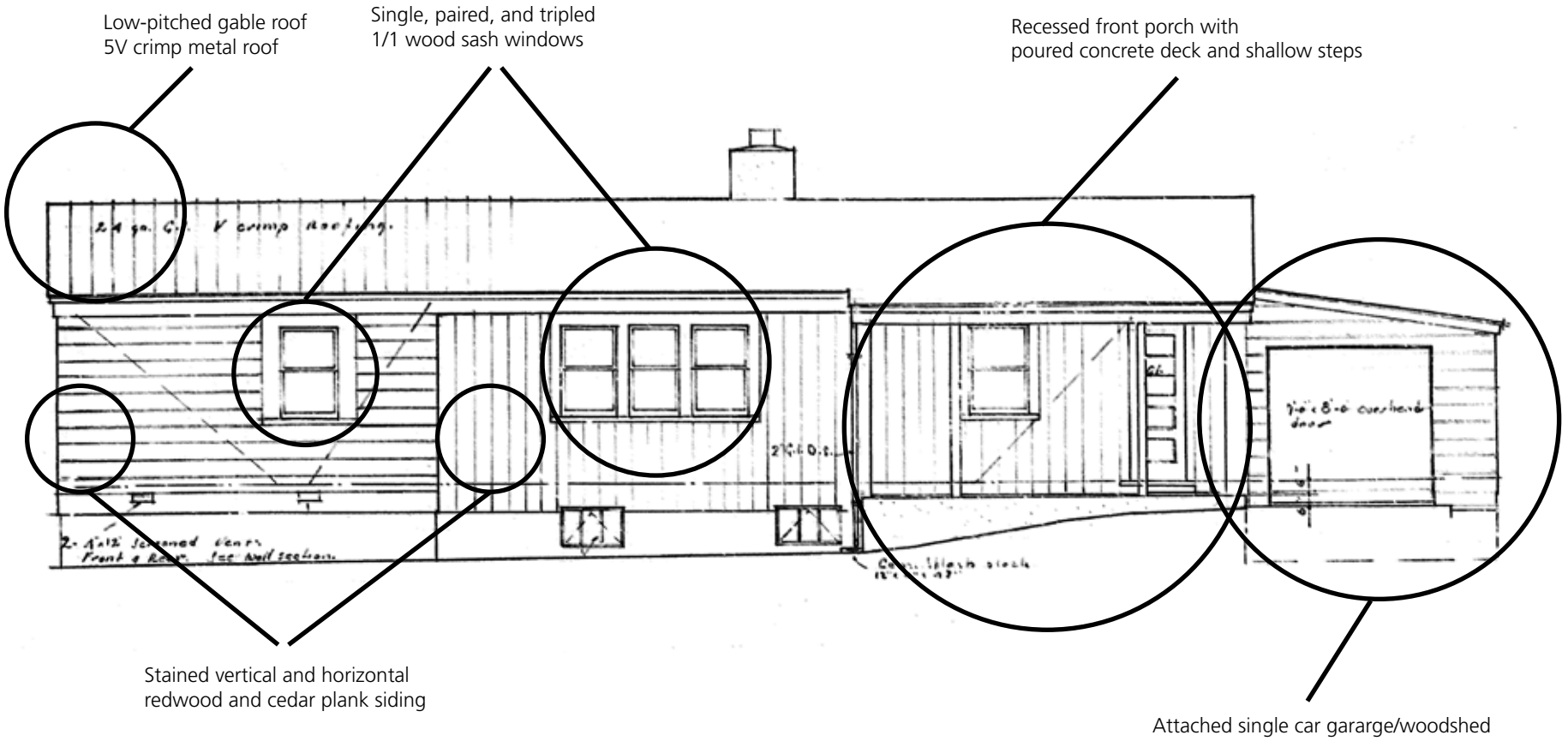


Figure 10. Employees Residence, general plan for buildings 27,27,28 and 34, West Elevation Plan, Drawing No. NP McK-2025B, National Park Service, Architectural Division, Regional Office, 1949 (NPS Alaska Regional Office Files)

Design and Maintenance Guidelines

FOUNDATION
The foundation is constructed of CMU walls with a poured concrete basement floor.

Foundation Maintenance
- Consult with a licensed structural engineer to evaluate and implement stabilization recommendations.
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement
- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

WINDOWS
Most of the original windows have been replaced in this structure. The original windows of the front elevation featured a string of three, single one/one double-hung wood windows which create a picture window effect; a single one/one double-hung window on the left along with a single double-hung in the recessed porch area. The garage features a single one/one double-hung window in the center of the elevation on the lower portion of the wall, which is the last original window on the structure.

Window Maintenance
- Establish a cyclic maintenance plan to ensure proper operation of windows. The cyclic plan should include annual inspections and cleaning using the gentlest means as possible on a 7-year basis.

Window Replacement
- Replacement windows should match the original as closely as possible, replicating operation.

DOORS
Honey colored veneer wood doors on the front elevation, which have all been replaced.

Door Maintenance
- Clean and sand the front doors by hand, removing scuff marks and water stains without damaging the wood veneer.
- Do not power wash or sandblast.
- Apply approved, in-kind stain.
- Apply approved, in-kind varnish.
- If a feature of a door is severely deteriorated beyond repair, it is appropriate to replace only the damaged portion or feature. Replace the portion or feature with materials similar to the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.

Door Replacement
- If an entire door is beyond repair or missing, replace with materials that match the original in size, shape, design, scale, color, and craftsmanship.
- Ensure the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.
- Use only compatible substitute materials if the original material in not available.

COLOR
Original wood siding was stained and has been returned to this finish during the rehabilitation. When the building is re-sided with wood use Superdeck Redwood to match Building 26.

Color Maintenance
- Establish a cyclic maintenance plan to ensure proper cycle for re-staining. The cyclic plan should include

annual inspections and re-staining. Regular inspection and minor repairs to prevent moisture damage help prolong the finish.

SIDING

Currently Building 28 is clad in aluminum lap siding and the garage is clad in the original horizontal redwood v-notch tongue and groove siding. The original redwood siding is located under the aluminum siding currently and is intact.

Siding Maintenance

- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Siding Replacement

- Remove aluminum siding, insulation, wood furring.
- Insulate exterior wall cavity with rigid insulation; Expanded Polystyrene (blue board) = R5/1'' @ 3½'' = R Value of 17.5 Expanded Polystyrene, Refrigerant 31 = R6.25/1'' @ 3½''= R 21.87
- Polyisocyanurate Rigid Insulation = R7.04/1'' @ 3½'' = R 24.64 Note: The existing R value can be matched within the cavity of the existing exterior wall through the use of rigid insulation. The existing wall, if insulated with fiberglass insulation (R 3.25/1'') and the 1½'' expanded polystyrene (R 4/1'') has an R Value of 17.37
- Remove paint from garage/woodshed painted redwood siding.
- Install cedar siding where aluminum siding is removed, will match the existing material as closely as possibly by sending a sample of the profile to the mill.
- The siding should be replaced using materials that match the original in material, size, shape, design, scale, color and craftsmanship. Similar to those used in the rehabilitation of Building 26.
- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank.

ROOFING

The shallow side gable roof is covered in 5V Crimp metal roofing which was installed in 2013. A concrete chimney pierces the rear portion of the gable and features a small cricket.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long-term preservation of a historic building.

Roof Replacement

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

PORCH

Due to structural deterioration of the front porch, a new wood deck with wood railing has been installed. This impacts the building's integrity. When the wood deck fails the poured concrete porch should be restored.

BUILDING 34:

SINGLE RESIDENCE
1952

Figure 11. Building 34 (Single Residence), view to the northeast, Catalog No. DENA 21442, 1952 (NPS Alaska Regional Office Files)

GENERAL DESCRIPTION

Building 34 is one of four houses in the district designed in 1949 by Cecil Doty, a National Park Service Architect who, within 10 years, would oversee the design of Mission 66 architecture. It is a single story, wood-framed, side-gabled, low-pitched, west-facing, NPS Modern ranch style residence. While the garage was originally a shed-roofed single-car garage/woodshed, the gable of the main house now extends and incorporates the garage. The building is generally rectangular shaped, with recessed front and rear entries and stepped bays across the façade. The front porch is comprised of a concrete deck and two shallow steps, and a single, squared wood post. It has a concrete block foundation, metal siding, and a 5V crimp metal roof. Fenestration is regular with rectangular, single-pane, windows: single, paired, and tripled with a single rectangular six-pane window on the east elevation. The basement contains vinyl single-pane awning windows. A concrete chimney pierces the rear half of the roof. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Retain existing concrete deck
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Generally rectangular massing with stepped bays
- NPS Modern, ranch style
- Stained vertical and horizontal redwood and cedar plank siding*
- Low-pitched roof
- Recessed front porch with poured concrete deck and shallow steps
- Recessed rear entry
- Single, paired, and tripled 1/1 wood sash windows*
- Attached single car garage/woodshed
- 5V Crimp metal roof

* At the time this report was completed, in June 2015, these original character-defining features were missing. It is recommended that they are reinstalled and maintained, as discussed in the following pages.

Figure 12. Building 34, view to the north, 2014 (NPS Alaska Regional Office Files)

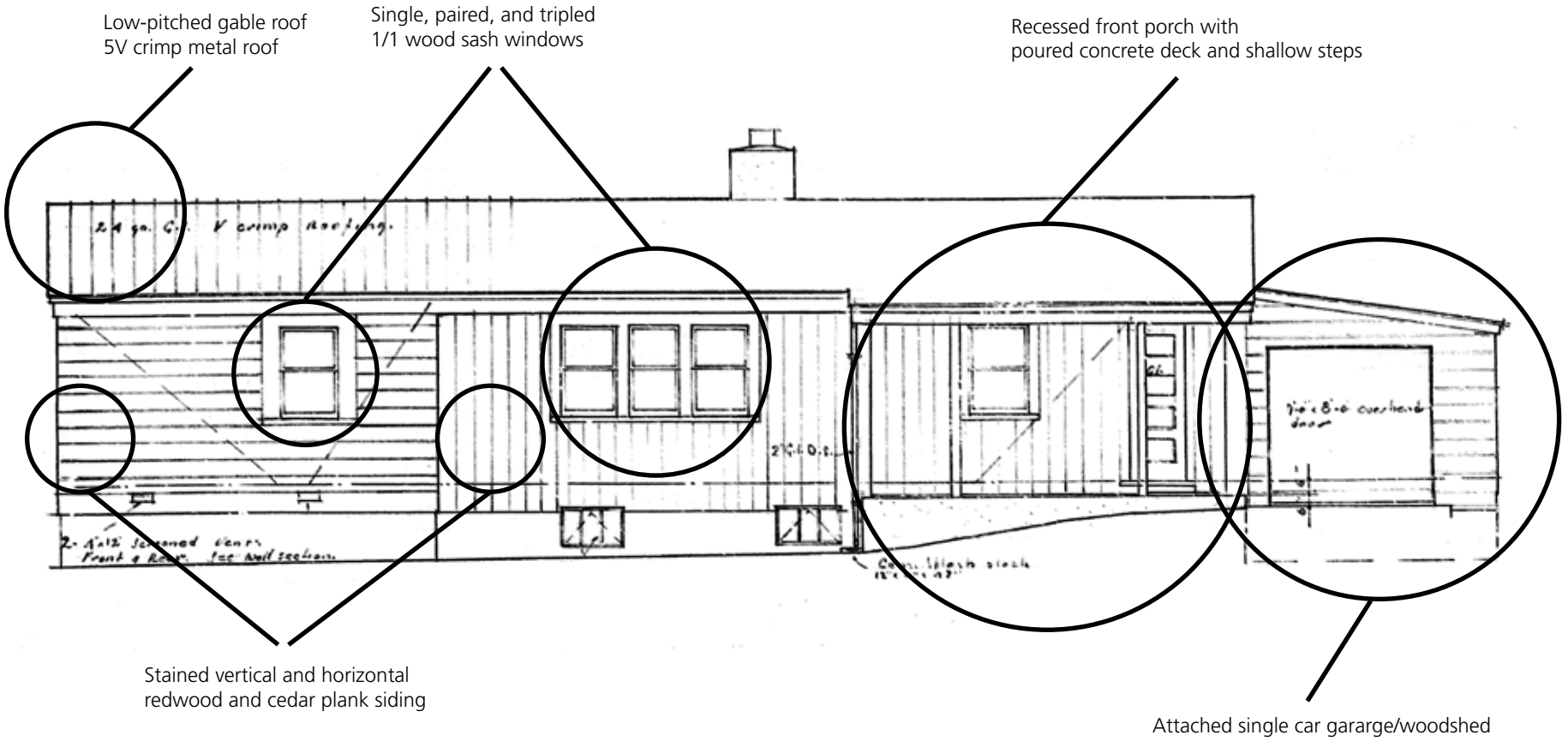


Figure 13. Employees Residence, general plan for buildings 27,27,28 and 34, West Elevation Plan, Drawing No. NP McK-2025B, National Park Service, Architectural Division, Regional Office, 1949 (NPS Alaska Regional Office Files)

Design and Maintenance Guidelines

FOUNDATION
The foundation is constructed of CMU walls with a poured concrete basement floor.

Foundation Maintenance
- Consult with a licensed structural engineer to evaluate and implement stabilization recommendations.
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement
- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

WINDOWS
Most of the original windows have been replaced in this structure. The original windows of the front elevation featured a string of three, single one/one double-hung wood windows which create a picture window effect; a single one/one double-hung window on the left along with a single double-hung in the recessed porch area. The garage features a single one/one double-hung window in the center of the elevation on the lower portion of the wall, which is the last original window on the structure.

Window Maintenance
- Establish a cyclic maintenance plan to ensure proper operation of windows. The cyclic plan should include annual inspections and cleaning using the gentlest means as possible on a 7-year basis.

Window Replacement
Replacement windows should match the original as closely as possible, replicating operation.

DOORS
Honey colored veneer wood doors on the front elevation, which have all been replaced.

Door Maintenance
- Clean and sand the front doors by hand, removing scuff marks and water stains without damaging the wood veneer.
- Do not power wash or sandblast.
- Apply approved, in-kind stain.
- Apply approved, in-kind varnish.
- If a feature of a door is severely deteriorated beyond repair, it is appropriate to replace only the damaged portion or feature. Replace the portion or feature with materials similar to the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.

Door Replacement
- If an entire door is beyond repair or missing, replace with materials that match the original in size, shape, design, scale, color, and craftsmanship.
- Ensure the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.
- Use only compatible substitute materials if the original material in not available.

COLOR
Originally the wood siding was stained and has been returned to this finish during the rehabilitation. When the building is re-sided with wood use Superdeck Redwood to match Building 26.

Color Maintenance

- Establish a cyclic maintenance plan to ensure proper cycle for re-staining. The cyclic plan should include annual inspections and re-staining. Regular inspection and minor repairs to prevent moisture damage help prolong the finish.

SIDING

Currently Building 34 is clad in aluminum lap siding and the garage is clad in the original horizontal redwood v-notch tongue and groove siding. The original redwood siding is located under the aluminum siding currently and is intact.

Siding Maintenance

- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Siding Replacement

- Remove aluminum siding, insulation, wood furring.
- Insulate exterior wall cavity with rigid insulation; Expanded Polystyrene (blue board) = R5/1'' @ 3½'' = R Value of 17.5 Expanded Polystyrene, Refrigerant 31 = R6.25/1'' @ 3½''= R 21.87
- Polyisocyanurate Rigid Insulation = R7.04/1'' @ 3½'' = R 24.64 Note: The existing R value can be matched within the cavity of the existing exterior wall through the use of rigid insulation. The existing wall, if insulated with fiberglass insulation (R 3.25/1'') and the 1½'' expanded polystyrene (R 4/1'') has an R Value of 17.37
- Remove paint from garage/woodshed painted redwood siding.
- Install cedar siding where aluminum siding is removed, will match the existing material as closely as possibly by sending a sample of the profile to the mill.
- The siding should be replaced using materials that match the original in material, size, shape, design, scale, color and craftsmanship. Similar to those used in the rehabilitation of Building 26.
- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank.

ROOFING

The shallow side gable roof is covered in 5V Crimp metal roofing which was installed in 2013. A concrete chimney pierces the rear portion of the gable and features a small cricket.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long-term preservation of a historic building.

Roof Replacement

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

BUILDING 51:

SIX-PLEX APARTMENTS
1958

Figure 14. Buildiing 51, 1963, DENA Park Files

GENERAL DESCRIPTION

Constructed in 1958, Building 51 is a Park Service Modern style apartment complex with six units. The two-story building has a U-shaped plan and a centered, nearly full-length bay extending from the façade (northwest elevation). The building has tongue-and-groove (t&g) V-joint wood siding, a flat asphalt roof, and a poured-in-place reinforced concrete foundation. The first story of the façade encompasses a string of wood paneled arctic entries, flanked by two recessed entries that are screened by decorative CMU partition walls. The interior plan is comprised of two large units at each end (three-bedroom, one-and-one-half-bath), bookending a central group of four smaller units (two-bedroom, one-bath). The building has a full basement, housing utilities and an open-plan recreation center. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- Central Bay
- Flat Roof
- Tongue-and-groove V-Joint Wood Siding
    - Vertical on Central Bay
    - Horizontal on End Units
- “NPS Brown” Color Scheme
- Decorative CMU Walls
- Window Size and Spacing

BUILDING INTERIOR

- Six-Unit Apartment Building
- Central Open Basement Plan
- Detailing
    - Stair Banisters
    - Unit 51A Louvered Wall Feature
    - Unit 51A Parquet Flooring
    - Original light Fixtures

Figure 15. Building 51, 2010, AKRO Files

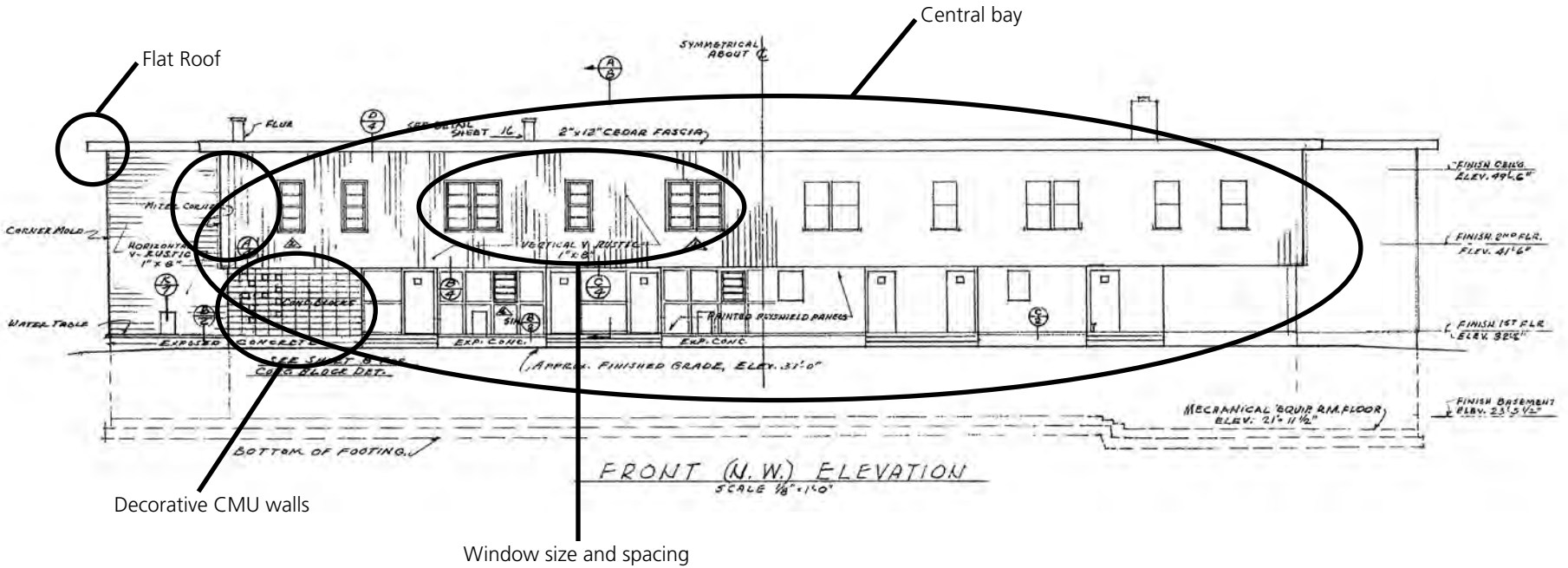


Figure 16. Building 51, 1960, As-Constructed Drawings, ETIC

Design and Maintenance Guidelines

FOUNDATION

Partially exposed poured-in-place reinforced concrete foundation.

Foundation Maintenance
- Consult with a licensed structural engineer to evaluate and implement stabilization recommendations.
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement
- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

WINDOWS
The original 2/2 double-hung wood sash windows were replaced with modern triple pane vinyl windows in 2012.

The original windows were a character defining feature of Building 51 and their replacement has impacted the integrity of the building. That replacement project has resulted in the writing of these guidelines.

Window Maintenance
- Establish a cyclic maintenance plan to ensure proper operation of windows. The cyclic plan should include annual inspections and cleaning using the gentlest means as possible on a 7-year basis.
- Faux muntin should be altered to mimic the original 2/2 separation.

Window Replacement
- Replacement windows should match the original as closely as possible, replicating operation.

DOORS
There are seven entry doors along the front elevation, one for every unit and one for access to the recreation room in the basement. The front doors for Unit A and Unit F, shielded from view by decorative CMU walls, are the original honey colored birch wood doors with only one small square window near the top of the door.

Beyond the infill arctic entries, Unit B and D retain the original single square window front door while Unit C now has a half lighted door.

The exterior front doors of Unit B, C, D and recreation room access were installed in the mid-1980s and are honey colored birch wood, with three rectangular windows placed diagonally in the upper half, descending from the top left to bottom right corner.

The six doors on the back elevation were installed outside of the period of significance. These honey colored wood doors have parallel side lights and matching screen doors.

Door Maintenance
- Clean and sand the front doors by hand, removing scuff marks and water stains without damaging the wood veneer.
- Do not power wash or sandblast.
- Apply approved, in-kind stain.
- Apply approved, in-kind varnish.
- If a feature of a door is severely deteriorated beyond

repair, it is appropriate to replace only the damaged portion or feature. Replace the portion or feature with materials similar to the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.

Historic Door Replacement

- If an entire door is beyond repair or missing, replace with materials that match the original in size, shape, design, scale, color, and craftsmanship.
- Ensure the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.
- Use only compatible substitute materials if the original material is not available.

Non-Historic Door Replacement

- If a non-historic door is beyond repair, replace with materials that match the original single window door for the front elevation.

SIDING

On the front elevation, the central bay is clad with ¾" x 5 ¼" vertical tongue-and-groove wood siding. The end units are sheathed in horizontal ¾" x 5 ¼" tongue-and- groove wood siding from the front of the building to the back. The interior units on the back elevation also feature ¾" x 5 ¼" vertical tongue-and-groove wood siding, with a belt course separating the first and second floor. The change in orientation of the siding mimics the adjacent "Doty Houses." A horizontal, ¾" x 4" wood, watertable caps the foundation 36" above grade. A 2" x 12" cedar fascia with caps the walls.

Siding Maintenance

- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Siding Replacement

- If a portion of the siding is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank

COLOR

While most of the building is now a uniform "NPS Brown", the original plans and photos show a slightly different variation. The following recommendations are from document and photographic analysis for use as the building requires repainting.

- Conduct a paint analysis to determine original color scheme.

Tongue-and-Groove Siding

- The original paint color on the plans was a "brown", color should be determined through paint analysis. Maintain "NPS Brown" unless otherwise determined.

Decorative CMU Wall

- The original paint color on the plans was a "warm white", color should be determined through paint analysis. Maintain current color unless otherwise determined

Foundation

- The original paint color on the plans was a tan, color should be determined through paint analysis. Maintain current color unless otherwise determined.

ROOFING

The building's 3:12, low sloped roof is pitched to the south elevation and is drained from the roof by a series of 6" K style metal gutters. A series of 4" diameter galvanized pipe vents and one 42"x44" CMU chimney pierce the roof.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long−term preservation of a historic building.
- Employ a qualified engineer to complete a structural evaluation and implement stabilization recommendations.

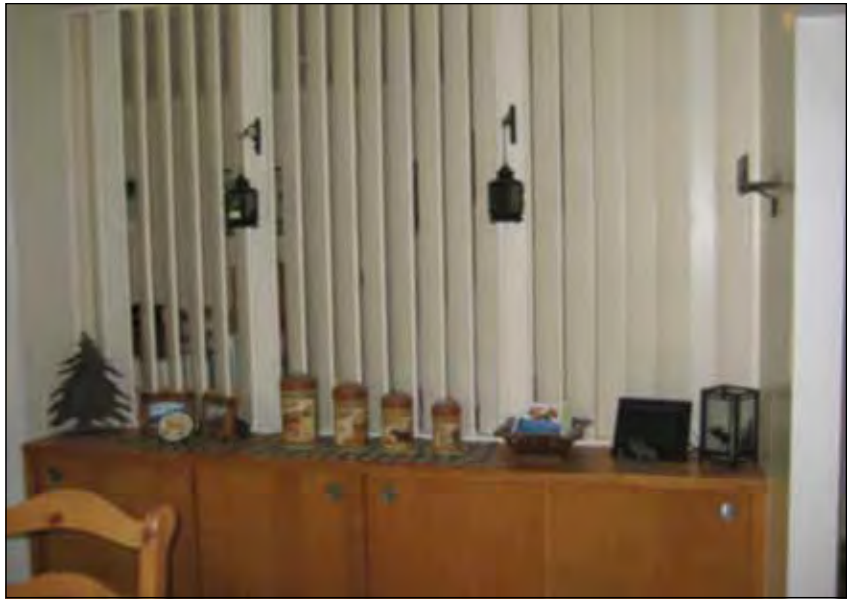
Roof Replacement

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

DETAILING

- Preserve and maintain these interior features:

Stair Banisters in all units



Unit 51A Louvered Wall Feature, including cupboards

Unit 51A Parquet Flooring

LIGHTING FIXTURE SCHEDULE

TYPE	DETAIL	DESCRIPTION	MANUFACTURER
JA		BAND BOX INCANDESCENT FIXTURE WITH 7" DIAMETER LUXTONE GLASS, WIRED FOR 100W LAMP. PERFORATED AND JEWELED HOLDER WITH POLISHED BRASS FINISH.	MARCO CATALOG #5498R OR EQUAL
JB		15" DIAMETER, 3 LIGHT, MODERN ROUND INCANDESCENT FIXTURE, WITH GOLDEN BEADED GLASS AND POLISHED BRASS TRIM. 3/60 WATT LAMPS.	MARCO CATALOG #2715 OR EQUAL
JC		15" DIAMETER, 3 LIGHT, MODERN ROUND INCANDESCENT FIXTURE, WITH GOLDEN BEADED GLASS AND POLISHED BRASS TRIM. 3/60 WATT LAMPS.	MARCO CATALOG #2815 OR EQUAL
JD		BAND BOX INCANDESCENT FIXTURE WITH CERAMIC FIRED GLASS WITH CLEAR WAFFLE DESIGN BOTTOM AND POLISHED CHROMIUM FITTER. 2/CCW LAMPS.	MARCO CATALOG #9508 OR EQUAL
JE		SURFACE MOUNTED INCANDESCENT UNIT WITH CERAMIC FIRED SHADE. UNIT IS WIRED FOR 2/60 WATT LAMPS AND HAS POLISHED CHROMIUM TRIM.	MARCO CATALOG #3509 OR EQUAL
JF		SURFACE MOUNTED INCANDESCENT UNIT WITH CERAMIC FIRED SHADE. UNIT IS WIRED FOR 6(WATT LAMP AND HAS POLISHED CHROMIUM TRIM.	MARCO CATALOG #3507 OR EQUAL
JG		14" DECORATIVE, 3 LIGHT, MODERN SQUARE INCANDESCENT UNIT WITH BAKED ENAMEL CANOPY AND SATIN FROSTED GLASS BOTTOM. 3/60 WATT LAMPS.	MARCO CATALOG #2014 OR EQUAL
JH		SURFACE MOUNTED INCANDESCENT FIXTURE WITH FRENCH CLEAR LINE CRYSTAL DIFFUSER AND SATIN BLACK FINISH. 6(WATT LAMP.	MARCO CATALOG #97(OR EQUAL
JJ		PRE-WIRED 150 W, SEMI-RECESSED, INCANDESCENT FIXTURE WITH OPAL GLASS DISHED BOTTOM DIFFUSER.	MARCO CATALOG #716 OR EQUAL
LA		KEYLESS PORCELAIN MEDIUM BASE LAMP HOLDER FOR MOUNTING ON A STANDARD OUTLET BOX.	HUBBELL, BRYANT, OR EQUAL

Original Light Fixtures

BUILDING 54:

BOILER HOUSE
1961

Figure 17. Building 54 Interior, 1960 with original boilers which were replaced in 1985 , DENA Park Files

GENERAL DESCRIPTION

Building 54 was completed in 1961 as part of a park-unit-wide utility systems upgrade. The building supports the headquarters district's water, sewer, and electric systems. It is a single-story, rectangular, north-facing, flat-roofed, concrete block utility building with wings (to the east and west) and a contemporary, wood-framed, shed-roofed addition (to the west). It is built on a poured concrete slab on grade foundation with concrete footings. A dominant 50 foot metal ventilation pipe rests against the building's south elevation. The façade features a large rolling steel door and two large fixed 28-pane steel framed windows, each with an inset four-pane awning. A simple, rectangular transom sits above the west wing entrance, comprised of a simple rectangular metal door. The interior plan is rectangular, with a large, open boiler room in the main mass of the building and a generator room and office in the west wing. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

BUILDING EXTERIOR

- Rectangular Massing
- Decorative Cornices
- Flat Roof
- Load-Bearing Concrete Block Walls
- "NPS Brown" Color Scheme
- Large Steel 28- Pane windows with 4 pane awning window; large 8- Pane windows
- Transom Window
- Large Roller Steel Door
- Ventilation Pipe
- Simple, Rectangular Doors on the wing additions

BUILDING INTERIOR

- Original Interior Floor Plan

Figure 18. Building 54, North Elevation, 2011, AKRO Files

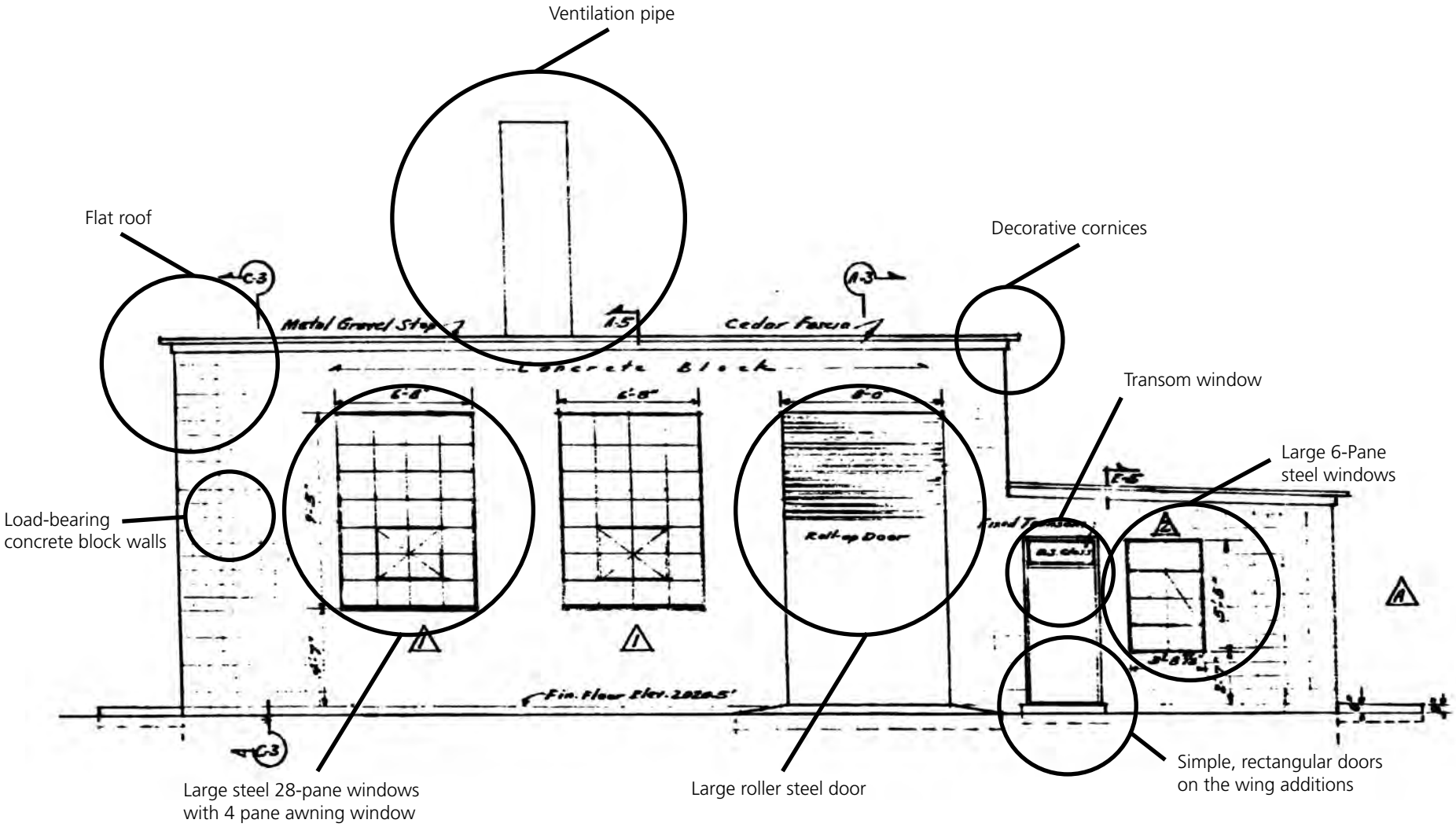


Figure 19. Building 54, North Elevation, As-Constructed Drawings, 1961, AKRO Files

Design and Maintenance Guidelines

WINDOWS
The front (south) elevation of the building is dominated by two large steel frame windows. These windows are original to the building, and have 28 individual panes (four wide by seven tall) of glass. While most of the window is fixed in place, there is a pivoting panel of four glass panes near the bottom of the windows that allow for air circulation. The window also has a small sloping concrete sill.

Window Maintenance
- A preliminary step in the routine maintenance of steel windows is to remove surface dirt and grease in order to ascertain the degree of deterioration, if any. Such minor cleaning can be accomplished using a brush or vacuum followed by wiping with a cloth dampened with mineral spirits or denatured alcohol.
- If it is determined that the windows are of basically sound condition, the following steps can be taken:

1. Removal of light rust, flaking and excessive paint;
2. priming of exposed metal with a rust-inhibiting primer;
3. replacement of cracked or broken glass and glazing compound;
4. replacement of missing screws or fasteners;
5. cleaning and lubrication of hinges;
6. repainting of all steel sections with two coats of finish paint compatible with the primer; and
7. caulking the masonry surrounds with a high quality elastomeric caulk.

FOUNDATION
It is built on a poured concrete slab on grade foundation with concrete footings.

Foundation Maintenance
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement
- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

Window Replacement
- All other options should be exhausted before replacement windows are explored. Options include interior storm windows.
- Replacement windows should match the original as closely as possible, replicating operation.

DOORS
To the right of the industrial windows is a two-story tall roll-up steel door. This section of the building has a steel door with a fixed glass transom, flanked by an eight pane (two wide and four tall) window in the same design as the larger windows, with concrete sill, including a central screened vent.

Door Maintenance
- Establish a cyclic maintenance plan to ensure proper operation of door. The cyclic plan should include annual inspections and cleaning using the gentlest means as possible on a 7-year basis.

Door Replacement

- If an entire door is beyond repair or missing, replace with materials that match the original in size, shape, design, scale, color, and craftsmanship.
- Ensure the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.

COLOR

The "NPS Brown" color scheme should be maintained for both wall and trim

Color Maintenance

- Establish a cyclic maintenance plan to ensure proper cycle for re-painting. The cyclic plan should include annual inspections. Regular inspection and minor repairs to prevent moisture damage help prolong the finish.

Color Replacement

- Only "NPS Brown" should be used.

WALLS

The original central portion of the building is concrete block construction, as is the addition on the west side of the building. The east lean-to addition is wood frame construction, with plywood covered walls.

Wall Maintenance

- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Wall Replacement

- If a portion of the concrete block wall is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.
- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank.

ROOFING

Flat roofing, possibly tar and gravel.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long-term preservation of a historic building.

Roof Replacement

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

BUILDING 217:

THREE-STALL GARAGE
1957

Figure 20. Building 217, 1957, DENA Park Files

GENERAL DESCRIPTION

Building 217 was constructed in 1957 to provide garage space for park employees living in Buildings 12 and 13. This side gable garage is rectangular in plan, with three car bays on the front (south) side, while the rest of the walls of the building are plain, with no openings. The building has a concrete block foundation, with a poured concrete slab floor on the interior. The wood framed structure is clad in 10 inch wide and 1 inch thick redwood v-notch tongue and groove siding painted "NPS Brown". The 12-panel garage doors are framed with simple rectangular trim. The roof has open eaves, exposing the soffit boards and purlins of the roof structure. There are triangular gable vents at the roofline on the left (west) and right (east) ends of the building. The roof itself is clad in 5V crimp metal sheeting. The interior of the garage is still set up to be used as garage parking. However, it is currently being used as administration storage. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Rectangular Massing
- Shallow side gable
- 5V Crimp Metal Roof
- Ball Ridge Terminator
- Gable Louver Vents
- 10 inch wide and 1 inch thick redwood v-notch tongue and groove siding
- Three car bays
- Three - 12-panel garage doors
- Exposed CMU Foundation, Unpainted
- "NPS Brown" Color Scheme

Figure 21. Building 217, South Elevation, 2014, AKRO Files

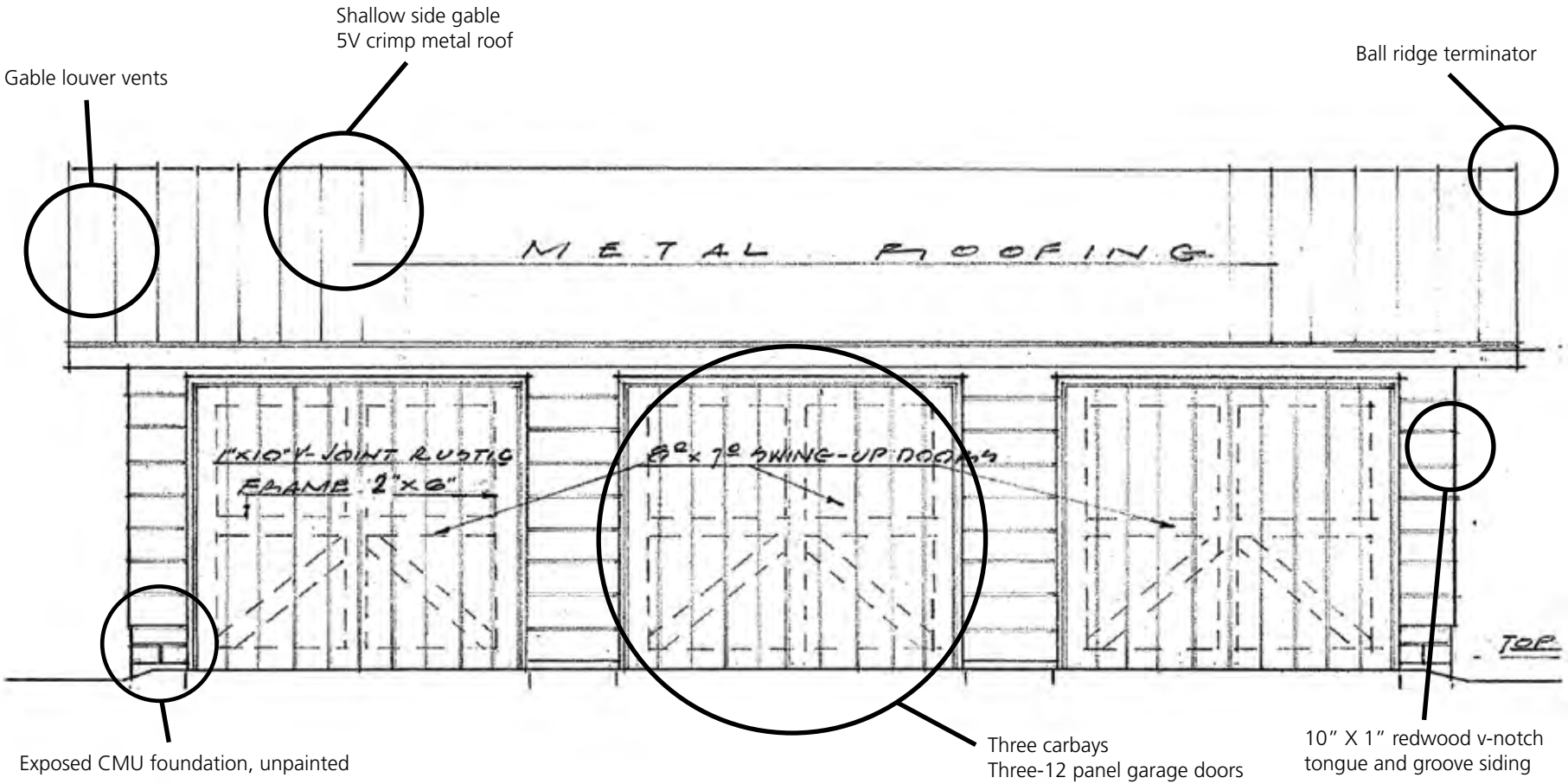


Figure 22. Building 217, South Elevation, 2014, AKRO Files

Design and Maintenance Guidelines

FOUNDATION
Exposed CMU Foundation, Unpainted.

Foundation Maintenance
- Repairs should be in-kind and match the original in material, size, shape, design, scale, color and craftsmanship.

Foundation Replacement
- If a portion of a foundation is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

DOORS
The three - 12-panel wood garage doors are all original to the building.

Door Maintenance
- Do not power wash or sandblast.
- Apply approved, in-kind paint.
- If a feature of a door is severely deteriorated beyond repair, it is appropriate to replace only the damaged portion or feature. Replace the portion or feature with materials similar to the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.

Door Replacement,
- If an entire door is beyond replace with materials that match the original in size, shape, design, scale, color, and craftsmanship. the replacement door duplicates the original size and profile, configuration, architectural trim and other details of the historic door.

COLOR
The only alteration to the exterior of the building is the painting of the redwood siding, which was originally stained to show off the natural wood grain. The "NPS Brown" color scheme should be maintained.

Color Maintenance
- Establish a cyclic maintenance plan to ensure proper cycle for re-painting. The cyclic plan should include annual inspections. Regular inspection and minor repairs to prevent moisture damage help prolong the finish.

Color Replacement
- Only "NPS Brown" should be used.

SIDING
The wood framed structure is clad in 10 inch wide and 1 inch thick redwood v-notch tongue and groove siding which is original to the building.

Siding Maintenance
- Protect, maintain and repair materials, details and features of exterior walls through appropriate preservation methods.

Siding Replacement
- If a portion of the siding is deteriorated beyond repair, replace in-kind only the damaged portion using materials that match the original in material, size, shape, design, scale, color and craftsmanship.

- It is inappropriate to cover any historic exterior wall with modern substitute materials such as vinyl siding or hardi-plank.

ROOFING

Although maintenance records show that the roof was replaced in- kind in 2002, from the photos the roof appears to be the original 5V crimp metal roofing with original finish and ball ridge terminator.

Roof Maintenance

- Protect and maintain the roofing materials and forms through regular maintenance using appropriate preservation methods, including removal of debris from roofs and cleaning and maintenance of gutter systems. It is important to maintain a weather tight roof for the long-term preservation of a historic building.

Roof Replacement:

- Replace in-kind.
- If full replacement of a deteriorated historic roof or feature is necessary, replace in-kind by matching the original in material, size, shape, design, scale, color and craftsmanship. Use only compatible substitute materials if the original material is not available.
- It is inappropriate to remove historic roof features to ease the maintenance or installation of a new roof. Historic roof features should be preserved and maintained.

5 Design Guidelines: New Construction

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) were developed to provide guidance for the appropriate treatment of historic properties to assist in the long term preservation of a property's significance. The Standards can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction. They pertain specifically to a property's historic materials and features including all types of materials, construction, size and occupancy. (36 Code of Federal Regulations Part 68).

Prior to undertaking a new construction project, there must be an understanding of the distinct architectural character of the affected historic buildings, landscapes and/or districts. This includes a close examination of building materials, features and details as well as setting and site features like spacing, setback, placement, scale and orientation. New construction should not be a direct duplication of the distinctive architectural elements of existing historic buildings or landscapes to be a successful addition to a historic property or district. Rather, it should be of a contemporary design that is sensitive and compatible with these elements.

5.1 Guidelines for New Construction

1. New construction within the boundaries of a historic district will be compatible and sensitive to the historic buildings in the district in terms of height, form, massing, scale, size, proportion, roof type and architectural details; but do not replicate existing historic buildings. Avoid creating a false historical appearance.

2. Design new construction to retain and protect the overall historic character of a historic landscape and/or district including such elements as the site, topography, landscape features and historic views and vistas.

3. Select materials and finishes for new construction that are compatible with the historic materials and finishes of surrounding historic buildings with regard to composition, scale, pattern, detail, texture, finish, color and sheen.

4. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

5. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As new construction within the boundaries of a historic district will be compatible with the surrounding buildings and landscape features the district in terms of height, form, massing, scale, size, proportion, roof type and architectural details. The new construction should be sympathetic to the National Park Service Rustic but will not replicate existing historic buildings to avoid creating a false historical appearance.

Form
- Regular geometry
- Rectangular plans
- Simple roofs (e.g. constant slope)

Massing
- In balance with natural surroundings (landform and vegetation)
- 1 - 1 ½ story
- Rectangular, fitted to existing foundation
- Ridgeline 25 – 30 feet above grade
- Simple gable roof line
- Large Shed Dormer on southern elevation

Walls
- Walls should be straight and made from a single material type with a strongly articulated, separate base
- Lower portion of the building should have horizontal shiplap/clapboard siding
- Distinctive water table or banding near bottom of first story windows
- Upper story and gable ends should have vertical board and batten

Finishes
- "NPS Brown" body and trim

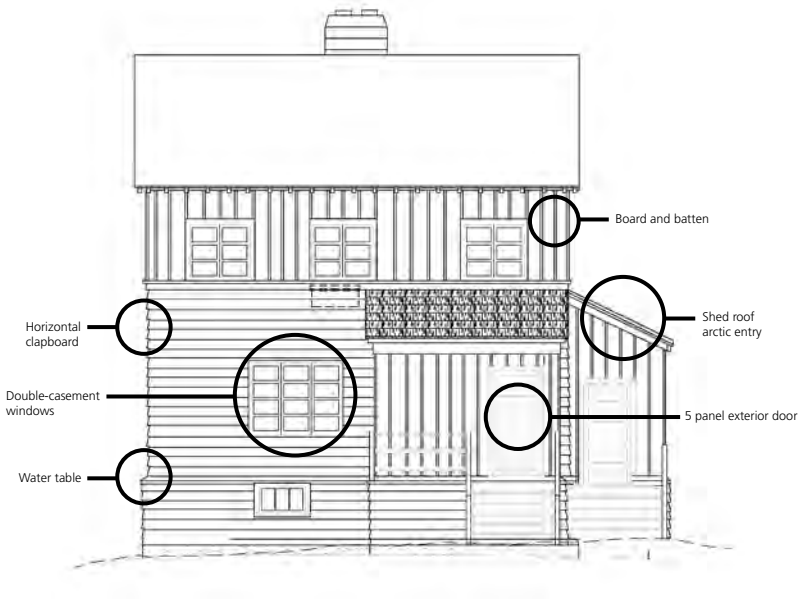
Roofing
- Metal Roofing; Corrugated, 5V or Standing Seam
- Use a naturally dulling or painted matte finish, flat gray, dark green, brown, mill-phosphatized zinc
- Generally steeper pitch (7:12 to 12:12)

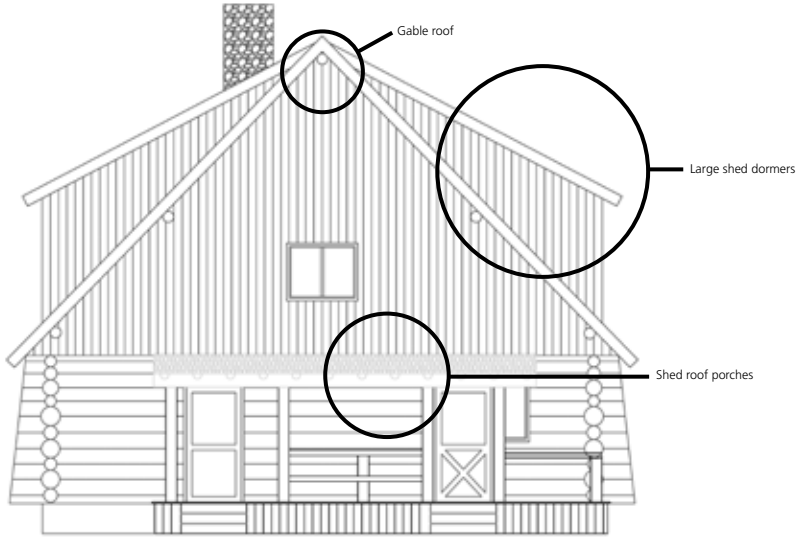
Windows
- Vertically oriented/double hung and/or divided light
- Band smaller windows together to form larger glazed areas
- Avoid large "picture" windows
- Take into account window to wall ratio of existing structures
- Windows should be more extensive on the south facing elevation

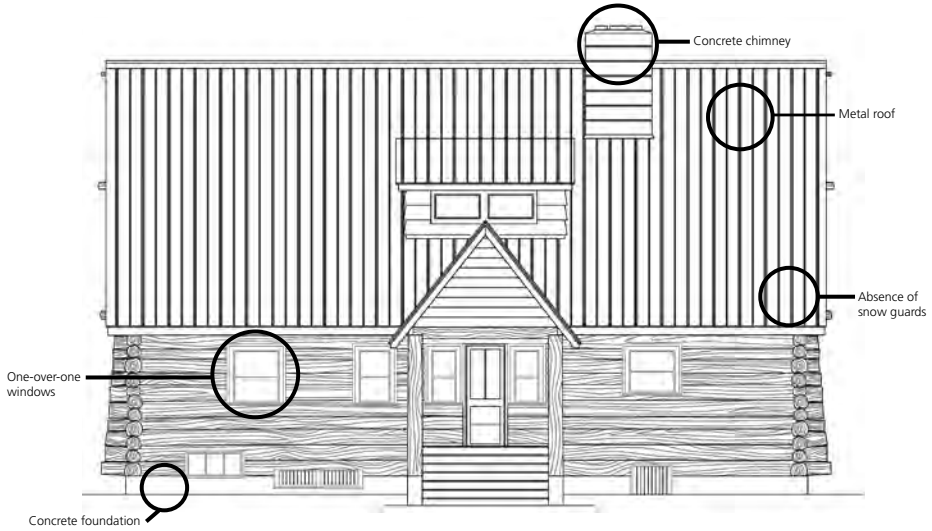
Doors
- Simple, 5 Panel Solid Wood Door
- If glazed, divided lights in upper half only

Entries
- Should be sheltered with an shed roof arctic entry
- Take into account snow shed

5.2 New Construction Recommendation







Character Defining Features

- Rectangular, 1 ½ story, gable structure
- Metal roof, green standing seam metal roof
- Shed roof arctic entries or porches
- Large shed roof dormer
- Board and batten siding on second story (vertical)
- Horizontal clapboard siding on first story (horizontal)
- Water Table
- Brown window and door trim
- Concrete foundation and chimney
- Five panel solid wood door

6 Design Guidelines:

Original Core District (1926-1941)

BUILDING 12:

EMPLOYEE RESIDENCE – APARTMENTS
1938

Figure 23. Building 12 (Employee Residence – Apartments), view to the southwest, Catalog No. DENA 9101.12.6, 1951 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

The CCC constructed the employee's rough lumber sided residence in 1938. Building 12 and Building 13 are the only buildings design by the NPS Branch of Plans and Designs during the period of significance with rough wood siding. Between 1953 and 1954, both of the two-story single family residences were converted into two-unit apartment building.

Frame construction with clapboard siding (lower portion) and vertical board-and-batten siding (upper portion); painted dark brown; 25' x 26'10"; two stories; gable roof with wood shakes; reinforced concrete foundation with daylight basement; horizontal three- and four-light sash windows. The original roofing was metal and was replaced in the 1950s with wood shake.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Rectangular, two story, side-gable structure
- Board and batten siding on second story
- Horizontal clapboard siding on first story
- Water table
- Double-casement varying 3:3, 4:4, 4:4:4 light windows
- Brown window and door trim
- 30' from apex of roof to grade
- Shed roof arctic entries

Figure 24. Building 12, view to the southwest, 2014 (NPS Alaska Regional Office files)

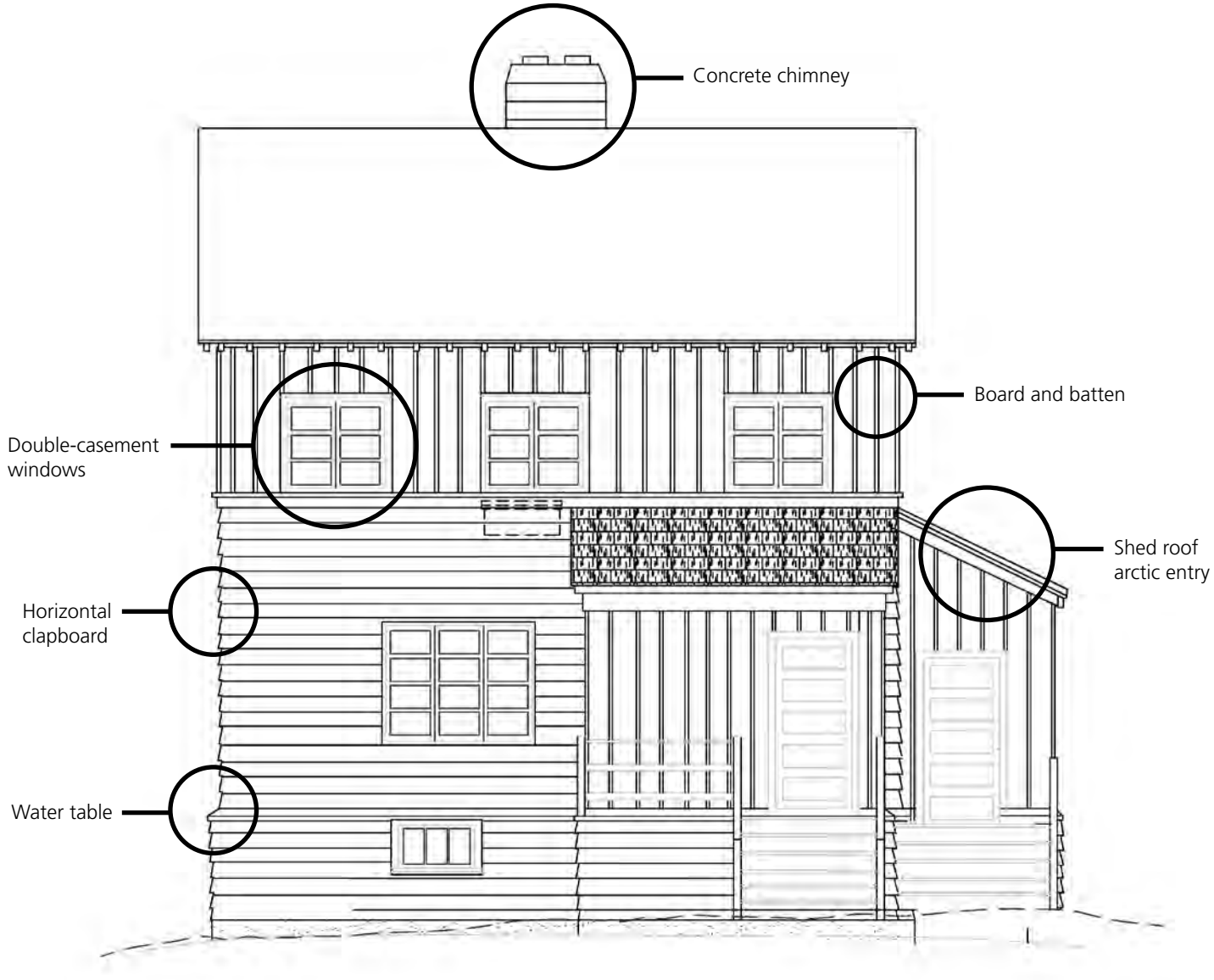


Figure 25. Building 12, East Elevation, 2012 (NPS Alaska Regional Office files)

BUILDING 13:

EMPLOYEE RESIDENCE - APARTMENTS
1938

Figure 26. Building 13 (Employee Residence – Apartments), view to the southwest, Catalog No. DENA 21477, 1963 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

The CCC constructed the employee's rough lumber sided residence in 1938. Building 12 and Building 13 are the only buildings design by the NPS Branch of Plans and Designs during the period of significance with rough wood siding. Between 1953 and 1954, both of the two-story single family residences were converted into two-unit apartment building.

Frame construction with clapboard siding (lower portion) and vertical board-and-batten siding (upper portion); painted dark brown; 25' x 26'10"; two stories; gable roof with wood shakes; reinforced concrete foundation with daylight basement; horizontal three- and four-light sash windows. The original roofing was metal and was replaced in the 1950s with wood shake.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Rectangular, two story, side-gable structure
- Board and batten siding on second story
- Horizontal clapboard siding on first story
- Water Table
- Double-casement varying 3:3, 4:4, 4:4:4 light windows
- Brown window and door trim
- Five-Panel solid wood door
- 30' from apex of roof to grade
- Shed roof arctic entries

Figure 27. Building 13, view to the southwest, 2014 (NPS Alaska Regional Office files)

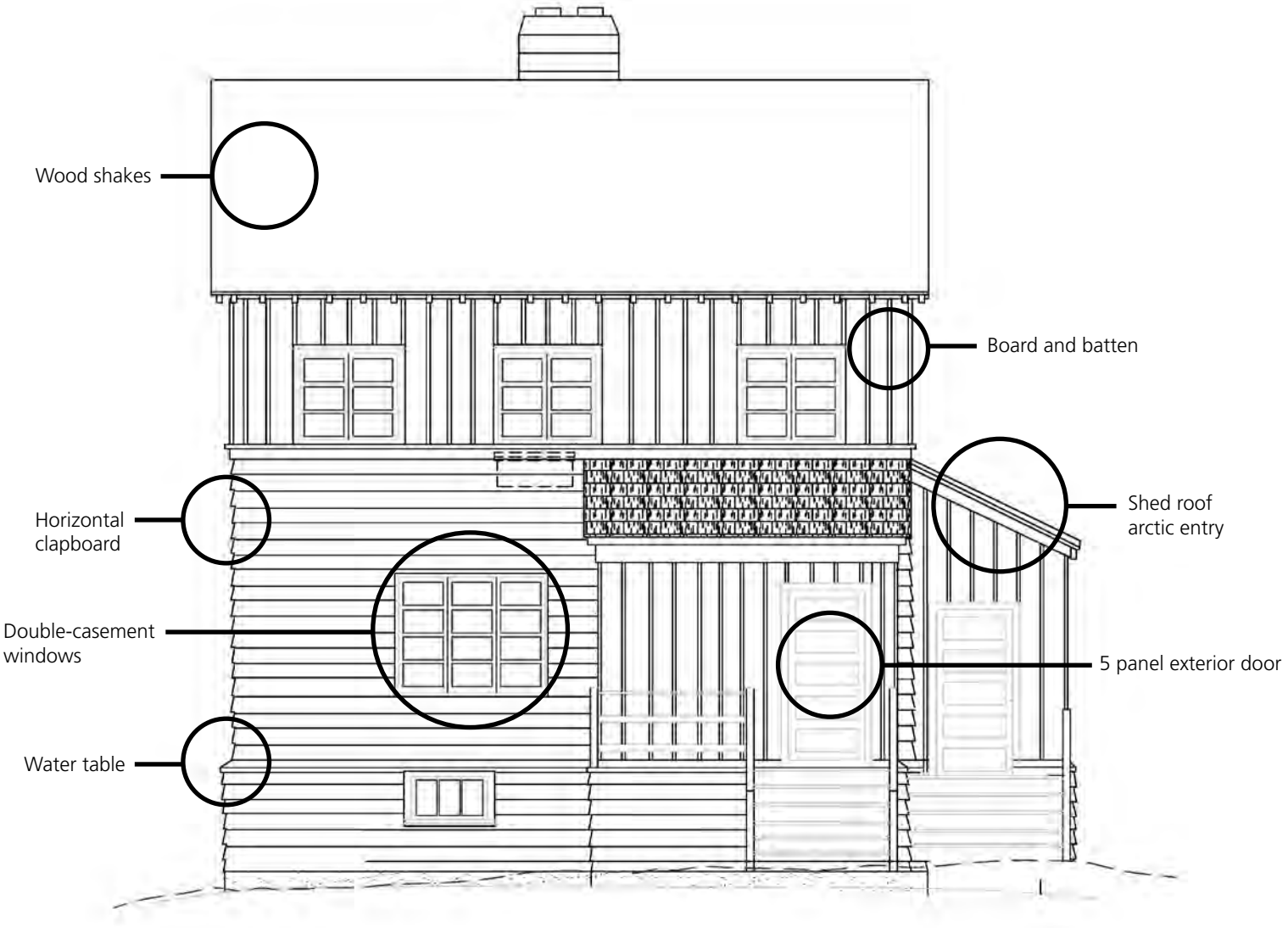


Figure 28. Building 13, East Elevation, 2012 (NPS Alaska Regional Office files)

BUILDING 21:

RANGER'S DORMITORY
1934

Figure 29. Building 21 (Ranger's Dormitory), view to the southwest, (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Between 1934 and 1935, crews constructed the two-story log rangers' dorm in the approximate on the site of the rangers' quarters destroyed by fire the same year. In c. 1952-1954, the rangers' dorm became the park's administrative office.

Designed by the National Park Service and built by park personnel and contracted labor, this 34' x 34' square building features 1 ½ stories with enough dormer room to be considered a two story building and a poured reinforced concrete foundation with daylight basement. A dormer-like second floor is the primary roof with a secondary gable at the front and rear elevations. The roof features false purlins and is covered in corrugated metal. The ground floor has horizontal peeled logs with saddle notching and the second floor has vertical rounded planks over frame construction, all painted dark brown. Single light casement and picture windows; doors on east and west elevations. Most of the original multi-light windows have been replaced with single pane casement windows. The east gable end and the western most window on the north elevation retains the original multi-light windows. The front porch has over-scaled log columns to be in keeping with the rustic appearance. The single remaining chimney has a veneer of native stone.

Second floor windows were all designed to have decorative shutters on all elevations, which do not appear to have ever been installed. The foundation was originally designed to have native stone veneer to match the chimneys. The original design called for stone steps and porch deck.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Rectangular, 1 ½ story, side-gable structure
- Corrugated metal roof with a 12:12 pitch
- Exposed false purlins
- Vertical rounded plank siding on second story
- Horizontal log exterior on first story
- Native stone veneer chimney
- Cream/White window and door trim
- 30' from apex of roof to grade
- Logs are cut at an angle on ends
- Set of three, 2/4 wood sash windows on east gable end
- 4/4 wood sash window on north elevation

Figure 30. Building 21, view to the southwest, 2014 (NPS Alaska Regional Office files)

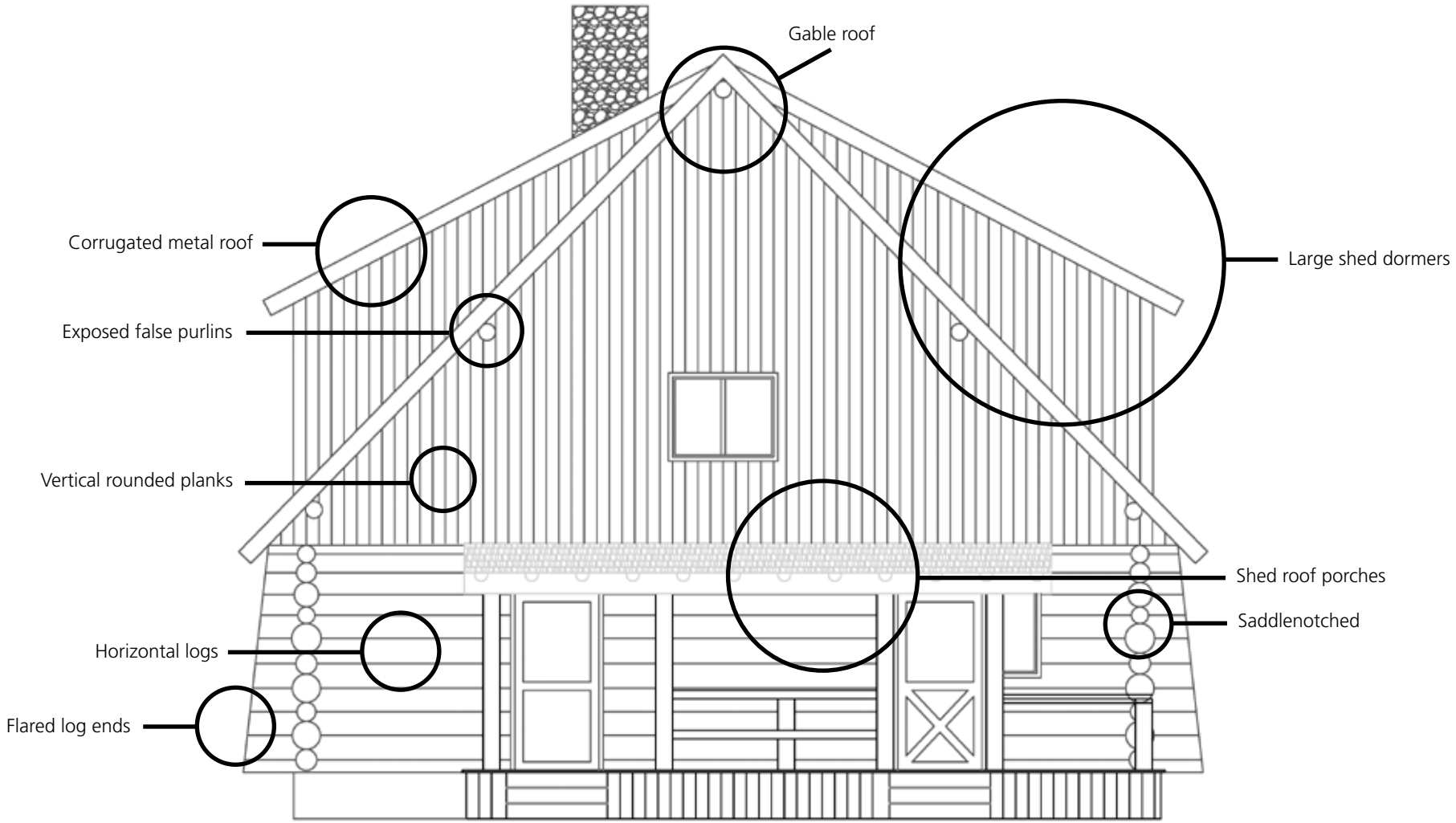


Figure 31. Building 21, West Elevation, 2012 (NPS Alaska Regional Office files

BUILDING 22:

OFFICE BUILDING
1926

Figure 32. Building 22 (Office Building), view to the northeast, Catalog No. DENA 2225, n.d. (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 22 was constructed in 1926 to serve as an office building close to the road. In 1950 it was moved and in 1952 it was moved north of the road. It is a single-story, rectangular, front gabled, south-facing, log building with a small, front-gabled, one-room, wood-framed, rear addition and a full-length log front porch. It has a corrugated metal roof, square-hewn, square-notched log crowns. The building measures 20'6" x 19'6" with a small rear addition, sheathed with board-and-batten siding. The interior plan is rectangular with a small rear bedroom addition. The main mass of the building is comprised of a large living room, with a small kitchen and bathroom. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular massing
- Log construction
- Square-hewn and square-notched log crowns
- Front-Gabled Roof
- "NPS Brown" color scheme
- Full-length log front porch
- Six-light wood awning windows

Building Interior

- Original interior floor plan
- Interior Log - Unpeeled

Figure 33. Building 22, view to the northwest, 2012 (NPS Alaska Regional Office files)

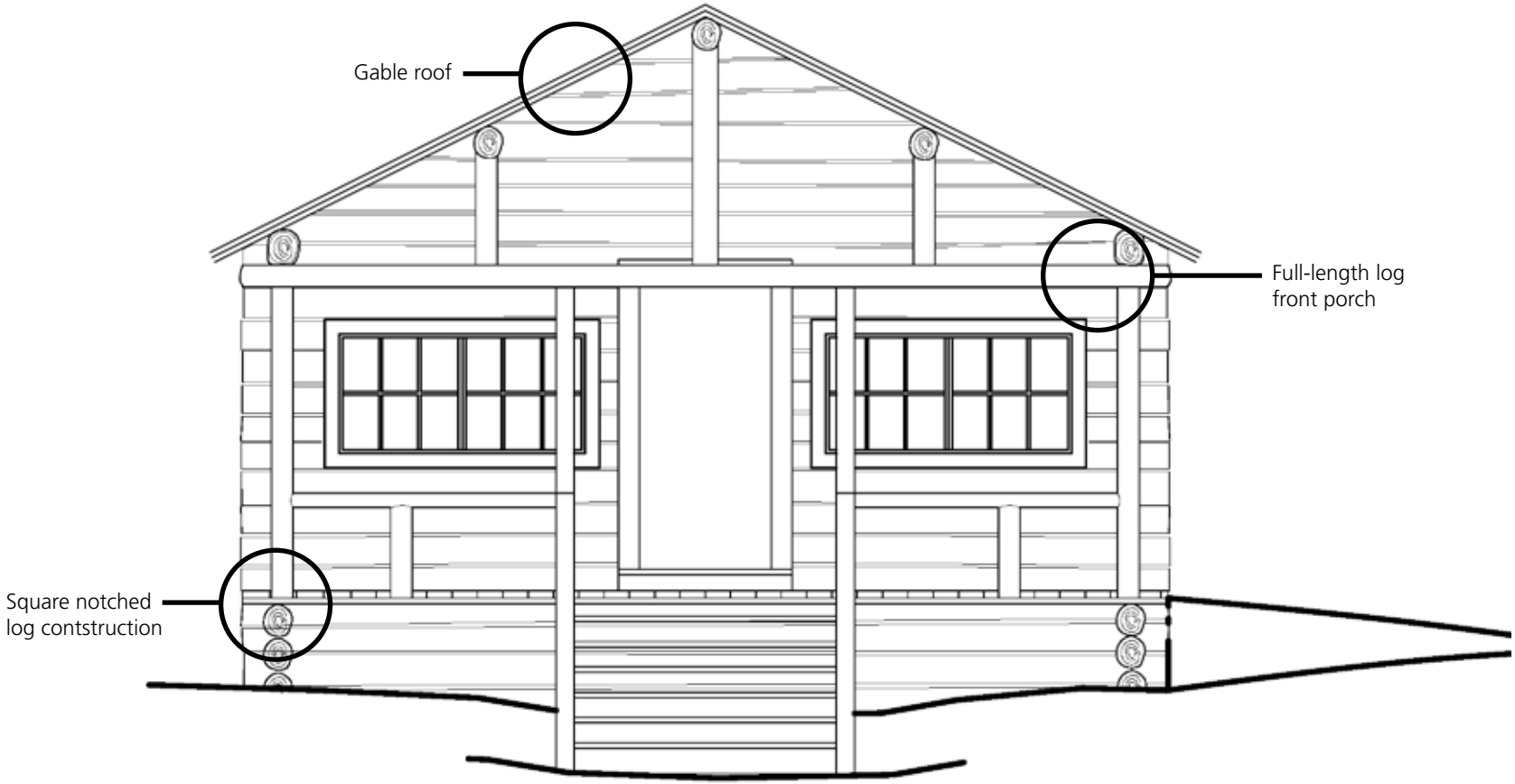


Figure 34. Building 22, East Elevation, Historic American Building Survey, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office files)

BUILDING 23:

EMPLOYEE'S RESIDENCE
1940

Figure 35. Building 23 (Employee's Residence), view to the northeast, Catalog No. DENA 21458, 1963 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 23 was designed by the National Park Service, and built by the Civilian Conservation Corps, the Alaska Road Commission, park personnel, and contracted labor between 1940 and 1941 to serve as the superintendent's residence. It is a single story, wood-framed, 46'6" x 28', side-gabled building with a log veneer. With large, round, horizontal logs covering the exterior of the first story, the building also features thin, round, vertical logs that sheath the gables. The building has two partially enclosed log arctic entries with saddle-notched log crowns and exposed purlins. It has a steeply pitched metal roof with a wide dormer and a concrete foundation. Fenestration is regular with paired, one-over-one, wood sash windows. A picture window, flanked by one-over-one wood sash windows, pierces the west end of the south elevation. The building's interior central hall plan is comprised of three rectangular floors, which will be described in order of how they appear, clockwise. The basement has a large L-shaped storage area, a furnace room, and a coal bin. The first floor contains a small bathroom, two bedrooms, a living room, and kitchen. The second floor contains two bedrooms. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular massing
- Steeply-pitched (12:12), side-gabled, metal roof
- 30' from apex of roof to grade
- Exposed false purlins
- Horizontal log first story walls
- Flared saddle-notched log crowns
- Vertical rounded plank siding in gables
- "NPS brown" color scheme
- Rectangular 1/1 wood sash windows
- Front-gabled, log arctic entries with exposed purlins and saddle-notched log crowns

Concrete foundation and chimney

Figure 36. Building 23, view to the east, 2014 (NPS Alaska Regional Office files)

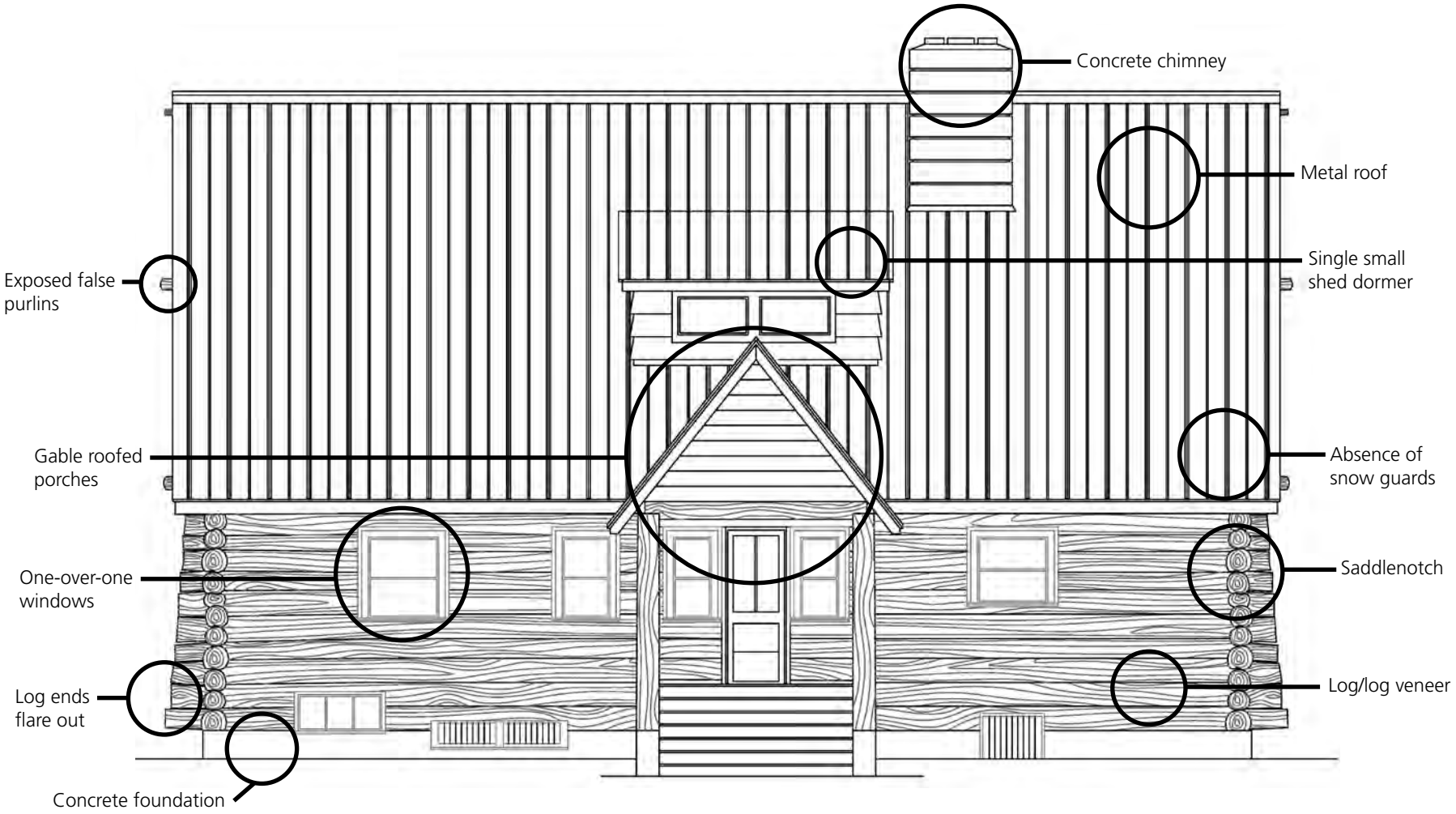


Figure 37. Building 23, South Elevation, 2012 (NPS Alaska Regional Office

BUILDING 101:

WAREHOUSE
1928

Figure 38. Building 101 (Warehouse), to the northwest, Catalog No. DENA 21198, 1932 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 101 was designed by the National Park Service and constructed by park personnel in 1928. It is a one and half-story, rectangular, side-gabled, log building on a concrete foundation, with a 32' x 32' footprint. A loading dock was the prominent feature of the south elevation. During restoration efforts, a truncated loading dock has been retained below the barn doors which preserves the intent while allowing vehicular traffic through. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- 1-1/2 stories
- Gable Roof with wood shingles
- Saddle notched logs which alternate in stacking
- "NPS Brown" Color Scheme
- Barn doors
- Loading Dock

Figure 39. Building 101, to the northeast, 2014 (NPS Alaska Regional Office Files)

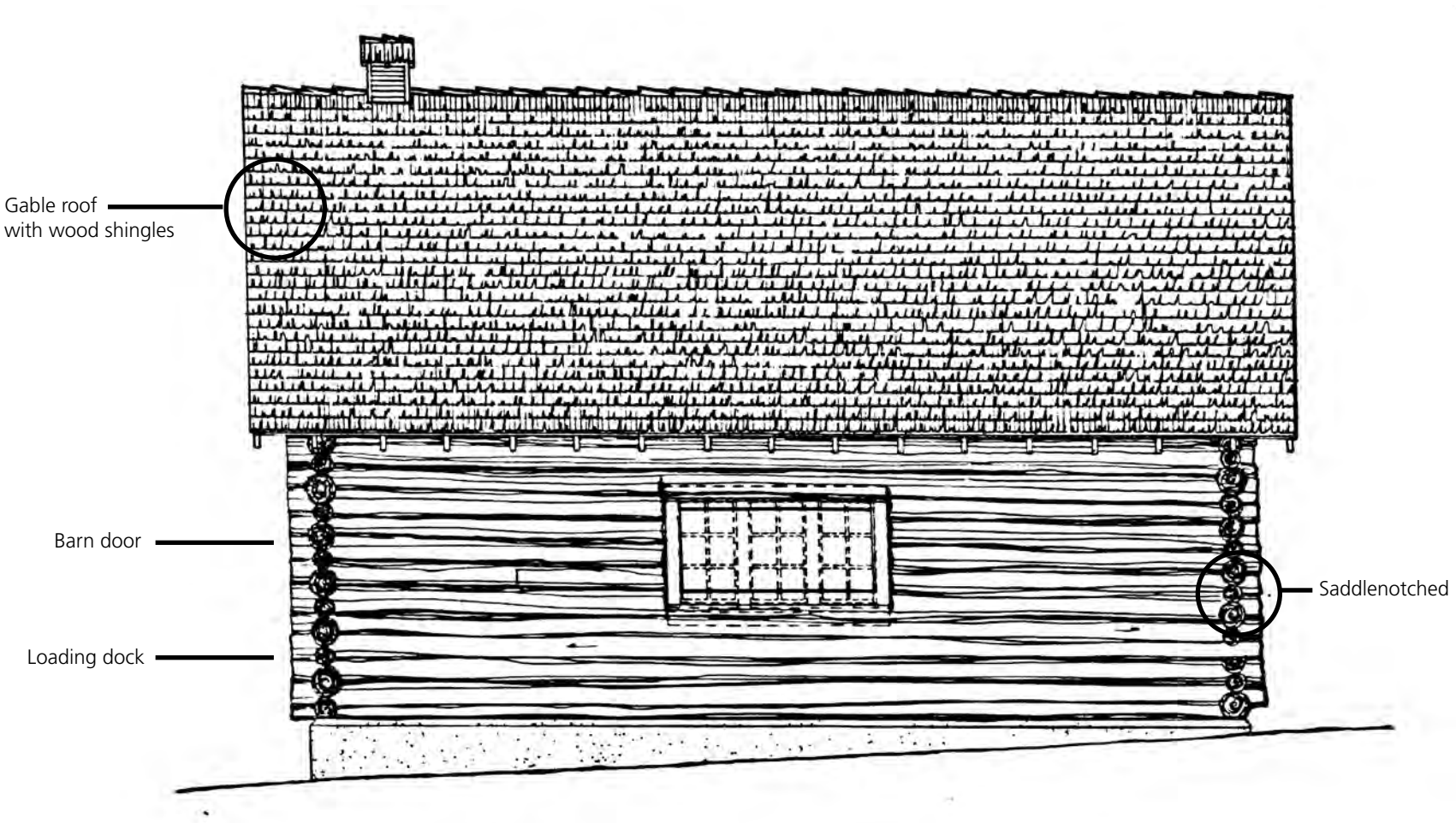


Figure 40. Building 101, South Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office Files)

BUILDING 102:

GARAGE AND REPAIR SHOP
1939

Figure 41. Building 102 (Garage and Repair Shop), view to the southwest, Catalog No. DENA 21158, 1939 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 102 was designed by National Park Service and built by Civilian Conservation Corps in 1939. It is a rectangular, 38'8" x 30', board-formed reinforced concrete structure with daylight basement, with a gable metal roof. The exposed east gable end is covered in horizontal wood siding. Twenty-panel, three vehicle bays, doors and a pedestrian door are on the north façade. The structure has both nine and six light casement windows. The building has been expanded to the west, these additions are not contributing to the district. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- Gable Metal Roof
- Horizontal Wood Siding in Gable End
- Board-Formed Reinforced Concrete
- "NPS Brown" Color Scheme
- Casement Windows 9- and 6-Pane Windows
- Three Vehicle Bay Doors

Shed roof arctic entries

Figure 42. Building 102, view to the southwest, 2014 (NPS Alaska Regional Office Files)

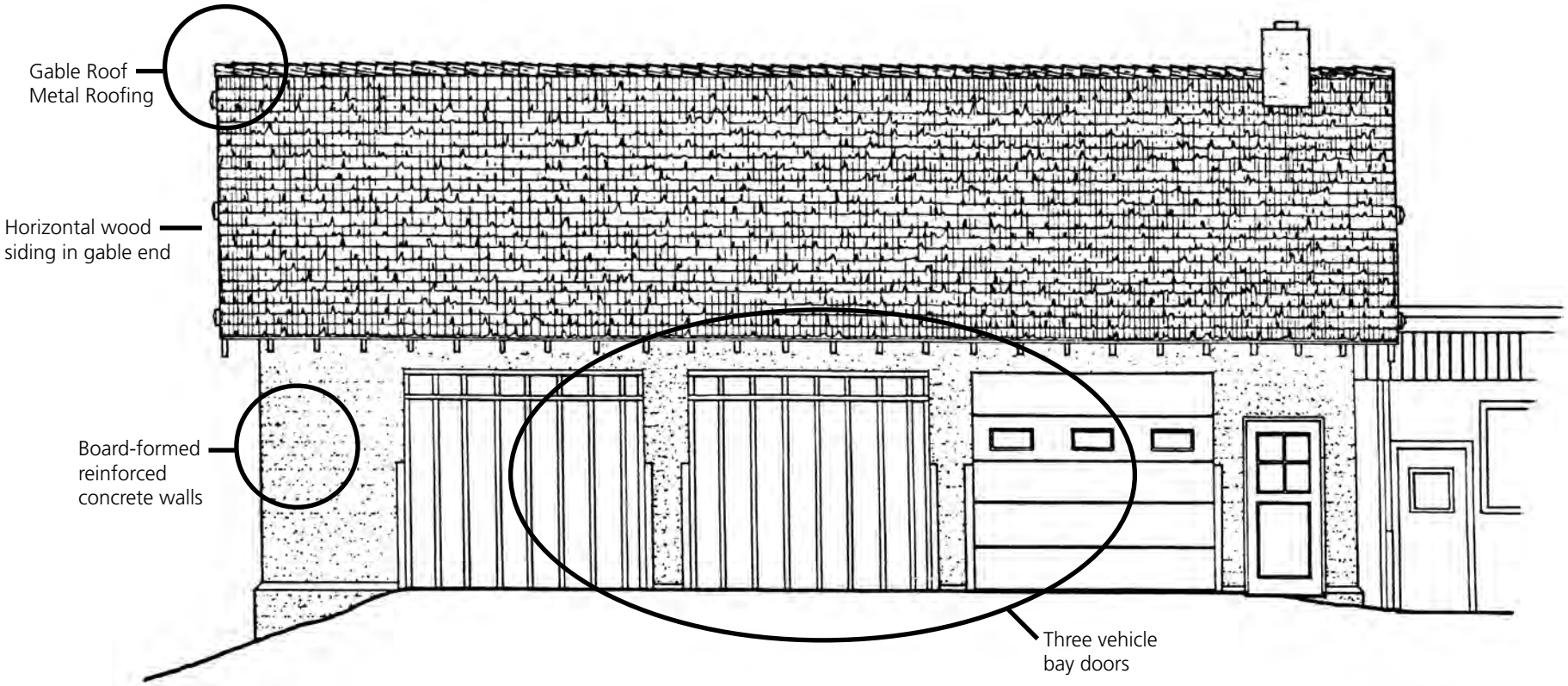


Figure 43. Building 102, North Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office Files)

BUILDING 103:

GARAGE
1931

Figure 44. Building 103 (Garage), view to the northwest, Catalog No. DENA 21931, 1937 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 103 was designed by National Park Service and built in 1931. This one-story, exposed peeled log frame with vertical board-and-batten exterior walls, 25' x 42"2", rectangular structure, features a salt-box roof with horizontal black rolled roofing and rests on a poured concrete foundation. Log purlins and rafters are exposed at the eaves and gable ends. Four leaf-type garage doors on the south elevation were originally designed with rails, stiles, and exposed cross bucks with vertical plank panels. To accommodate office space, the top portion of the doors have been replaced with fixed 4-light panes. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- Exposed Peeled Log Frame
- Vertical Board-and-Batten Walls
- Salt-Box Roof
- Black Rolled Roofing
- "NPS Brown" Color Scheme
- Four Leaf-Type Garage Doors

Figure 45. Building 103, view to the northwest, 2014 (NPS Alaska Regional Office Files)

Figure 46. Building 103, South Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (Alaska Regional Office Files)

BUILDING 105:

DOG FEED CACHE AND SLED STORAGE
1929

Figure 47. Building 105 (Dog Feed Cache and Sled Storage), view to the southwest, Catalog No. DENA 4323, n.d. (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 105 was constructed in 1929. The heavy peeled log exterior post and beam log frame dog cache with reversed board-and-batten in-fill consists of a one and one-half story gable roofed structure measuring 15'3" x 24' with a shed roof additions on either end. The western addition measuring 12' x 24' shed serves as sled storage, while the 8'9" x 16' addition on the east houses the mechanical equipment for the building. The entire structure rests on a concrete slab foundation, which is covered with plank flooring in the main section of the structure. Two six-light casement windows flank the main door, while at the back room two more six-light casement windows occupy the south wall. The log purlin and rafter roofs are covered with wood planks and wood shakes but was originally designed for rolled roofing.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

- Central Rectangular Massing, Rectangular Addition
- Heavy Peeled Log Exterior Frame
- Reversed Board-and-Batten
- Exposed Purlins and Rafters
- Gable Roof, east shed roof addition
- "NPS Brown" Color Scheme
- Six-Pane Casement Windows with Exterior Storm Windows
- Vertical Board Doors
- Metal Ventilation Pipes

Figure 48. Building 105, view to the southwest, 2014 (NPS Alaska Regional Office Files

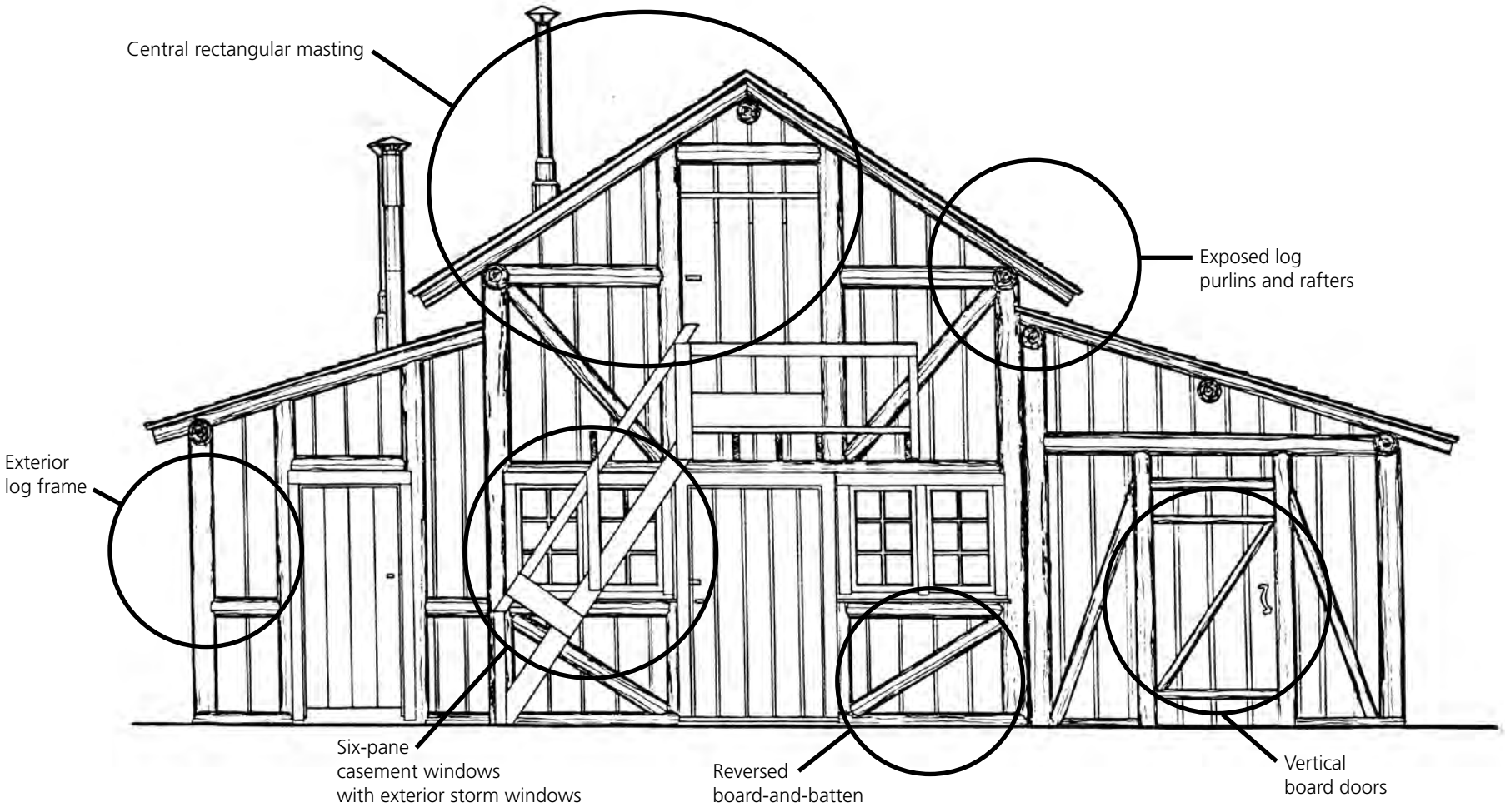


Figure 49. Building 105, North Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1950 (NPS Alaska Regional Office Files)

BUILDING 105A:

DOG HOUSES
1969

Figure 50. View west of the dog kennels during a sled dog demonstration, July 1963. (DENA 11-66, Denali National Park and Preserve Museum Collection)

GENERAL DESCRIPTION

Building 105A are continually being used and rebuilt. These 3'6" x 3'6" square dog houses have a low profile of 2'8" and feature plywood construction covered in rounded logs with a shallow shed roof. This resource is in a "consumptive use" status as dog are not the best at preservation efforts. There are standard plans that the Kennels Staff have developed that blend well with the landscape and meet the needs of the occupants.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections
- Retain character-defining features.
- Conduct repairs in-kind.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Structure Exterior

- Low Profile
- Square
- Log Construction
- Shallow Shed Roof

Figure 51. Building 105A, view to the north, 2011 (NPS Alaska Regional Office Files)

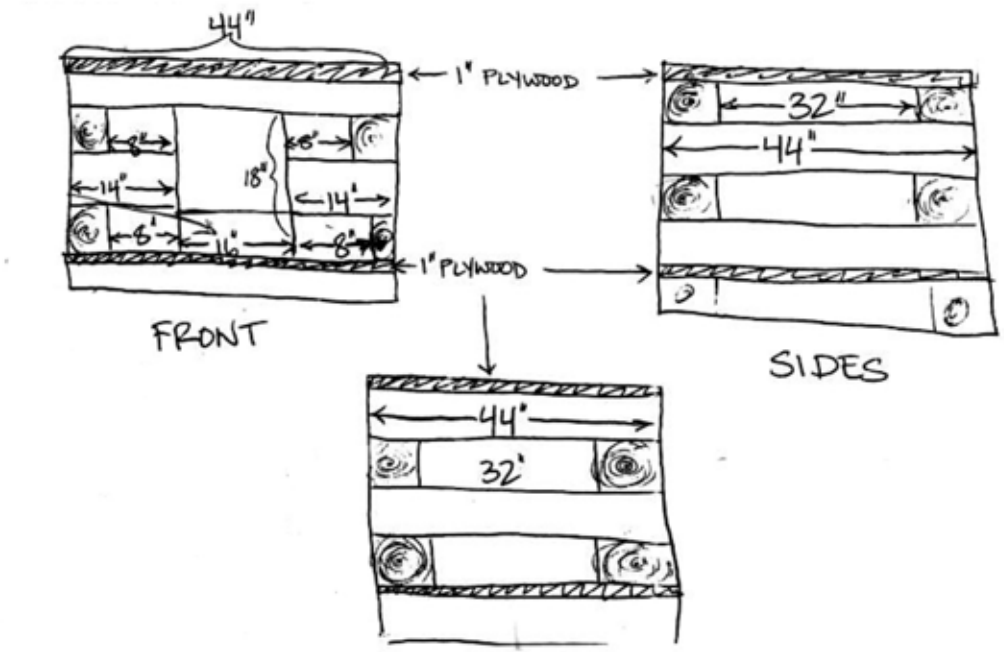


Figure 52. Building 105A, hand drawn sketch of current construction of dog houses used by the kennel staff (Denali Kennels Files)

BUILDING 105B:

DOG KENNELS
1969

Figure 53. View southwest of the kennels and the dog feed cache Joseph S. Dixon, Field Naturalist for the NPS, June 2, 1932 (DENA-69-3-43, Harpers Ferry Center)

GENERAL DESCRIPTION

Building 105B is a fourteen unit dog kennel, approximately 16' x 112'. Each unit is post frame covered with heavy gage wire mesh, with a concrete floor, and wooden access door for each unit with a log constructed dog house included. All milled wood is painted "NPS Brown."

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Structure Exterior

- Elongated Rectangular Massing
- Post Frame Construction
- Heavy Gage Wire Mesh
- Wood Access Door

Figure 54. Building 105B, view to the southwest, 2014 (NPS Alaska Regional Office Files)

BUILDING 106:

BARN
1928

Figure 55. View southeast of the barn (Building 106), prior to 1931 (DENA 3974, Denali National Park and Preserve)

GENERAL DESCRIPTION

Building 106 was constructed in 1928-1929 by the National Park Service and is a 42' x 19'3" one-story, peeled, saddle and dovetail corner notched log building. The roof is front-gabled with exposed log purlins and fascia boards at the roof edge. It is currently sheathed in wood shingles. The roof was originally designed for black rolled roofing and is scheduled to return to that material when the life cycle of the current roof has expired. Windows vary from four lights to twelve lights and are placed singularly as well as in pairs. There are vertical plank doors for the entrance and the attic loft. The non-contributing shed addition has been removed.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- Peeled, Saddle and Dovetail Notched Log
- Front-Gabled Roof with exposed Log Purlins and Fascia Boards
- "NPS Brown" Color Scheme
- 4-Pane to 12- Pane Windows
- Vertical Board Doors

Figure 56. Building 106, view to the northeast, 2014 (NPS Alaska Regional Office Files)

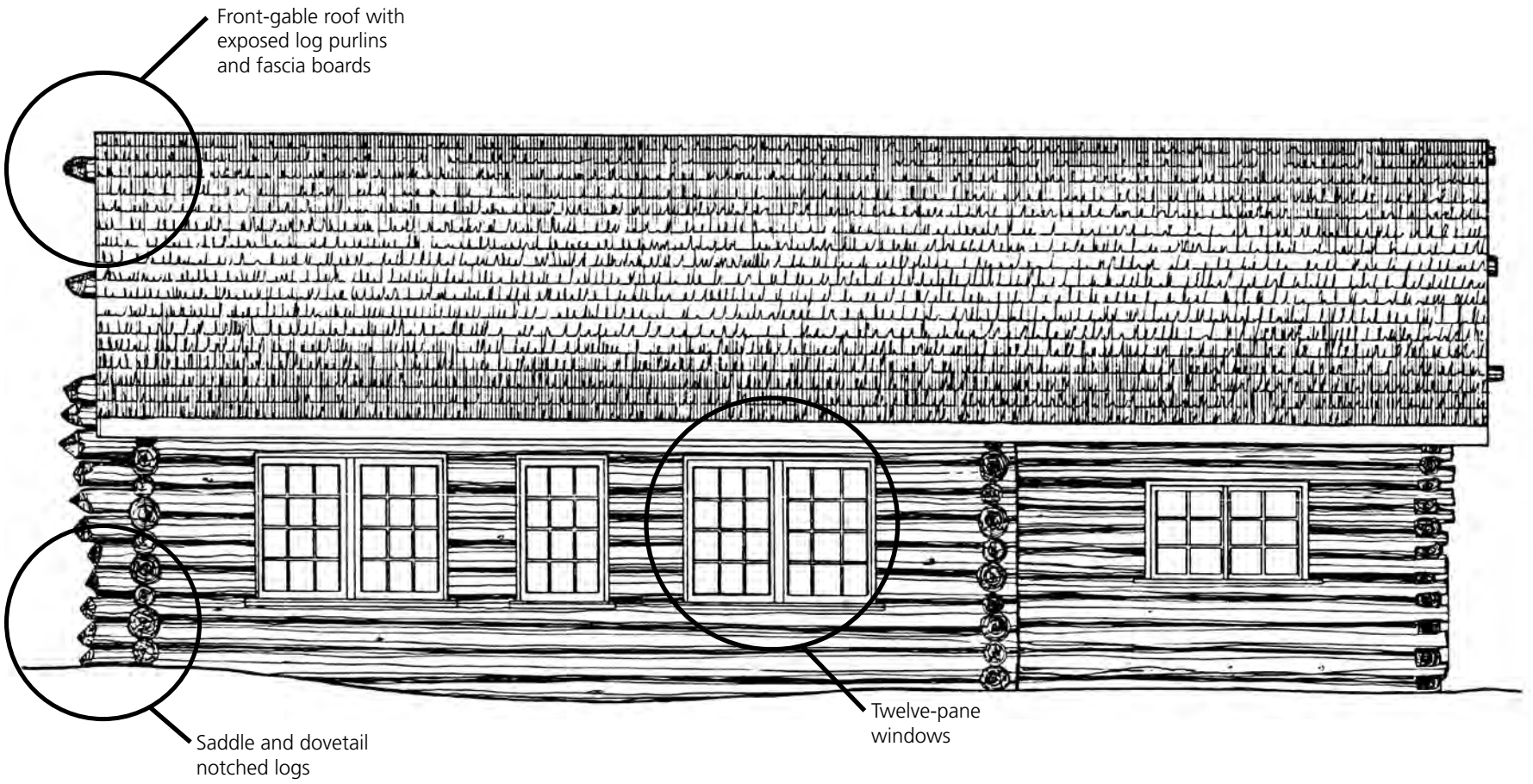


Figure 57. Building 106, South Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office Files)

BUILDING 107:

BOILER HOUSE
1932

Figure 58. Building 107, view to the north, Catalog No. DENA 21226, 1942 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 107 was constructed in 1932 by park personnel. This 19'8"x 25'6", one-story, peeled log, saddle notched building features a front-gable roof with exposed log purlins and rafters sheathed in black rolled roofing, all resting on a board-formed concrete stem wall. Windows have six-light wood sashes and are placed in pairs. There a vertical wood plank door on the south elevation.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
  - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
  - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- One-Story
- Front-Gable Roof with Exposed Log Purlins and Rafters
- Board-Formed Concrete Stem Wall
- "NPS Brown" Color Scheme
- Pairs of Eight-light Wood Sash Windows
- Vertical Wood Plank Door

Figure 59. Building 107, view to the northwest, 2014 (NPS Alaska Regional Office Files)

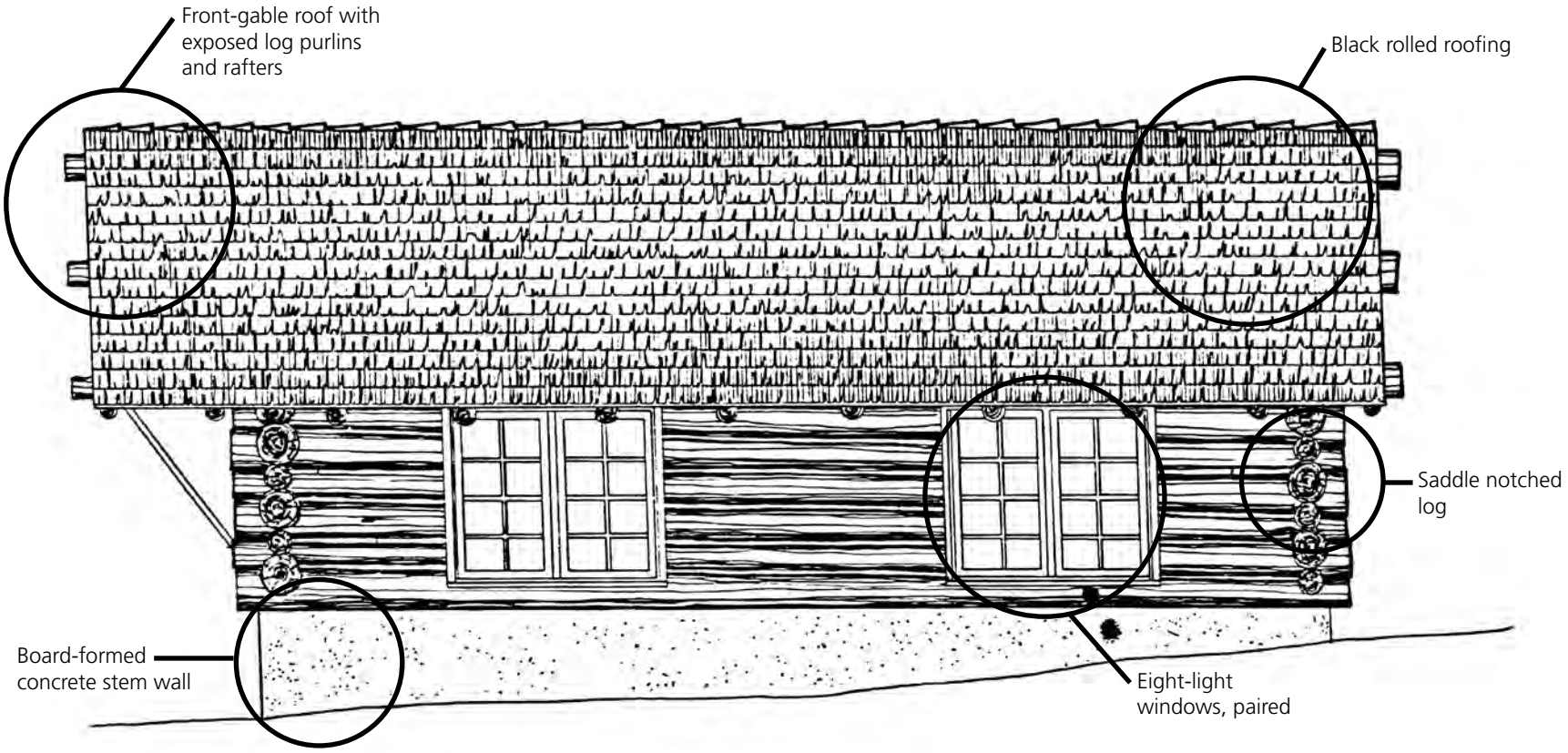


Figure 60. Building 107, South Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office Files)

BUILDING 110:

ELECTRIC LIGHT PLANT
1930

Figure 61. View of headquarters with Building 110 in lower left, 1932 (DENA 3-34, Denali National Park and Preserve Museum Collection)

GENERAL DESCRIPTION

Building 110 is a single-story, single room, gable front, log construction built in 1930 as electrical utility building. It has a wood shake roof and a poured concrete foundation. Excluding its flared, saddle-notched log crowns, the building measures 14.4 by 10 feet. Facing west, the building contains remnants of a 6.3-foot–high by 8-foot-wide garage door opening, which has been infilled with modern materials: a wood paneled door with nine lights and wood board-and-batten sheathing. Fenestration is regular, with a paired wood 8-sash casement windows on its north and south elevations. When the roof life cycle expires, the roof is to be replaced with rolled corrugated galvanized metal roofing. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- Moderately Pitched, Front-Gabled Roof
- Log Construction
- Flared Saddle-Notched Log Crowns
- “NPS Brown” Color Scheme
- Wood 8-Pane Casement Windows

Figure 62. Building 110, view to the northwest, 2014 (NPS Alaska Regional Office Files)

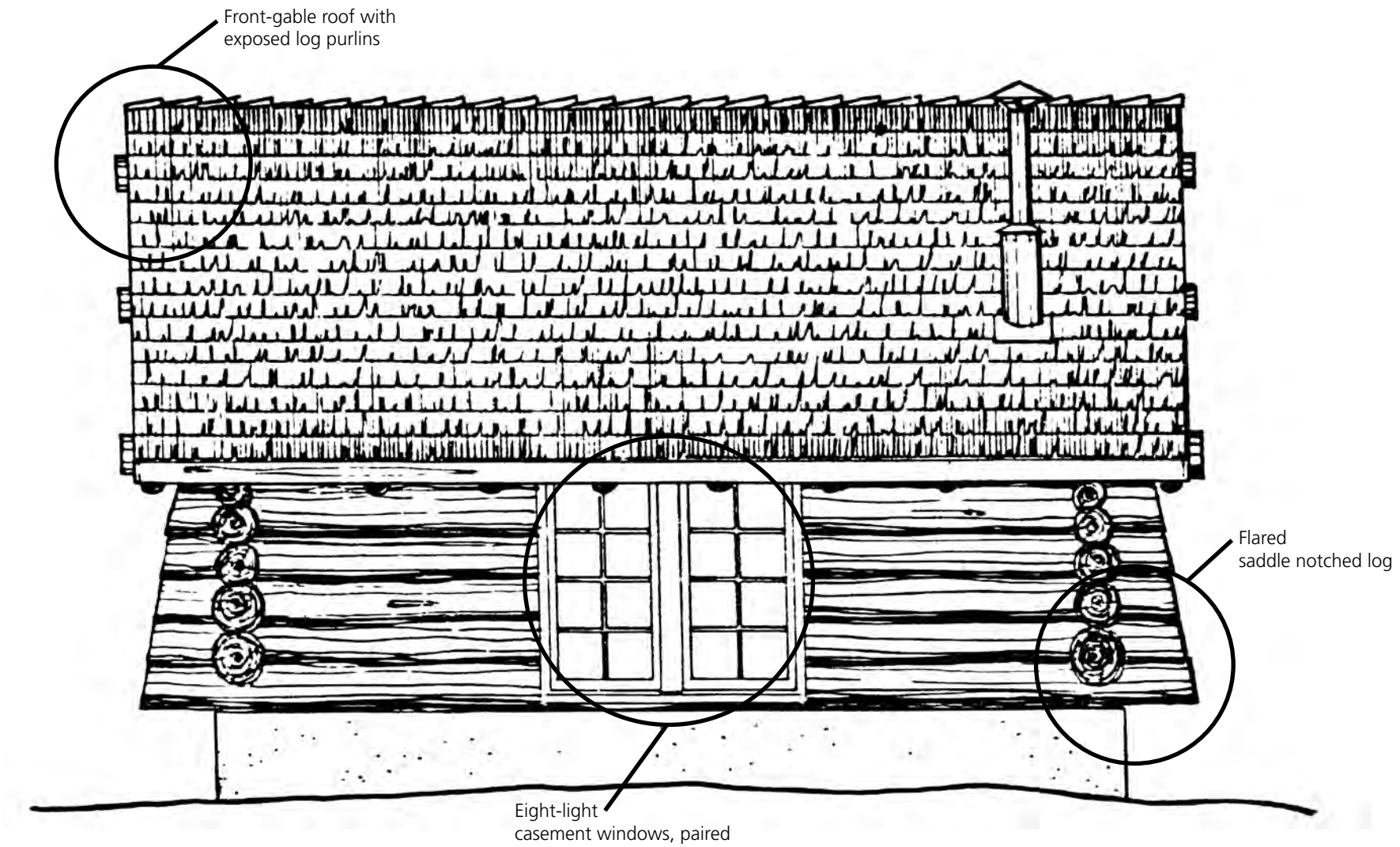


Figure 63. Building 110, North Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office Files)

BUILDING 111:

SUPERINTENDENT'S GARAGE
1939

Figure 64. Building 111 (Superintendent's Garage), view to the north, Catalog No. DENA 21493, 1939 (Denali National Park and Preserve Museum Collection Archives)

GENERAL DESCRIPTION

Building 111 is a single-story, "L"-shaped, gable-ended, log construction was built in 1939 by the Civilian Conservation Corps as the park superintendent's garage. This structure has been modified from a garage to an administrative office and then to a residence. It has a cedar shake roof, a stone veneer watertable, a poured concrete foundation and is nestled into the hillside. Excluding its flared, saddle-notched log crowns and exposed purlins, the building measures 24.5 by 33.5 feet. Rafters and purlins are exposed at the eaves and gable ends. A shed roofed arctic entry facing south. The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- L-Shaped
- Stone Veneer Watertable
- Log Construction
- Saddle-Notched Log Crowns
- Exposed Rafters and Purlins
- "NPS Brown" Color Scheme
- Wood Shake Roof

Figure 65. Building 111, view to the north, 2014 (NPS Alaska Regional Office Files).

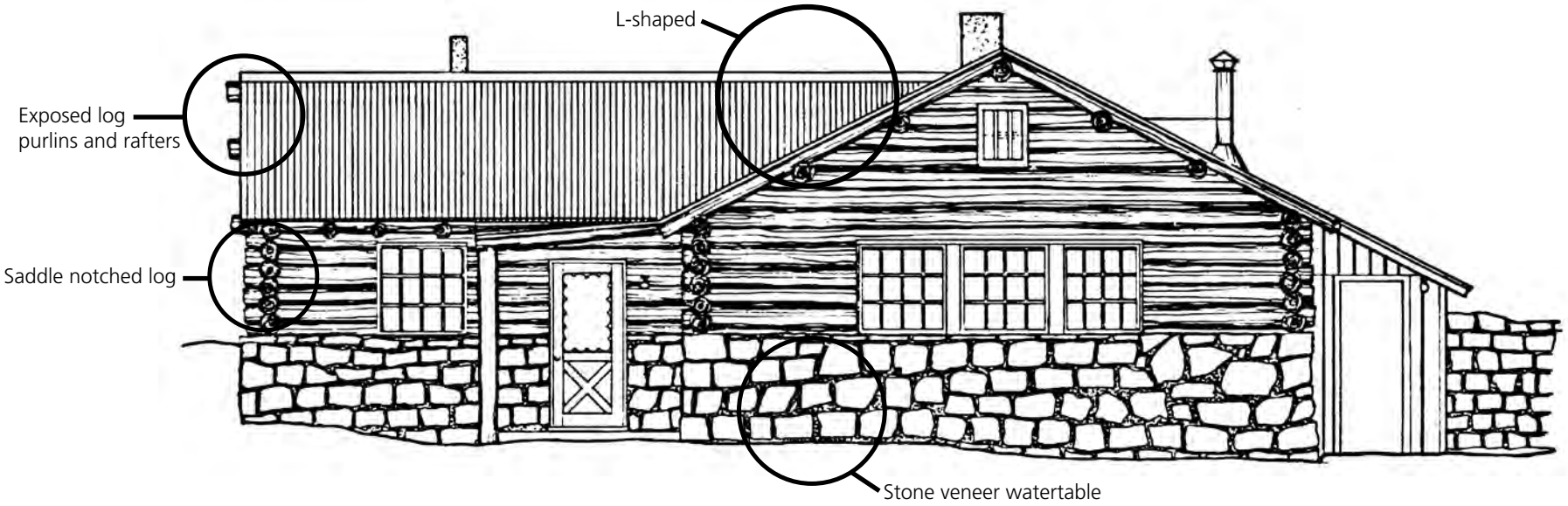


Figure 66. Building 111, South Elevation, Historic American Building Survey, National Park Service, W. Vandeventer and Dave Snow, 1986 (NPS Alaska Regional Office Files)

BUILDING 112:

COMFORT STATION
1931

Figure 67. View northwest of the comfort station (Building 112) during construction in 1932(DENA-69-3-43, Harpers Ferry Center)

GENERAL DESCRIPTION

Building 112 was designed by the National Park Service and constructed by park personnel in 1931/1932. This 10' x 23' one-story log frame building is designed in the same style as the dog barn with an exposed structural log frame and reversed board-and-batten. This log frame is set on a concrete foundation. The front-gable roof is currently covered with cedar shingles. When the life-cycle of this roof expires, the roof will be black rolled roofing. The small glass louvered windows have been replaced with a clerestory of fixed single pane lights. Doors are vertical plank with no windows. Concrete foundation poured under entire building and board-and-batten addition on north wall were added to the building in 1985-86.

The building retains high historic integrity in location, setting, design, materials, workmanship, feeling, and association.

General Recommendations:

- Develop and adhere to a cyclic maintenance plan, including:
    - Annual inspections of the foundation, siding, windows, doors, finishing, and roof material.
    - Cleaning and repainting on a 7-year basis.
- Retain character-defining features.
- Conduct repairs in-kind.
- Avoid exterior alterations.
- Coordinate proposed projects with Park cultural resource manager and SHPO on a case-by-case basis to confirm projects are completed in accordance with the *Secretary of Interior Standards for the Treatment of Historic Properties*.

CHARACTER-DEFINING FEATURES

Building Exterior

- Rectangular Massing
- Exposed Structural Log Frame
- Reversed Board-and-Batten
- Front Gable Roof
- "NPS Brown" Color Scheme

Figure 68. Building 112, view to the northwest, 2014 (NPS Alaska Regional Office Files)

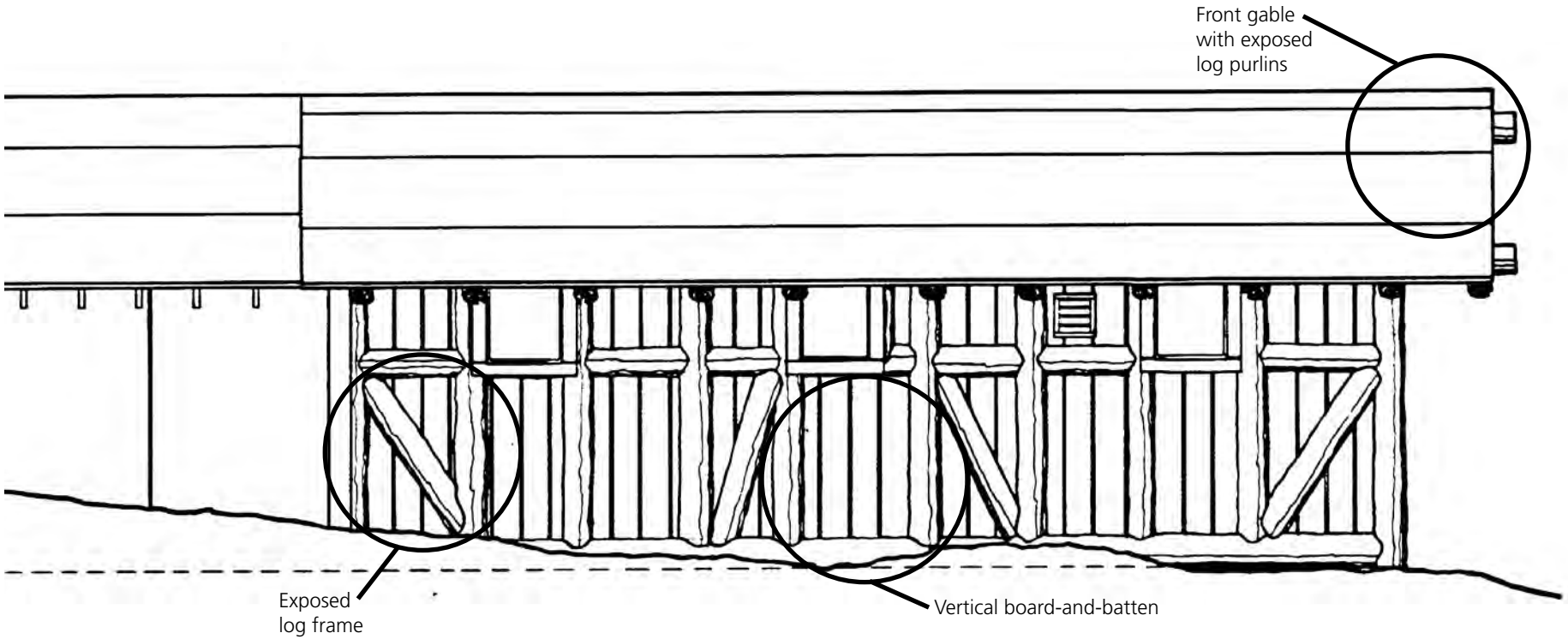


Figure 69. Building 112, East Elevation, Historic American Building Survey, National Park Service, W. Vandevener and Dave Snow, 1986 (NPS Alaska Regional Office Files)

7 Design Standards

The NHPA of 1966 delegated the United States Department of Interior (DOI) as the agency responsible for administering the nation's preservation policy, including the advisement of all federal agencies on the treatment of historic properties. In order to facilitate the preservation process, the DOI developed the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*), which grew out of the NPS Grants-in-Aid Program of 1971 and the Federal Historic Preservation Tax Incentives Program of 1976. Over the years, the *Standards* were revised several times, with the most recent revision made in 2011 to include a chapter on "Energy Conservation."

Developed to ensure the long-term preservation of historic properties (districts, buildings, structures, sites, and objects listed on or eligible for listing on the National Register of Historic Places), the *Standards* aim to retain a property's integrity of historic location, design, setting, materials, workmanship, feeling, and association and apply to a property's exterior, interior, additions, new construction, landscape features, infrastructure (roads, parking lots, lighting, etc.), and use.

The four approved treatments addressed in the *Standards* are preservation, rehabilitation, restoration, and reconstruction. To determine which type of treatment to apply to a historic property, one must consider the resource's current physical condition, proposed use, and/or the existing historical documentation quality.

In general, it is recommended that preservation and/or rehabilitation treatments are applied to resources within the Mount McKinley Park Headquarters Historic District; however, NPS cultural resource managers may recommend that Building No. 22 be treated under restoration.

The following sections describe each of the four treatments of historic properties in detail.

7.1 Preservation Standards

The treatment of Preservation is considered an appropriate treatment if a building retains distinctive historic materials and features without the need of major repair; there is no need to depict a specific period of the building's past; and when additions or alterations are not required.

The treatment of Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. The Standards for Preservation pertain to the protection and stabilization of the property through maintenance and repair of historic materials and features. The extensive replacement or new construction of a feature, including new exterior additions, are not appropriate measures for this treatment. Upgrading of mechanical, electrical, plumbing and other building code requirements are permitted if sensitive to the historic character of the property.

The eight Preservation Standards:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

7.2 Rehabilitation Standards

Rehabilitation is considered an appropriate treatment if major repairs or replacement of historic material and features is necessary; when a new use requires alteration to the exterior or interior and/or exterior additions; and when there is no need to depict a specific period of the building's past. The treatment of Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Interior and exterior alterations sensible to the historic character of a property are acceptable measures under this treatment.

The ten Rehabilitation Standards:

1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. New work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

7.3 Restoration Standards

The treatment of Restoration is 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. The Standards for Restoration pertain primarily to the removal of features from other periods in a property's history and the reconstruction of missing features from the restoration period based on documentary and physical evidence. In addition, upgrading of mechanical, electrical, plumbing and other building code requirements are permitted if sensitive to the historic character of the property. The treatment is usually utilized for buildings when it is desired to interpret their historical significance and character from a certain time period.

The 11 Restoration Standards:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and property documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes and construction techniques, or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced.

7. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

8. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combing features that never existed together historically.

9. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

10. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

11. Designs that were never executed historically will not be constructed.

7.4 Reconstruction Standards

The treatment of Reconstruction is **not** a recommended treatment option for the Mount McKinley Park Headquarters Historic District.

The treatment of Reconstruction is 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 standards associated with this treatment pertain to the new construction of features of a historic property supported by documentary and physical evidence.

If in the future reconstruction is determined to be the appropriate treatment, the following six standards should be followed:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

5. A reconstruction will be clearly identified as a contemporary recreation.

<u>Designs that were never executed historically will not be constructed.</u>

8 OVERVIEW: MOUNT MCKINLEY NATIONAL PARK HEADQUARTERS HISTORIC DISTRICT

Denali National Park and Preserve is located 240 miles north of Anchorage, Alaska. The original historic district, which bears the park's original name, is located within the headquarters area at Milepost 3.4 on the south side of the Denali Park Road, a 92-mile-long road that serves as the only paved access to the interior of the national park. This area is generally known as the "frontcountry," or the developed area of the park, containing structures (roads, bridges, etc.) that are necessary for access and protection of the park's undeveloped or "backcountry" wilderness areas. The headquarters area consists of a mix of administrative, visitor, maintenance and residential functions, with the former two concentrated on the west side of the development and the latter two on the east side.

The architecture of Mount McKinley National Park Headquarters District is the product of two divergent design philosophies. Prior to World War II, building design was more sensitive to the immediate site and the fragile natural environment in which it sits, incorporating natural elements such as logs which visually connected the buildings to the site. After the war, a new design philosophy based on clean lines and practicality took hold.

The original Mount McKinley National Park Headquarters District, referred to in this document as the "Original Core Historic District," (or "Original Core") was established in 1987. It was found to be

significant at the state level for its strong association with National Park Service (NPS) Rustic Architecture along with the park administrative development. This district is also associated with the Civilian Conservation Corps (CCC), who contributed to early to-mid-twentieth-century conservation and recreation movements in Alaska. The original period of significance for the district is 1926-1941, encompassing the early years of park headquarters development, as built by the CCC and park staff under the direction of Superintendent Harry Karstens.[12] The design, construction materials, and siting of buildings in the Original Core represent an early example of the NPS philosophy of rustic style architecture from its zenith to the last period of expression. The headquarters area expanded according to detailed plans provided by the NPS Branch of Plans and Design.

The character of the Original Core Historic District, as well as its physical appearance, shows minimal alteration from the period of significance, 1926-1941. As a whole, the district retains the physical characteristics it possessed during its period of significance, and visually conveys its association with significant historical patterns. The National Register nomination was approved by the Keeper on October 23, 1987. Alaska State Historic Preservation Office (SHPO) concurrence for the Park Headquarters Historic District Cultural Landscape Inventory was received on September 21, 2004.

The headquarters area expansion of the mid-twentieth century extends the period of significance for the district to include 1950-1961, the years of post-World War II and Mission 66 development. It also increases the boundaries of the district to include buildings constructed during this time period.

Like the Original Core, "Boundary Increase" (as it is referred to throughout this document) is significant for its association with the continued development at park headquarters, which

[12] National Register of Historic Places, Mount McKinley National Park Headquarters District, Denali National Park and Preserve, Denali Borough, Alaska, National Register #87000975, Section 8 (Washington D.C., National Park Service, 1987).

fulfilled early development plans made by Superintendent Harry Karstens, landscape architect Thomas Vint, and Mount McKinley National Park staff. With the incorporation of the mid-century development, the headquarters area became divided (physically and functionally): the westernmost end was designated for administration purposes and the easternmost end was assigned for residential use, with a focus on single family housing and modernized amenities. The Boundary Increase is also significance for its association with the Mission 66 program, a nationwide NPS development initiative which officially took place between 1956 and 1966. Mission 66 brought improvements to the residential area of headquarters, completely changing the use and traffic patterns in the area.

Boundary Increase No. 1 is significant in the area of architecture, as its buildings, particularly its residences, exemplify the transition to a new modern style of architecture adopted by the NPS during the postwar period and subsequent Mission 66 program. Dubbed "Park Service Modern" by scholars Ethan Carr and Sarah Allaback, the style grew out of the principles of earlier rustic park architecture, influenced by the International style and modernism prevalent during the 1950s and 1960s. The "Doty Houses" are excellent examples of this transitional style, while buildings constructed between 1958 and 1961 are modest, but mature, examples of "Park Service Modern" architecture.[13]

8.1 Original Core Historic District (1926-1941)

The National Park Service's 1918 statement of policy called for careful planning before undertaking the design and construction of new park facilities. Until 1941, plans for national park development incorporated native materials and architectural designs with the intention to blend facilities with the terrain and to harmonize with local building conventions which provided a standard in the planning and development of park facilities. In national parks throughout the United States, this approach led to the adoption of a so-called "rustic style" of park architecture until the nation's 1941 entry into World War II.[14] It was "based on a canny combination of pioneer building skills and techniques, principles of the Arts and Crafts movement, and the premise of harmony with the landscape"[15]

Prior to 1928, Superintendent Karstens guided headquarters development, and building construction was forced to rely on the availability of salvaged lumber from the former headquarters buildings at Riley Creek and various abandoned railroad camp buildings. Early headquarters building materials included log, wood frame, and canvas. While prior to 1928, buildings were primarily constructed of logs—no source has been found indicating that Superintendent Karstens limited himself exclusively to logs as building materials or to any particular design style. Out of practicality, Karstens used materials that were most widely available for construction.[16] The original Superintendent's Office (Building No. 22), constructed in 1926, is all that remains from this building era of the headquarters district.

In February 1928, Karstens met with NPS Chief Landscape Engineer Thomas Vint at the Superintendent's Conference in San Francisco. The two men discussed headquarters development.

[13] Doty was the architect who designed the residences. He was associated with the NPS's Mission 66 program in the mid-20th century. The program mixed rustic and modern elements as the NPS transitioned to a new style of building.
[14] National Park Service, Cultural Landscape Report (hereafter CLR), Park Headquarters, Denali National Park and Preserve, 2008, pp. 26.
[15] United States Department of Agriculture, *The Built Environment Image Guide for the National Forests and Grasslands* (Washington D.C: United States Forest Service, 2001).
[16] CLR, pp. 26-27.

Immediately following the conference, Vint prepared drawings of the three new buildings proposed for headquarters, and a "free hand sketch" layout plan for the headquarters based on a photograph of the area and information provided by Karstens.[17] Prior to returning to the park, Karstens met with Vint and approved the plan, which specified locations for the rangers' quarters (no longer extant), warehouse (Building No. 101), and barn (Building No. 106).[18]

Recognizing the importance of a master plan for the headquarters area, both Karstens and Vint requested additional design services. In his monthly report, dated March 1928, to Park Service Director Stephen Mather, Karstens stated:

> This park has reached a period in its development where the services of the landscape engineer are very necessary... All future development about headquarters will be influenced by the proper placing of these buildings and the space reserved for future construction. This matter has been taken up with the Service in a letter dated March 29th recommending assistance from the Landscape Division.[19]

Vint echoed Karsten's justification in his own letter to Director Mather:

> While Mt. McKinley is but a small building program this year, it is one of supreme importance from the landscape view-point, as the locations selected for these buildings practically determines the location of all future buildings constructed at park headquarters. I believe these problems are of sufficient importance in the development of Mt McKinley Park to warrant a trip by some member of the Landscape Division.[20]

A month later, Associate NPS Director Arno B. Cammerer approved Vint's "free hand sketch" layout plan; however, he did not approve a trip by a member of the Landscape Division to the park. He explained the division was too busy and there were not enough funds, and further justifying his decision he wrote, "surely the plan of construction at Mt. McKinley Park is not of such major proportions but that if slight errors are made in location they can be corrected at some future time."[21]

Despite the lack of immediate on-site assistance from a member of the Landscape Division, beginning in 1928 all building plans for the headquarters area were created by the Landscape Division (later known as the Branch of Plans and Designs) in San Francisco, ensuring adherence to the approved 'rustic style' for the headquarters area. Further evidence of a firm commitment to a consistent architectural style is found in a letter written by Acting Director Arno B. Cammerer in 1929, where he directs that the park should not accept a cast-off building offered by the Alaska Railroad for use as a superintendent's residence, explaining that the free building "might not fit in with the type of architecture approved for headquarters at McKinley Park."[22] He further states,

[17] CLR, pp. 27.
[18] Karstens to NPS Director, March 29, 1928, NARA College Park, RG 79, Box 1412 E7, Folder 620; Thos. C. Vint to NPS Director, March 10, 1928, NARA College Park, RG 79, Box 1412 E7, Folder 620.
[19] SMR, March 1928, as quoted in the notes of Historian Frank Norris, Alaska Regional Office, Anchorage, AK.
[20] Thomas C. Vint to NPS Director, March 10, 1928, NARA College Park, RG 79, Box 1412 E7, Folder 620.
[21] Assistant NPS Director Arno B. Cammerer to Thomas C. Vint, Chief Landscape Engineer, April 14, 1928 NARA College Park, RG 79, Box 1412 E7, Folder 620.
[22] Acting NPS Director Arno B. Cammerer to Harry J. I, December 20, 1928, NARA College Park, RG 79, Box 6 E17.

"it might be better to go ahead with our plans for the construction of [the superintendent's residence] in harmony with the park location and following our own designs."

While not directly stated in documents reviewed, the construction of only log buildings, or buildings with log exterior trim, between 1928 and 1937 indicates log was the headquarters preferred building style except for a few minor structures.

8.1.1 NPS Rustic Architecture

In exterior design, materials, and siting the ensemble of Headquarters buildings clearly exhibits tenets of the rustic style adopted and fully developed by the National Park Service between 1916 and the early 1940s. Reflecting the National Park Service attempts to design and construct buildings that harmonized with the surrounding environment and used local building traditions, the majority of Headquarters buildings utilize materials and techniques indigenous to interior Alaska. Logs were used predominantly to construct the exterior walls of Headquarters buildings. When suitable logs were unavailable, rough-sawn or machine rounded planks (simulating logs) were used on building exteriors, either alone or in combination with the log framing, to create a rustic effect.

Design details such as saddle corner notching and exposed roof rafters and purlins contribute further to the rustic appearance of Headquarters buildings. At the same time, certain building techniques reveal awareness of local craft traditions practiced by miners and hunters in the region.

Headquarters buildings are relatively small in scale. Buildings rarely exceed 40 feet in width and most are no more than one and one-half stories in height.

Finally, the rustic philosophy of nonintrusive building is evident in the overall spatial distribution and siting of buildings and roads in the Headquarters Historic District. Beginning in the early 1930s when National Park Service landscape architects became increasingly involved in the planning of Headquarters, it appears that an effort was made to minimize the impact of built features on the landscape. Excluding the tight concentration of buildings at the hub of the District, buildings are separated by considerable distances and surrounded by undisturbed stands of trees. Only native plant materials border buildings and walkways. Roads in the district are narrow and often follow the natural contour of the land.

NPS Rustic style buildings were designed to blend with their natural setting, using materials and colors found in the landscape. Buildings that are associated with the Rustic style may display individuality but include several similar characteristics. They often included adherence to a comprehensive plan; deference to the natural environment; and careful siting to develop strong visual ties with the surrounding setting, especially orientation to views. The physical characteristics of such architecture included natural materials and expression of texture, such as natural wood siding; wood-shingled roofs; heavily rusticated or boulder masonry; and peeled-log walls, columns, and trusses. Rustic buildings also often display hand craftsmanship, are small in size, and incorporate historical details.[23]

8.1.1.1 Character Defining Features of NPS Rustic Architecture

- Break up straight lines with texture.
- To achieve a sense of unity all structures in a particular park would be of one style, with limited construction methods and limited variety of materials.

[23] National Park Service, *A Sense of Place, Design Guidelines for Yosemite National Park*, Yosemite National Park , 2011, pp 47.

- Structural members should be scaled to the surroundings.
- The building was to reflect the vernacular of the area's building traditions.
- Horizontal lines and silhouettes are preferable to verticality. Structures are to avoid rigid, straight lines and convey the impression of having been constructed by pioneer craftsman with limited hand tools even though modern methods of construction are used.
- Native materials are preferred.
- The structure's design should be in harmony with nature.
- Blend color, scale and texture.

8.2 Boundary Increase for the Historic District: 1950-1961

The Boundary Increase is important to the story of the development of the Mount McKinley National Park Headquarters District as it illustrates the continuation and evolution of the NPS design philosophy and mid-20th century planning goals including Mission 66 initiatives. The boundary increase encompasses the entirety of the headquarters residential area, highlighting buildings constructed between 1950 and 1961.

At the beginning of the 1950s the construction of the "Doty Houses" and the Residential Loop Road set a precedent for permanent housing development on the east side of headquarters. These changes, based on planning which had begun in the 1940s, formed the internal planning pattern of park headquarters in a way that continues to shape land use within the area today. More broadly, the types of resources represented in the district expansion are also representative of the continuation and evolution of the NPS design philosophy and mid-20th century planning goals.

Mission 66 was a transformative program for the National Park System and the residential development at park headquarters is a small but important part of the many changes that took place in Mount McKinley National Park during this period to accommodate increased visitation by expanding the operating capacity of the park. Buildings 51 and Building 217 are representative of the continued refining of residential planning at park headquarters, taking in a new, more compact direction that better suited the needs of the park for more housing during Mission 66. The Boiler House represents the evolution of amenities at headquarters through the modernization of utility services.

The four "Doty Houses" are further significant for their transformative architectural style. They are excellent representative examples of the type of single dwelling ranch housing that became the standard for NPS employees and their families in the 1940s and 1950s. The residences, designed by architect, Cecil Doty, who would later be a very prolific designer during the Mission 66 program stylistically have a mix of rustic and modern elements and are representative of the transition NPS was making away from its trademark "Park Service Rustic" style to a new "Park Service Modern" style.

Though the "Park Service Modern" style has yet to be officially recognized within the realm of architectural history, the growing body of literature concerning the "modernization" of architecture within the NPS in the 1940s and 1950s suggests that the form and style of these buildings is important in the history of the National Park System. They were built during a fiscally lean time in NPS history, post-World War II but before the advent of Mission 66. Little construction was accomplished during this period, these

four buildings are rare surviving example not only of architecture from this period but of the transitional style NPS architects like Cecil Doty were experimenting with at the time.

As a whole, this Boundary Expansion is a logical addition to the Mount McKinley National Park Headquarters District because the mid-century developments within park headquarters cannot be fully understood without the context of earlier development and vice versa. The 1987 district, encompassing the western half of headquarters, and the boundary expansion, representing the eastern half, today operate as a whole district, and the way that the eastern permanent housing area was developed is directly related to what came before. As a single, expanded district, the narrative of park headquarters is not fractured, and a framework is created to allow for easier comprehensive additions to be made to the district in the future.

8.2.1 Post-World War II and Mission 66 Era Architecture

Mission 66 is an important chapter in the developmental history of the national parks system and, in many ways, represents the "most effective means of increasing Park Service appropriations since the New Deal emergency spending legislation of the 1930s."[24] Beyond the task of restoring the National Park System, Mission 66 was a development program. It was not enough to repair extant buildings (most built during the CCC era of park construction.) New visitor and administration facilities were also required to accommodate future growth, especially in the newer and more remote park units that had never experienced extensive visitation before, and had little to no infrastructure to speak of at all. According to Ethan Carr, by 1966 the National Park Service would spend over $1 billion on land acquisition, new staff and training, general operations, and all types of construction activity.[25] However, the philosophy of NPS planners was to keep the impact of new development as minimal as possible, either by building in already developed areas or by keeping new construction to the periphery of the park away from sensitive natural and cultural resources.

Visitor centers were also developed to more efficiently provide the public with information, and sidewalks, trails and viewpoints were built to more effectively control visitor impact on the landscape.[26] Separate park headquarters compounds were built elsewhere, separating administrative and visitor functions so as to facilitate smooth operations within the parks. Not only were the planning principles modern, but so was the style of the buildings, which had strong modernist lines. Matured from the transitional style of the 1940s and early 1950s, the "Park Service Modern" style fully embraced modern structures and standardized plans, all while tempering the buildings in keeping with the surrounding landscape. Some of the more important building complexes were even designed by top flight contemporary architects such as Richard Neutra and Eero Saarinen. All of this created a mental break with past Rustic style architecture and planning, but more importantly allowed NPS could take advantage of the latest labor-saving technologies and materials to keep costs down.

While Mission 66 began with enthusiastic public support, by the 1960s growing concern over environmental issues began to make people questions whether the program was not overdeveloping the parks. Controversies over such projects as the reconstruction of the park road within Mount McKinley National Park stirred the debate over the definition of wilderness and whether portions

[24] Ethan Carr, Elaine Jackson-Retondo, and Len Warner, "The Mission 66 Era of National Park Development, 1945-1972" (National Register of Historic Places Multiple Property Documentation Form Draft, January 2006), Section E, pp 4.
[25] Carr et al., Section E, pp 4.
[26] Allaback, pp. 17.

of the national parklands should be set aside as wilderness.[27] Tensions within the Department of the Interior also put pressure on the program, as the new Secretary of the Interior Stewart L. Udall was appointed in 1961. Udall was himself sympathetic to the environmental cause, and had conflicting ideas with Wirth as to how the national parks fit into the new wilderness legislation passing through Congress.[28] Wirth ended up stepping down as director of the National Park Service at the end of 1963, to be replaced by George B. Hartzog, Jr.[29] Hartzog saw the Mission 66 program through to the grand completion celebrations in 1966, and tried to use the funding momentum created by Mission 66 to launch his own initiative entitled "PARKSCAPE, U.S.A." to be completed by the Yellowstone Centennial in 1972.[30] The Parkscape program continued many aspects of the Mission 66 program that came before, but did not represent the same scale or level of the original planning for Mission 66.[31]

The legacy of Mission 66 is one of long term planning and development that not only shaped the way the parks look today, but how the National Park Service manages them and how the public interacts with them.

8.2.1.1 **Character Defining Features of Post-World War II Architecture**

- Low horizontal form
- Rectilinear plan
- Low-pitch gable, or flat, broadside to the street
- Attached or associated garage for residential
- Exterior walls with varying texture
- Blend color, scale and texture.

[27] Carr et al., Section E, pp 69.
[28] The Wilderness Act became law in 1964.
[29] Carr et al., Section E, pp 99.
[30] Ibid., Section E, pp 106.
[31] Ibid., Section E, pp 107.