National Park Service • U.S. Department of the Interior

Rocky Mountain National Park

FALL RIVER PASS HISTORIC DISTRICT

Alpine Visitor Center Preservation Plan

APRIL 2023





Cover Illustration: The Fall River Pass Ranger Station (Brian Rich, 2021)

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Rocky Mountain National Park
Fall River Pass Historic District

Alpine Visitor Center Preservation Plan

April 2023

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National Park Service

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Located high above a forest of pines and aspens, in a remote location, surrounded by alpine tundra, stands the Rocky Mountain National Park Alpine Visitor Center (AVC). At 11,796 feet above sea level, the remote visitor center is the highest such visitor center in the National Park Service (NPS) system.

The Alpine Visitor Center is located on Trail Ridge Road at Fall River Pass. William Muchow designed the building to meet evolving visitor service needs in the new Mission 66 Park Service Modern style, blending in elements of the Park Service Rustic styles. Colorado's State Historic Preservation Office (SHPO) and the Keeper of the National Register of Historic Places recognizes the Fall River Pass Historic District (Site identification number: 5LR.14866) under criteria A (broad patterns of a comprehensive development program by the National Park System to meet visitor experience requirements and "channeling use for visitor enjoyment" as Bzdek's 2010 study of the Mission 66 Program states) and C (for architectural design). The period of significance is 1920 to 1966. The 1965 Alpine Visitor Center (Building 0543, 5LR.11033) is one of several culturally and historically significant structures and features in the historic district.

KEY CHARACTER-DEFINING FEATURES

Key character-defining features on the exterior include the cruciform plan clad in stone, wood framed glass curtain-walls, and the cross gabled cedar shake roof and peeled log lattice. Key interior character-defining features include the cathedral ceilinged observation spaces with curtain-wall windows contrasting with enclosed minor function spaces laid out on a structural grid. See Chapter 2 for illustrations of character-defining features.

PRESERVATION PLAN

The Alpine Visitor Center Preservation Plan focuses on the previously developed condition assessment for the Alpine Visitor Center Building (2018) as well as evaluation of contributing features and character-defining features of the building. It includes physical description, treatment recommendations, and brief summaries of information located in the other companion reports, appendices, and other documents. The unique features of this site are discussed in detail in the Fall River Pass Preservation Plan. Auxiliary buildings are discussed in detail in the Fall River Pass Historic Structures Reports. The recommended treatment for the Alpine Visitor Center is Rehabilitation with Preservation and Restoration for some aspects of the building.



Figure 1-18. The Alpine Visitor Center is completely buried in snow for nearly 8 months of the year. (source: RMNP, 2021)

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1

INTRODUCTION

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CHAPTER 1 — INTRODUCTION

BUILDING DEVELOPMENT

For decades, park planners assumed the Trail Ridge Store would meet growing visitor demands through updating or remodeling. By the mid-1950s, park management realized a new strategy was necessary. The Mission 66 movement became the impetus for making robust changes and creating new building types to enhance the visitor experience.

As automobiles became more dependable and faster, Americans became motivated to see ever broader swathes of the United States. In 1953, Chevrolet launched an ad campaign on the Dinah Shore show. The campaign featured Ms. Shore singing, "See the World Today in your Chevrolet." The extended version of this slogan included the lyrics, "the Rockies way out west are calling you!"[1.1] Americans answered this call annually by the tens of thousands. The aging pre- and post-Depression amenities purposely placed at Fall River Pass were, again, no longer adequate to the increased visitation pressures.

To the credit of the park planners, they recognized the opportunity afforded by the Mission 66 Act and sprung quickly. The planners were motivated to provide a better visitor experience at national parks across the country. This included the development of a new building type: the visitor center. Park planners saw the opportunity to achieve this by providing Fall River Pass with a destination center while correcting the lack of reliable water and power supply. When planners presented the plans and drawings for the Fall River Pass development before officials from NPS Headquarters, the authorization for expenditure advanced from 1965 to 1963. Construction commenced as soon as the weather cooperated.[1.2]

The Alpine Visitor Center was designed by famed architect William C. Muchow. In 1963, the National Park Service awarded Muchow Associates Architects the contract to design the Alpine Visitor Center. The AVC began to take shape in 1963. Due to the weather limitations, construction was completed two years later in 1965. The Air Force Academy Band played as NPS Director, George Hartzog Jr. entertained guests as the Master of Ceremonies on July 16, 1965. Dedicating the building, U.S. Representative to Colorado, Wayne Aspinall, and Under Secretary of the Interior John Carver Jr. provided the center's opening remarks.[1.3] The AVC exceeded visitor and management expectations. More importantly, it took significant visitor pressure off the Trail Ridge Store.

Over time, some changes were inevitable. The most notable updates to the AVC included a complete refresh of the washroom facilities. Conservation practices demanded better stewardship of water and energy. A replacement of electrical and plumbing fixtures and a reconfiguration of the stall spaces for wheelchair accommodation was necessary and completed in 1986. Substantial alterations were made between 2000 and 2001 when the building underwent major tenant improvements. Roofers replaced the cedar shingles and aging roof logs. The redesigned lobby created a more striking guest impression of the alpine scenery from the vestibule to the viewing area. An office and first aid station replaced the studio apartments. These improvements changed visitor circulation patterns between the entry, the information desk, the observation deck, and the museum gallery.

1.1 King Rose Archives, "Dinah Shore: See the World Today in Your Chevrolet," www.kingrosearchives.com.

1.2 Internal Memo from the Coordinating Project Supervisor, dated Oct. 2, 1961, Historic and Central Files Collection—Administration, box 44.

1.3 RMNP Archive, "Dedication of Alpine Visitor Center" Program, Subseries 2.1A-Administration, file units 308-318.

WILLIAM CHARLES MUCHOW

William Charles Muchow, owner of Muchow Associates Architecture of Denver, Colorado, was born in Denver in 1922. He attended North High School and graduated in 1941. [1] Muchow then entered service with the United States Navy as a commissioned officer and transferred to the Naval Reserves at the end of World War Two. Muchow served as the last Commander of the Destroyer USS Lovelace. [2] [3]

Muchow received his Bachelor of Science in 1947 from the University of Illinois, completing his term of service in the Navy at the same time. Muchow then entered the Cranbrook Academy of Art in Michigan and studied under, Eliel Saarinen. Muchow graduated in 1949 with a Master of Arts degree in Architecture and Urban Planning.

Returning to Denver, Muchow worked briefly for Fisher and Fisher Architects. He founded Muchow Associates Architects the following year, earning honors for his rendition of Denver's First Federal Savings and Loan. It would become one of many honors and recognition for his impeccable work. [4]

Muchow was elected an AIA Fellow in 1968. Muchow was a perennial conference speaker and college lecturer, member of the Denver Lion's Club and the Chamber of Commerce. Muchow served decades on the State Board of Examiners. Muchow passed away on December 5th, 1991. [5] Muchow completed more than 833 commissions, earning forty prestigious awards. Muchow's works are primarily within Colorado, but also include projects in Arizona, California, Kansas, Nebraska, Ohio, and Wyoming. [6] His firm closed in 1993.

1 Wray, *Builders of Colorado: William C. Muchow*, Accessed online..
2 AIA Historical Directory of American Architects, "Directory Listing, 1952; 1962; & 1970," Accessed online.
3 Naval History and Heritage Command, "Lovelace (DE-198)," https://www.history.navy.mil/research/histories/ship-histories/danfs/l/lovelace.html.
4 AIA, "Directory Listing 1970," Accessed online.
5 Denver Public Library, William C. Muchow, Architectural Records, https://archives.denverlibrary.org/repositories/3/resources/8603.
6 Diane Wray, *Builders of Colorado: William C. Muchow.* (Denver, CO: Office of Archaeology and Historic Preservation, 2005), Accessed online.



Figure 1-19. The 1965 Alpine Visitor Center was designed by William C. Muchow in the Park Service Modern style blending modern design rigidity with the Park Service Rustic-style features such as the stone and logs. (source: Brian Rich, 2021)

BUILDING DEVELOPMENT CHRONOLOGY

1961
Requirements and estimates for the proposed Alpine Visitor Center were revised and a PCP prepared as of May 12, 1961.[1.4]

1961
After several high-level meetings with officials from the DC headquarters that summer, it was decided to re-prioritize the RMNP Capital Budget and park development plans. The AVC project was moved up in priority to FY'63 as of October 2, 1961.[1.5]

1963
Construction of roads, parking lot, trails, generator plant, shelter, and a water and sewer system completed at the Alpine Visitor Center.[1.6]

1965
Alpine Visitor Center dedication ceremony held on July 16, 1965 at a cost of $175,900.[1.7]

1968
Fall River Road reopened to Fall River Pass.[1.8]

1975
New toilet facilities using oil rather than water as a flushing agent installed. Holding tanks installed required to be periodically pumped and hauled to a dump station.[1.9]

1976
Exterior of Alpine Visitor Center exterior is repainted.[1.10]

1977
Two new generators were purchased and installed at the Alpine Visitor Center.[1.11]

1978
Exterior of Alpine Visitor Center exterior is repainted.[1.12]

1981
Energy retrofit projects completed in 365 buildings, including attic and wall insulation.[1.13]

1985
Wooden deck at Alpine Visitor Center removed and replaced with concrete.[1.14]

1986
AVC lobby and restrooms were completely renovated. Oil flush system toilets were replaced with low-flow toilets. Additional mechanical and code upgrades completed.[1.15]

1.4 James V. Lloyd, and Allyn F. Hanks, *1961 Superintendent's Monthly Reports*, (Estes Park, CO: National Park Service, 1961.)
1.5 "Memo from the Coordinating Project Supervisor," (records on file at RMNP Archive) Oct. 2, 1961, (Estes Park, CO: National Park Service, 1961.)
1.6 Allyn F. Hanks, *1963 Superintendent's Annual Report*, (Estes Park, CO: National Park Service, 1963.)
1.7 Granville B. Liles, *1965 Superintendent's Monthly Reports*, (Estes Park, CO: National Park Service, 1965.)
1.8 Atkins, *NRHP Fall River Road Historic District*, 5.
1.9 Contor, Roger. 1975 Superintendent's Annual Report. Estes Park, CO: National Park Service, 1975.
1.10 Brooks, Chester L. 1976 Superintendent's Annual Report. Estes Park, CO: National Park Service, 1976.
1.11 Brooks, Chester L. 1977 Superintendent's Annual Report. Estes Park, CO: National Park Service, 1977.
1.12 Brooks, Chester L. 1978 Superintendent's Annual Report. Estes Park, CO: National Park Service, 1978.
1.13 Brooks, Chester L. 1981 Superintendent's Annual Report. Estes Park, CO: National Park Service, 1981.
1.14 James B. Thompson, *1985 Superintendent's Annual Report*, Estes Park, CO: National Park Service, 1985.
1.15 James B. Thompson, *1985 Superintendent's Annual Report*, Estes Park, CO: National Park Service, 1985.

1987
The Park Service "renovated the interior and exterior of the Alpine Visitor Center." Generators at Alpine Visitors Center were replaced.[1.16][1.17]

1987
Fall River Historic District, including the Alpine Visitor Center, is listed on the National Register of Historic Places on July 20, 1987.[1.18]

1988
The Interpretation section of the Superintendent's Report states that "the Alpine Visitor Center underwent several improvements to enhance appearance and visitor access."[1.19]

2000
Roybal Corporation drafts ambitious plans, dated February 2, 2000, for facilities improvements at Fall River Pass. Changes include the decommissioning of treatment lagoon, the plaza between AVC and Trail Ridge Store was replaced, both buildings were remodeled. In the Alpine Visitor Center, the restrooms were fully remodeled, and the Ranger office and First Aid Station were added where the studio apartments were located.[1.20] "The work included the relocation of the mechanical room, electrical upgrades, mechanical upgrades, fire sprinkler system and alarm systems."[1.21]

2002
Alpine visitor desk constructed.[1.22]

2003
Implemented "energy conservation measures at AVC to reduce overall electrical consumption, reduce fuel consumption and reduce pollution."[1.23]

Entry to the Medical Room (Clinic) was paved in concrete.[1.24]

1.16 James B. Thompson, 1987 Superintendent's Annual Report, Estes Park, CO: National Park Service, 1987.

1.17 The 1984 Multiple Resource Nomination (inventory form completed by Carl and Karen McWilliams) indicates that the Alpine Visitor Center is non-contributing to the theme of NPS Rustic Architecture. This assessment is contradicted by the 1987 Fall River Pass Historic District nomination.

Per the National Register of Historic Places database, the Fall River Pass Historic District was "listed 7/20/1987." On page 2, the nomination indicates that "this nomination applies only to that portion of the [Fall River] road which remains essentially unchanged since its construction...." However, the Alpine Visitor Center and several other buildings are included in the physical description of the District. The "Inventory of Historic Structures Located within the Fall River Historic District" includes the 1965 Alpine Visitor Center and it is further described in the Statement of Significance. The written Boundary Description includes the entire "Fall River Pass complex." Nothing in the 1987 nomination indicates that the Alpine Visitor Center is not a contributing building to the Historic District. The Colorado State Historic Preservation Officer signed the nomination, but there is no indication of signature/approval by the NPS Keeper. However, this nomination is shown on the National Register of Historic Places database as Record Number _87001129 and identified as "listed," implying that the nomination was approved, including the Alpine Visitor Center.

1.18 Atkins, NRHP: Fall River Road Historic District.

1.19 Brown, Donald R., *1988 Superintendent's Annual Report*, Estes Park, CO: National Park Service, 1988.

1.20 Roybal Corporation (The). Alpine Visitor Center and Trail Ridge Store Improvements, Denver, CO: National Park Service, 2000.

1.21 Author unknown. 2001 Superintendent's Annual Report, Estes Park, CO: National Park Service, 2001.

1.22 Author unknown. 2002 Superintendent's Annual Report, Estes Park, CO: National Park Service, 2002.

1.23 Author unknown. 2003 Superintendent's Annual Report, Estes Park, CO: National Park Service, 2003.

1.24 Leanne Benton. Project Proposal / Clearance Form: AVC Medical Room Entrance Sidewalk Improvement. 2003.

2008
The cedar shake roof and peeled log lattice were replaced.[1.25]
New underground propane tank installed at Alpine Visitor Center near flagpole.[1.26]

2010
Waterline from 20,000 gallon tank part way up the Alpine Ridge Trail to the Alpine Visitor Center replaced simultaneous with trail reconstruction.[1.27]

2012
Deficiencies in Fire Suppression System corrected. 22,000 gallons of propylene glycol removed and replaced with water.[1.28]

2018
Alpine Visitor Center Comprehensive Condition Assessment completed.[1.29]

2020
Fall River Pass Historic District National Register nomination submitted. District was listed on the National Register on December 10, 2021.[1.30]

2021
Alpine Visitor Center Cultural Landscape Report/ Historic Structures Report work commenced in October 2021.

1.25 Author Unknown, As-Built drawing number 121/60,527A, Larimer County, CO, National Park Service, 2008.
1.26 Tom O. Project Proposal / Clearance Form: Install New Underground Propane Tank for AVC. 2008.
1.27 Brad Larsen. Project Proposal / Clearance Form: AVC Trail Waterline Replacement. 2010.
1.28 D. Basch. Project Proposal / Clearance Form: Correct Deficiencies on the AVC/TRS Fire Suppression System. 2012.
1.29 Anderson Hallas Architects. Alpine Visitor Center: Comprehensive Condition Assessment. 2018.
1.30 Anstey, Mary Therese. Yost, Cheria. National Register of Historic Places. Registration Form: Fall River Pass Historic District. Estes Park, CO. National Park Service, 2021. NPS Reference Number 100007216.: 28.

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PHYSICAL DESCRIPTION, TREATMENT, AND USE

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CHAPTER 2 — PHYSICAL DESCRIPTION, TREATMENT, AND USE



Figure 1-20. In preparation for winter snows that engulf the Alpine Visitor Center, the buildings are surrounded with wooden poles to indicate their location. (source: Brian Rich, 2021)

GENERAL

The 1965 Alpine Visitor Center is a distinctly Mission 66 Park Service Modern style building that combines mid-century modern design and construction methods with Park Service Rustic naturalistic materials to accommodate park service operations and some visitor amenities. The one-story structure houses the park ranger offices, health clinic, and park ranger information desk. It also includes core visitor services such as the exhibit space, observation areas, retail space and restrooms. Buried in snow for a majority of the year, the building withstands the harsh environment with durable natural wood and stone contrasted with refined wood and glass curtain-walls.



Figure 1-21. Snow was up to 20 feet deep in some locations prior to snow removal in May 2022. (source: RMNP, 2022)

CHARACTER-DEFINING FEATURES AND STATEMENT OF SIGNIFICANCE

Colorado's State Historic Preservation Office (SHPO) and the Keeper of the National Register of Historic Places recognize the Fall River Pass Historic District (Site identification number: 5LR.14866). Several significant structures comprise the district, including the Alpine Visitor Center. Site features are discussed in the Fall River Pass Preservation Plan. Auxiliary buildings are discussed in the Fall River Pass Historic Structures Reports.

KEY CHARACTER-DEFINING FEATURES

Character-defining features are individual elements or building features extant from the period of significance that contribute to the Fall River Pass Historic District.

The following character-defining features were identified by the 2021 Fall River Pass Historic District National Register of Historic Places registration form.

The Alpine Visitor Center is a building of contrasts, framing the iconic landscape, holding us back and thrusting us into it, merging modern with naturalistic, dominating and dwarfed by nature. The overall visual character is created through four key features: the cruciform plan clad in stone, wood framed glass curtain-walls, and the cross gabled cedar shake roof and peeled log lattice. Key interior character-defining features include the cathedral ceilinged observation spaces with curtain-wall windows contrasting with enclosed minor function spaces laid out on a structural grid.

Large expanses of wood-framed glass window wall contrast with the solid stone-clad walls. The limited window openings in the stone walls are small and appear as full height breaks in the stone.

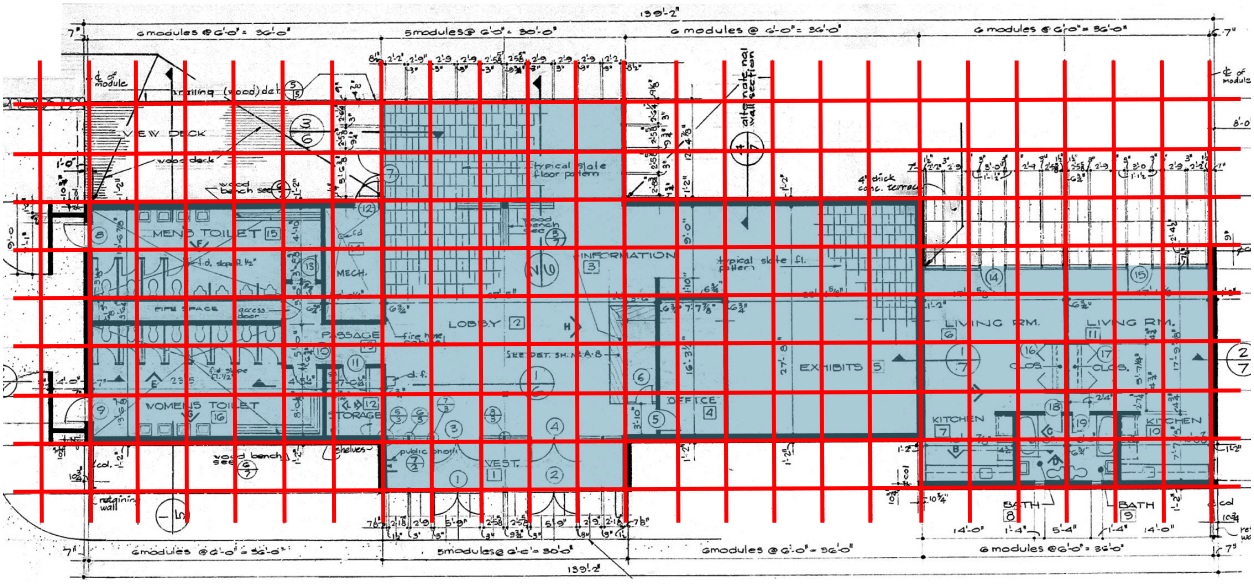


Figure 1-22. The floor plan of the Alpine Visitor Center illustrates the cruciform plan and the 6'-0" planning module in both directions. The planning module is expressed in the building volumes, structural grid, slate flooring pattern, windows, columns and wall locations. (source: Muchow, 1962)



Figure 1-23. The north elevation of the Alpine Visitor Center illustrates the contrasting stone clad walls and wood framed glass curtainwalls areas. (source: Russell Holter, 2021.)

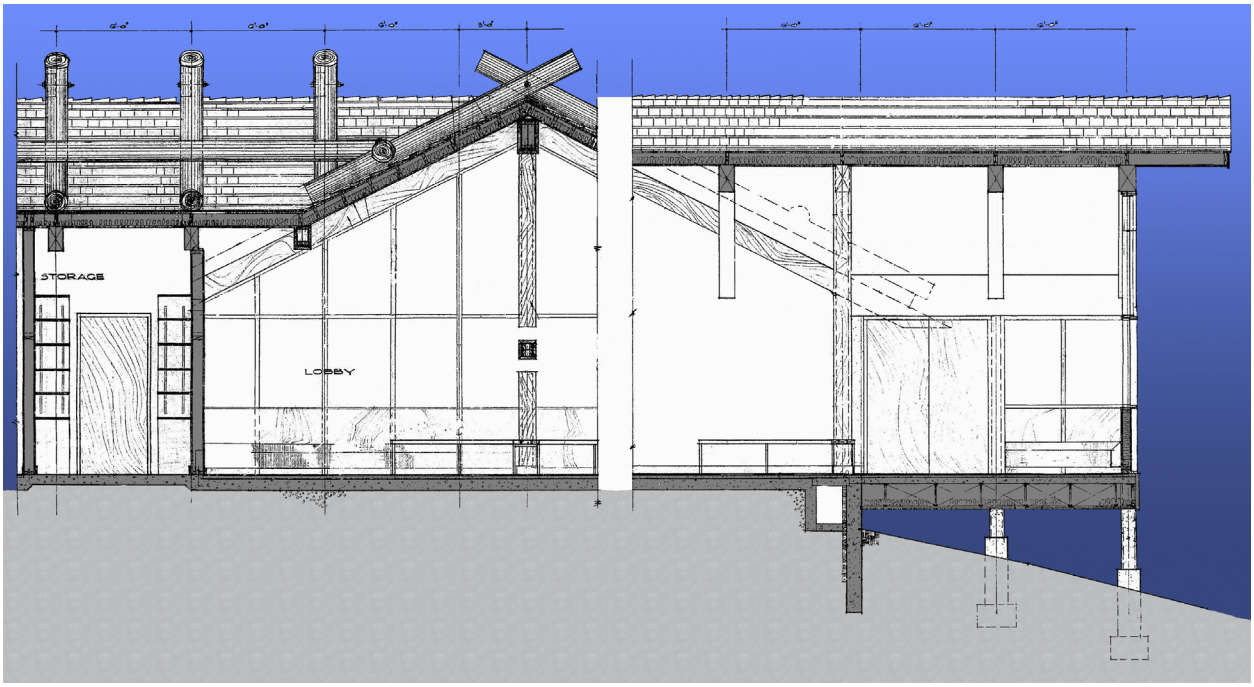


Figure 1-24. The section of the Alpine Visitor Center illustrates the thrust of the building out into the cirque below, an effect made more dramatic by emerging from the enclosed center of the building contrasting with the open curtainwall windows. (source: Muchow, 1962)



Figure 1-25. The view from Alpine Ridge Trail reveals the cross gabled roof and peeled log lattice. (source: Brian Rich, 2021)



Figure 1-26. This image, looking south towards the cirque from the Alpine Visitor Center, illustrates the cathedral ceilings and the panoramic views. (source: Russell Holter, 2021)



Figure 1-27. A detail view of the ceiling of the Alpine Visitor Center illustrates the cathedral ceiling and the wood framed glass curtainwall. (source: Russell Holter, 2021)

The building materials are exterior character-defining features at a detailed level: native uncoursed fieldstone cladding with dark gray hand-tooled mortar, built-up wood and glass window wall systems with minimalist trim, the brown painted roof purlins and corresponding clear-coated logs on the roof, and cedar shingle roof.

Interior character-defining features of the building are dominated by the brightly lit open cathedral ceilinged lobby space drawing visitors to the observation space and contrasting with darker enclosed spaces (the restrooms and the exhibit space), and long dark brown beams resulting in few columns. Other key material-based interior features include the slightly uneven green slate flooring pattern, brown-painted wood beams, rough-cut-wood-cased steel beams, drywall walls, and white ceiling planes.

STATEMENT OF SIGNIFICANCE

The Alpine Visitor Center building is significant under National Register criteria A and C at the state level. The building, a contributing structure in the Fall River Pass Historic District, illustrates the evolution of this site to meet visitor experience needs. In addition, the Mission 66 Park Service Modern building blends some features of Park Service Rustic style in a unique combination designed by renowned architect William Muchow, acknowledging the site through dramatic framing of the tundra landscape and its use of naturalistic materials such as stone, peeled logs, cedar shakes and painted wood. Additional information is available in the National Register nomination in the Appendix.

ASSESSMENT OF INTEGRITY

The buildings in the Fall River Pass Historic District were assessed for their integrity and their ability to convey their historic significance. The Alpine Visitor Center building retains significant integrity of location, setting, design, materials, workmanship, feeling and association. The seven aspects of integrity are discussed in more detail in the Fall River Pass Preservation Plan.

While the building, as a whole, retains a high level of integrity, several inappropriate renovations have eroded some aspects of integrity. The aspects of materials and workmanship are most significantly impacted by recent projects at the Alpine Visitor Center. Some of the inappropriate interventions include:

- Multiple technology systems mounted on the roof
- Dark brown painted steel gutters and downspout systems
- Painted steel flashings
- Non-matching mortar repairs for stone cladding
- Wire mesh rodent intrusion protection
- Acoustical tile adhered to the ceiling to conceal rigid insulation
- Exposed and surface mounted fire sprinkler, electrical, and other mechanical, electrical, and plumbing systems in the open public spaces



Figure 1-28. The southeast corner of the Alpine Visitor Center illustrate several character-defining features. (source: Russell Holter, 2021)

- Dark interior paint colors
- Light fixtures
- Furnishings and casework, including the Ranger Station desk
- Door hardware

Restoration of the integrity of the Alpine Visitor Center building is recommended wherever possible for all potential treatments but must also balance the need to accommodate new uses, functions, and technologies to future-proof the building against obsolescence.

EXISTING CONDITION ASSESSMENT, TREATMENT, AND USE

The Executive Summary in the 2018 Condition Assessment indicated that the following items were significant deficiencies:

- A current survey is needed to better assess/design site accessibility issues
- The guardrail at the southeast viewing patio is failing and in need of replacement
- The addition of a ventilation system is needed by code, however, the design and installation should be considered carefully with preservation standards
- Replacement of the heating system, piping, and baseboards
- Sanitary lines back up annually. The cause and possible replacement should be considered and costs are included in the estimate and spreadsheet
- Domestic supply piping replacement should be considered and is included in the estimate and spreadsheet as well. Alternative routing to the existing condition (under the slab) is possible but needs study. Costs for under-slab replacement is included



Figure 1-29. The Alpine Visitor Center was the focus of a 2018 Comprehensive Condition Assessment, which is referenced in this Preservation Plan. A summary of the findings of the 2018 Assessment is included in this report. The detailed condition assessment is available in the Appendix. (source: Brian Rich, 2021)

- Repair the three deteriorating concrete and steel piers at the patio to make sure that the patio remains properly supported
- Once the initial work is complete on the corroding patio steel framing members, it will be important to add a monitoring program to the list of annual maintenance items to ensure the longevity of the materials and the safety of the occupants
- Electrical service disconnect is needed on the exterior of the building to meet NEC code requirements
- Lighting fixtures throughout the building are primarily fluorescent which are antiquated, inefficient, and contain toxic material. It is recommended that all fixtures are retrofit/replaced with an LED equivalent
- Emergency lighting throughout the building is very minimal and does not meet the code. There is no emergency lighting on the exterior of the building to provide illumination of the exit discharge
- Overall ABAAS deficiencies as outlined, particularly those relating to egress, pose a risk to NPS both for the visitors and employees

Refer to the copy of the 2018 Comprehensive Condition Assessment (in the Appendix) for further information.[1]

1 Anderson Hallas Architects. *Alpine Visitor Center Comprehensive Condition Assessment. Rocky Mountain National Park. Task Order # P17D02322*. (Denver, CO: National Park Service, 2018), 6.



Figure 1-30. The Alpine Visitor Center's modern Mission 66 design appears rustic because it is accentuated by rustic exterior materials and features such as the locally sourced irregular quarry stone and logs. (source: Brian Rich, 2021)

PHYSICAL DESCRIPTION

OVERALL DESCRIPTION

The Alpine Visitor Center faces northwest and is a one-story Park Service Modern building situated south of the large parking lot for the complex. The building measures 139'-2" by 48'-0". For purposes of this report, the northwest side of the building facing the parking is referred to as the north elevation.

The steel-frame and concrete building rests on a reinforced concrete spread footing foundation with reinforced concrete columns, 10x12 wood beams purlins, and the main floor slab supported on bar joists. Above the floor slab, the columns are typically wide flange steel sections with cement plaster fireproofing and wood cladding. Light wood-framed walls clad with uncoursed fieldstone infill between the columns and beams. It has a cross-gabled roof with exposed rafter ends and wood shingle roofing. The roof features a grid of peeled logs which offer extra weight against uplift from high-velocity winds. Roof flashing includes copper and painted steel flashing. The building exterior includes a mixture of uncoursed locally supplied fieldstone veneer with dark gray mortar, wood-framed glass walls, and T 1-11 plywood painted dark brown. All exposed wood on the exterior of the building is painted dark brown.

During the winter season, the windows are covered with plywood shutters that slide into wood slots on each side of the opening. The plywood shutters are not weather-tight but provide primary protection against winter weather. Originally, the plywood shutters were held in place with removable wood stops at all windows.

2.1 William C. Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park.* (Denver, CO: WC Muchow & Associates, Architects, 1962), 2-8.

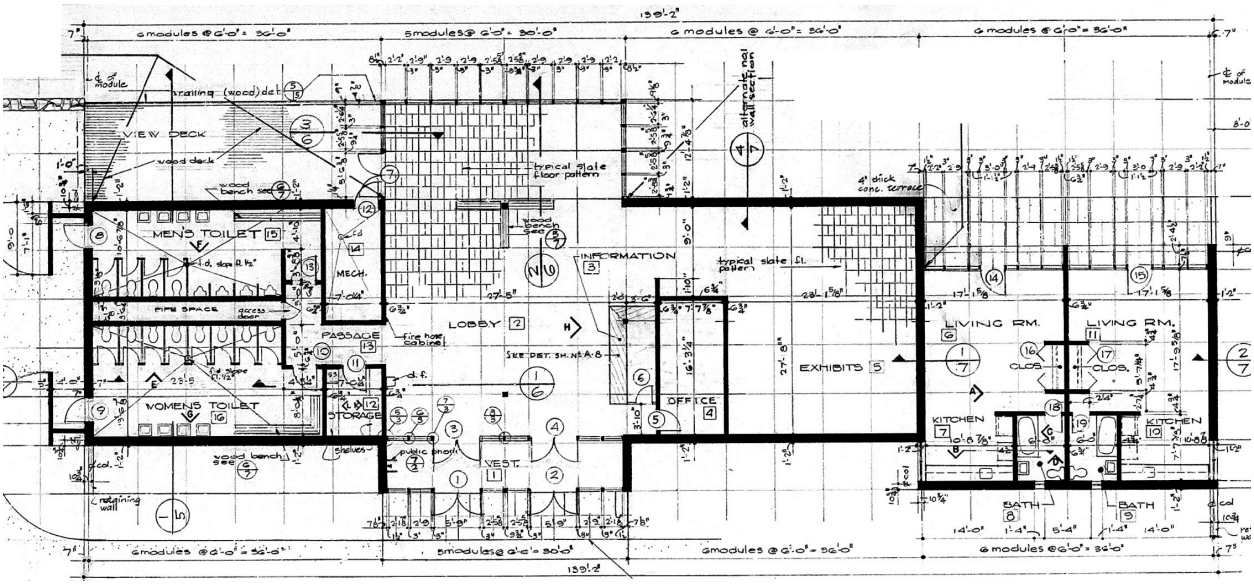


Figure 1-31. The floor plan of the Alpine Visitor Center is divided into four sections (from left to right): the restrooms, main lobby, exhibit space, and the apartments (now the office and medical clinic). The plan follows a rigid 6'-0" planning module in both directions which extends down to the slate flooring pattern, windows, columns and wall locations. (source: Muchow, 1962)

PLAN CONFIGURATION

The plan configuration of the building consists of a cruciform shape with the long axis of the building stretching east-west and the shorter cross-axis oriented to the north-south. The plan is developed on a 6'-0" grid in both directions.

There is an additional volume on the west end that is slid off the main axis to the north. The building is divided into four sections: The eastern section (restrooms), the center section (lobby and primary viewing space), the western section (exhibition space), and the offset western section (park staff offices and the medical clinic).

The eastern-most section of the building contains public restrooms with interior and exterior access. Dark brown, wood-framed plywood wind walls extend from the corners of the building and shield each restroom entry door. Between these restrooms and the center's front door, located on the small grassy lawn north of the building, a concrete sign identifies the Alpine Visitor Center as a Department of the Interior, National Park Service property.

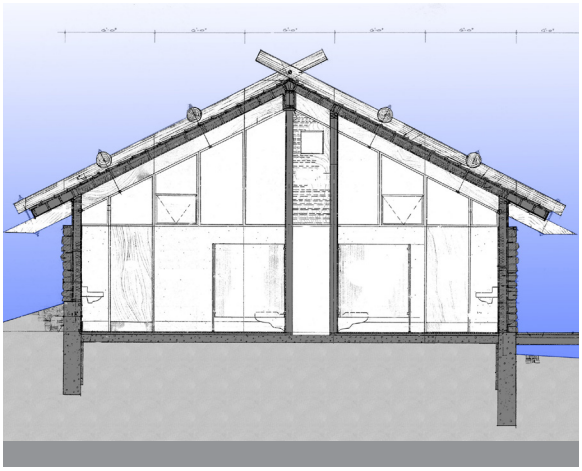


Figure 1-32. The section of the Alpine Visitor Center reveals the slab-on-grade construction with clear-spanned open spaces and the peeled log lattice on the roof. (source: Muchow 1962)

The center section of the cruciform shape forms the short cross axis of the building and contains the primary observation spaces, Ranger desk, lobby, and entry doors. The cathedral-ceilinged

center section is accessed through the primary entrance with two pairs of aluminum and glass double doors. These doors are centered within a wood-framed curtain wall of fixed, one-light windows in a projecting volume. This entry has a dramatic, front-gabled roof with overhanging eaves and offers access to a lobby with a large, wood, three-sided information desk.

The western section of the cruciform plan contains the exhibit space on the interior and features no window openings. The offset western-most part of the building is offset to the north from the building's main axis but maintains the 6'-0" planning module. This part of the building currently houses two large rooms: one used as park staff offices and break room, and the other functions as a small two-bed medical clinic.

BUILDING ELEVATIONS

While each elevation has unique features, the typical infill wall system is generally consistent around the building. Below the roof beams, the wall is constructed of 2x6 wood stud framing with approximately 3 ½ inch thick fiberglass batt insulation and painted drywall on the interior side. Typically, the exterior face of the framing is aligned with the planning module, forcing the structure off the planning module to the interior. On the exterior side, the walls are sheathed with ¾ inch fiberboard, air gap, and stone cladding. Overall exterior wall thickness is 1'-2" with the stone cladding. The exception to this typical lower wall is the south elevations of the Rangers' office and medical clinic. This wall is constructed similar to the window walls and gable end in other areas of the building. These walls typically consist of wood 2x6 framing with fiberglass insulation, interior painted drywall, and T 1-11 plywood exterior siding. The window assemblies consist of built-up dimensional lumber to create a multi-layered appearance. The vertical mullions are hollow in the middle, contributing to the inadequate structural strength to resist lateral wind forces.



Figure 1-33. This detail view of the north elevation illustrates the uncoursed fieldstone wall cladding and the roof assembly with brown-painted beams, cedar shingle roofing, and logs. (source: Brian Rich, 2021)

The north elevation is the primary facade of the building. The composition of the south elevation mirrors the north elevation. The cruciform shape of the primary volume is divided into three sections with the eastern and western sections featuring wood-framed walls clad with uncoursed fieldstone. The center section is punctuated with a tall wood-framed gable end window wall from the ground up to the structure. The window wall includes two sets of double doors which have been replaced with aluminum full light doors. The western offset section of the building, at the west end, encloses the park staff offices and medical clinic. Similar to the restroom and exhibit space sections of the building, the office/clinic section is clad with uncoursed fieldstone up to the eaves. The exposed wood roof structure above is painted a dark brown color, typical of the building. A north-facing pair of windows appear at the eastern

2.2 Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park*, 2-8.

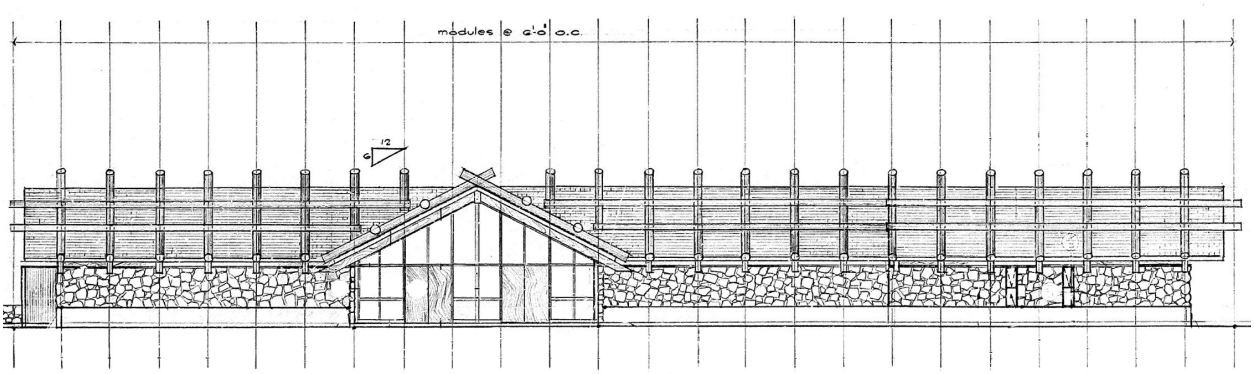


Figure 1-34. The north elevation of the Alpine Visitor Center is punctuated by the glass wall at the cathedral-ceilinged main lobby space. The east and west sections of the elevation indicate the private and light-controlled spaces with materials that blend into the landscape merging Park Service Modern style with the NPS Rustic style character. (source: Muchow, 1962)

edge of this final facade bay. A third window faces east and looks toward the front doors. These three narrow, one-over-one, fixed pane, opaque windows feature dark brown plywood kick-boards. Along the eaves and gable end of the north elevation, fire sprinkler pipes and conduits are installed on the exterior of the building.

The east elevation of the visitor center features the uncoursed fieldstone cladding up to the eaves. Above the stone, the gable end wall is a window wall with single glazed wire glass held in place with wood stops. There are two aluminum awning windows and a large louver set into the window system. The east side of the building features two exterior hollow metal door and frame entries for the restrooms. 7'-0" wood-framed, and T 1-11 plywood clad windbreak walls enclose the restroom entries on two sides.

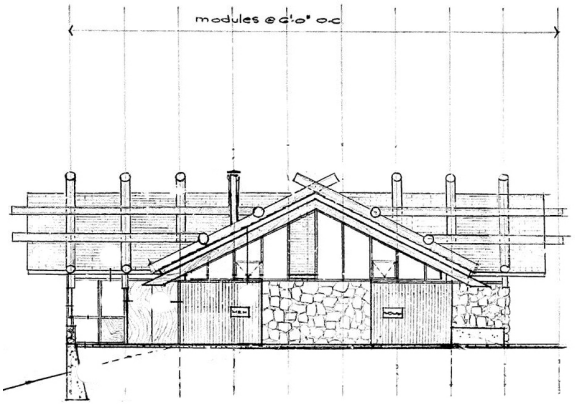


Figure 1-35. The east elevation of the Alpine Visitor Center is characterized by the blend of the NPS Modern style windows and NPS Rustic style materials. (source: Muchow, 1962)



Figure 1-36. On the east side of the observation area, the outdoor observation deck offers unfettered views of the cirque. The railing at the edge of the deck is a non-historic inappropriate alteration (source: Brian Rich, 2021)

2.3 Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park*, 2-8.

On the south elevation of the visitor center, an outdoor viewing deck is accessible from the plaza east of the building. This outdoor viewing deck can also be accessed from doors out of the interior observation area of the Visitor Center. The eastern section of the building containing the restrooms wing is accessible from the east plaza as well. The south elevation of the restroom wing features no windows and an uncoursed fieldstone veneer. The concrete terrace south of the restroom wing of the cruciform building configuration provides access to egress doors at the center section of the building.

The center section of the south elevation is the primary indoor observation space. It projects out over the edge of the cirque supported by the concrete column structure under the floor. The space under the floor is open to the weather revealing the sloping terrain. The walls of the projecting end of the cruciform's short axis consist of a built-up wood-framed window system running from the floor to the structure above. The glazing is held in place with wood stops typical of this building, and plywood shutters slide into slots at the edges of the windows for winter protection.



Figure 1-37. The observation area projects out over the edge of the cirque permitting sweeping views through the full height window wall. (source: Brian Rich, 2021)



Figure 1-38. On the west side of the observation area, the office and clinic (left) are accessed by a door into the exhibit area but visually screened with the non-historic buttress wall. (source: Brian Rich, 2021)

To the west of the observation space, the south elevation of the exhibit space is a solid stone wall with no penetrations. At the southwest corner of this section is a painted hollow metal



Figure 1-39. The south elevation of the clinic looks out over the cirque through the wood framed window system. Note the knee walls below the windows and the roof assembly as well. (source: Russell Holter, 2021)

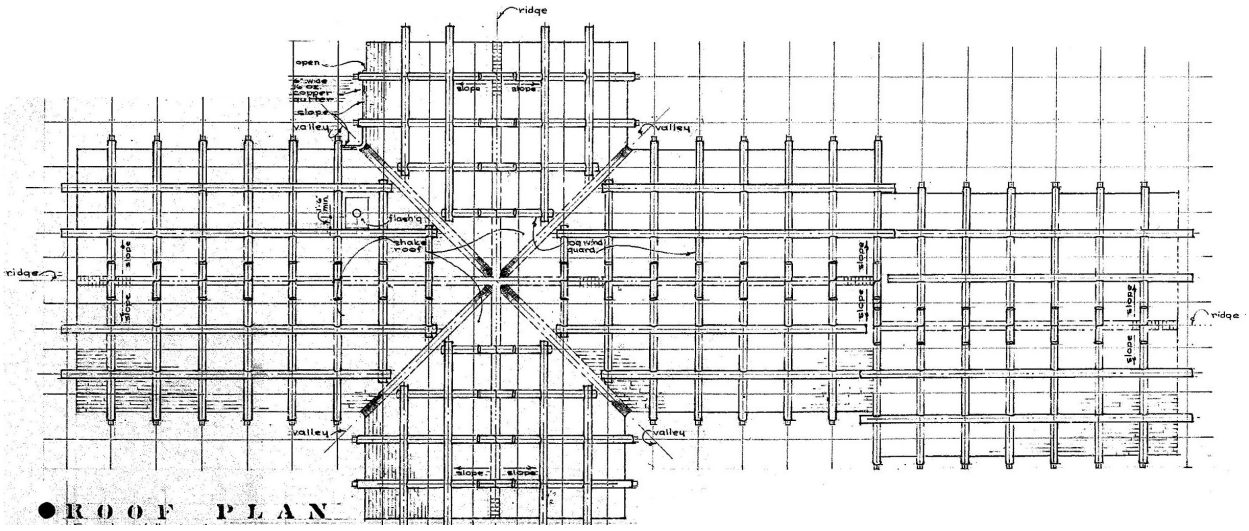


Figure 1-40. The floor plan of the Alpine Visitor Center is divided into four sections (from left to right): the restrooms, main lobby, exhibit space, and the apartments (now the office and medical clinic). The plan follows a rigid 6'-0" planning module in both directions which extends down to the slate flooring pattern, windows, columns and wall locations. (source: Muchow, 1962)

door providing emergency egress and access to the office and clinic. A projecting buttress-like uncoursed fieldstone-clad wall, added after the original construction in 1965, separates the offices and clinic from the public viewing area.

Further west, the office/clinic section of the south elevation is stepped back from the main building and consists of a wood-framed window wall system similar to the central observation space. This area is different from the rest of the building, however, in that the knee walls below the windows are infilled with insulated 2x4 and plywood panels rather than glass. In addition, the office/clinic walls have small awning-type wood sash windows. There is one wood door with a half-light of glass into each space with a screen door on the exterior. Between the office and the clinic, there is a projecting wood-framed privacy wall clad with T 1-11 siding. A private concrete patio extends to the south for access and outdoor use of the park staff. All of the exposed wood materials on the Alpine Visitor Center are painted dark brown except the peeled logs on the roof, which are uncoated.

The western elevation of the visitor center features the uncoursed fieldstone cladding up to the eaves. Above the stone, the gable end wall is clad in T 1-11 plywood siding. There are no windows on the west elevation. At the north end of the west elevation, there is an oversized hollow metal door with a half-light window providing access to the clinic and the ability to move gurneys in and out. This hollow metal door infilled an existing window but did not require modifications to the stone cladding.



Figure 1-41. The detail photo of the roof and log lattice replacement during the construction phase of the project is included in the 2008 As-Built drawings and illustrates the intersection and fastening of the peeled logs on the roof. (source: BDL, 2007)

ROOF

The roof of the Alpine Visitor Center is a cruciform-shaped cross gable configuration with a 6:12 slope. The main visitor space and observation space form the short north-south cross-axis, while the restroom wing and exhibit space wing form the long east-west axis. In addition, the offset building section for the office and clinic is also oriented in the east-west direction.[2.4]

The roof is covered with cedar shingles with approximately a 10-inch exposure with copper valley flashing, dark brown prefinished sheet metal edge flashing, and brown painted sheet metal gutters and downspouts at select locations over doorways. The roof is framed with 2x6 spanning over the top of the 10x12 purlins with 4 inch thick batt insulation and drywall on the interior covered by rigid insulation and 12x12 adhered acoustic ceiling tiles. There is no venting of the roof assembly. At the eaves, the cedar shingle roof extends 2'-0" beyond the exterior walls, and the purlin tails extend a total of 4'-0" outside the exterior walls. The bottom edges of the purlins are cut horizontally, resulting in a sharp pointed end of the beam. The gable end roofs extend 4'-7" out from the planning module grid-line. The soffits at all roof overhangs are covered in rough-faced plywood, leaving only the 10x12 roof purlins exposed to view. In several locations, the tapered ends of the roof purlins have been cut off perpendicular to the slope of the roof.[2.5]

On top of the roof is a grid of 1'-0" diameter logs. The lowest level of "vertical" logs running up and down the roof slope is set directly on the roof shingles and strictly follow the 6'-0" planning module of the building. At the ridge, these vertical logs are halved and bolted together. At the eave, the vertical logs extend 8 inches

2.4 Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park*, 2-8.
2.5 Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park*, 2-8.



Figure 1-42. The interior of the Alpine Visitor Center features green slate floors. White walls and ceilings contrast with the wood and wood-clad steel beam cathedral ceiling framing. (source: Russell Holter, 2021)

beyond the edge of the shingles to permit them to be bolted through the roof purlins. There are two rows of horizontal logs running across the slope of the roof also following the 6'-0" planning module, though they are offset by one half of a module and extend approximately 1'-0" out from the gable ends of the roof. These are notched to match the radius of the vertical logs and are bolted down to the vertical logs.[2.6]

There are several rooftop accessories on the building, including several small satellite dishes, a weather station, plumbing vents, solar panels, ventilators, exhaust flues, lightning conductor rods and cables, and antennae. The vast majority of the rooftop accessories are located on the south side of the roof.

2.6 Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park*, 2-8.



Figure 1-43. This detail view of the ceiling above the rangers desk and cashier station illustrates the accumulation of non-historic building elements on the ceiling. (source: Russell Holter, 2021)



Figure 1-44. The exhibit area also features green slate flooring and contrasting ceilings and beams. Dark colored walls in the exhibit area allow for the exhibits to be highlighted. (source: Russell Holter, 2021)

ALPINE VISITOR CENTER INTERIOR

Reflecting its Park Service Modern style and visitor center form, this building features an open plan interior with cathedral ceilings and a spacious lobby. The building possesses a distinct division between public and private spaces. The public spaces include the main body of the visitor center that houses the lobby, information desk, exhibit room, small bookstore, outdoor viewing terrace, and restrooms. The private spaces include the park staff offices/break room and a small medical clinic.[2.7]

The wood-wrapped structural steel framing and solid wood purlins are the most prominent feature of the interior and define the cathedral ceilings in the three public sections of the building. To the east, off the lobby, there are two hallways leading toward the restrooms: women (north) and men (south). The northern hallway also offers access to the utility room that contains heating and fire protection systems. An identical door on the southern hallway leads to a much smaller storage room. There is an observation area south of the information desk. The outdoor viewing terrace is accessed through the double aluminum and glass doors in the east wall of the observation area. The Rocky Mountain Conservancy retail store occupies the southwest corner of the observation space and a portion of the exhibition area. Separated from the exhibit area with an 8'-0" high wall, it features wood shelves and a wood cashier desk attached to the information desk. The exhibition space is west of the lobby and features Native American history, ethnobotany, ecology, and wildlife exhibits. The exhibitions include a central diorama, large color photographic panels on the walls, and several smaller display cases.[2.8]

2.7 Anstey, *NRHP, Registration Form: Fall River Pass Historic District.*, 4.
2.8 Anstey, *NRHP, Registration Form: Fall River Pass Historic District*, 5.



Figure 1-45. The central feature of the exhibition area is this diorama of an animal pouncing on its prey. (source: Russell Holter, 2021)



Figure 1-46. The clinic is equipped with two beds and medical supplies for minor injuries visitors may incur while on site. A helipad is available to medivac visitors with serious injuries. (source: Russell Holter, 2021)

FLOORS

Interior finishes in the public spaces are generally consistent. The flooring in all of the public areas of the visitor's center is 2 inch thick mortar-set green slate assembly. The slate is cut to 18 inch square units matching such that there are four units in each 6'-0" planning module. There are further subdivisions of the slate into 9 inch x 18 inch units in a checkerboard pattern. The restroom floors are a 2 inch thick mortar-set gray-brown quarry tile assembly throughout. The offices and clinic are vinyl composition tile over a 6 inch concrete slab on grade, and the mechanical rooms are bare concrete floors.[2.9]

The flooring in offices and medical clinic is vinyl composition tile over a 6 inch concrete slab-on-grade.

2.9 Muchow, *Plans for Alpine Visitor Center, Fall Road Pass, Rocky Mountain National Park*, 2-8.

WALLS

The interior walls are generally constructed of 2x4 wood framing with drywall with acoustical insulation in most places. In the restrooms, there is a combination of thin-set cream and white ceramic tile on the lower half of the walls with drywall above. The walls of the Rocky Mountain Conservancy's shop have blond-colored slot wall display panels with red oak trim. Access to interior spaces is provided via painted hollow metal doors and frames with US26D bushed chrome or US32D brushed stainless steel ADA compliant hardware.

The interior walls of the office and medical clinic are also framed with 2x4 wood studs with drywall and rubber base.

CEILINGS

The ceilings in the public spaces are painted drywall with a layer of rigid insulation (of unknown thickness) and adhered 12x12 acoustical tile. The ceilings in the restrooms are white-painted drywall with four-foot-long pendant fluorescent light fixtures. The solid wood 10x12 roof purlins project below the ceiling and are painted brown. The building's primary structural beams are wrapped with reinforcing mesh, 1 inch thick sand plaster, and 1 ½ inch thick rough sawn fir and painted brown to match the solid wood purlins.

At the office and medical clinic there are cathedral ceilings, similar to the public spaces, with brown-painted solid wood purlins and wood-clad beams and pendant hung four-foot-long fluorescent light fixtures. The ceiling surfaces between the beams consist of white painted drywall and 2x6 wood joists with batt insulation ceiling assembly.



Figure 1-47. The interior of the main visitor space includes the Ranger Station desk, furnishings, and retail display space. (source: Russell Holter, 2021)

INTERIOR FURNISHINGS

In the public spaces of the lobby and exhibit area, there are numerous benches and couches for resting, display units for the Rocky Mountain Conservancy shop, and a large information desk. This information desk serves as both the Park Service ranger desk and cashier station for the Rocky Mountain Conservancy and appears to be at least the fourth version of an information desk at the Alpine Visitor Center.[2.10] The three-sided desk was built around 2000[2.11] and is constructed of blond wood veneer panels and dark terra cotta colored plastic laminate. The interior furnishings are an inconsistent collection of refined casework, rough hewn seating, and retail display areas inconsistent with the interior character of the building.

2.10 The first desk was designed and installed with the 1965 construction. The second desk was constructed in 1973. (Robert P. Schone, *United States Department of the Interior Requisition 6660-7926-755.* Larimer County, CO.: National Park Service, 1973.) A third desk shows in the 2000 demolition drawings. (Roybal Corporation (The), architects, *Alpine Visitor Center and Trail Ridge Store Improvements.* (Denver, CO: National Park Service, 2000), 5.)

2.11 Roybal, 5.

TREATMENT RECOMMENDATIONS

The recommended primary treatment approach for the Alpine Visitor Center is **Rehabilitation** because of the ability to change use of specific spaces. Within this approach, it is recommended to preserve and restore the four key character defining features of the building. The white cathedral ceilinged space with contrasting dark brown structure in large public spaces and wood framed curtainwalls are recommended to be preserved and restored. However, where functional, operational, and visitor experience requirements dictate, spaces may be changed to new compatible uses.

Restoration is recommended for interior spaces that suffer cumulative degradation of integrity due to added building systems equipment, pipes, conduits, and other items that detract from the perception of the character defining spaces. The exact scope for each level of intervention requires further definition and coordination with the design team.

National Park Service definitions for each Treatment Approach are included in the Glossary in Appendix C.

Both the office and medical clinic have unique aspects as well. Both spaces have kitchenettes, but only the office has a refrigerator. Both spaces have restrooms with toilets and sinks, though the office restroom has the added benefit of a shower, whereas the clinic restroom has been adapted to meet ADA requirements. Finishes in the restrooms include vinyl composition tile flooring, epoxy painted drywall walls, and ceilings. The clinic has suspended privacy curtains around the two patient beds. The door connecting the office and clinic is wood-framed solid core wood door, which is painted brown with US26D bushed chrome or US32D brushed stainless steel ADA compliant hardware.

MECHANICAL AND ELECTRICAL

Within the visitor center, there are several exposed mechanical and electrical systems, including fin tube radiant heating units, fire sprinkler pipes (the building is fully fire sprinklered), suspended track lighting for the retail and exhibition spaces, power and communications conduits, fire alarms, CCTV (Closed Circuit Television) camera wires, and pendant area lighting fixtures.

Exterior
Substructure
Foundations

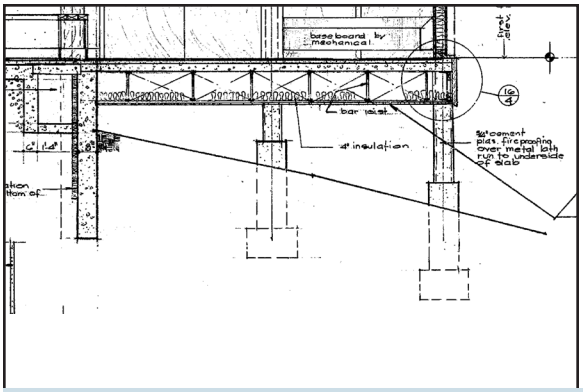
Original Configuration or Feature

Original Configuration or Feature: Reinforced concrete thickened slab edges at perimeter of building and columns. Column footings are also reinforced concrete.

Original feature extant? Yes.

2021 Configuration or Feature

The concrete foundations have not been altered since their original construction in 1962.





Treatment Recommendations

Preservation & Restoration: Where concrete foundations are deteriorated due to spalling or cracking, complete material sampling and analysis to determine composition of compatible in-kind replacement materials. Coordinate with structural engineer for repair requirements. Remove concrete around all reinforcing leaving a minimum of 1 inch to 1 1/2 inch space. Clean, prep and coat exposed reinforcing with epoxy paint. Form and place in-kind concrete to match original form and shape. Preserve and repair cement plaster fireproofing on all steel columns (above footings). If deteriorated, complete material sampling and analysis to determine composition of compatible replacement materials. Remove and replace in kind with new lath and cement plaster.

Rehabilitation: If corroded reinforcing is too deteriorated to achieve required structural performance, remove all deteriorated reinforcing and concrete slab in the deteriorated area. Dowel in new reinforcing and replace concrete slab. Consider use of epoxy coated reinforcing.

Exterior

Substructure

Floor Slab

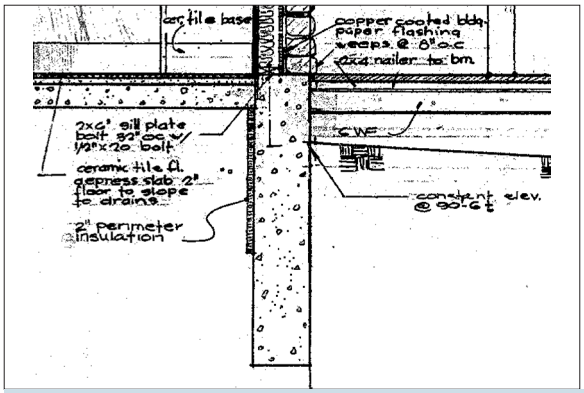
Original Configuration or Feature

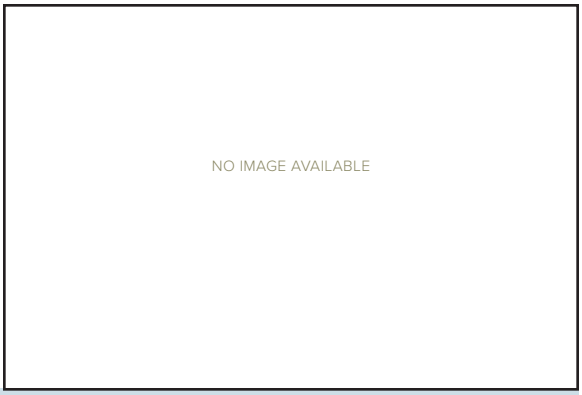
Original Configuration or Feature: Reinforced concrete thickened slab edges at perimeter of building and columns. Column footings are also reinforced concrete.

Original feature extant? Yes.

2021 Configuration or Feature

The concrete foundations have not been altered since their original construction in 1962.





Treatment Recommendations

Preservation & Restoration: Where concrete floor slabs are deteriorated due to spalling or cracking, complete material sampling and analysis to determine composition of compatible in-kind replacement materials. Coordinate with structural engineer for repair requirements. Remove deteriorated or loose concrete leaving a minimum of 1 inch to 1 1/2 inch space around all reinforcing. Clean, prep and coat exposed reinforcing with epoxy paint (replace reinforcing per structural engineer's requirements if severely corroded). Verify that membranes and underlayment systems for the slab are intact; repair if required. Form and place in-kind concrete to match original form and shape.

Rehabilitation: If corroded reinforcing is too deteriorated to achieve required structural performance, remove all deteriorated reinforcing and concrete slab in the deteriorated area. Dowel in new reinforcing and replace concrete slab. Consider use of epoxy coated reinforcing.

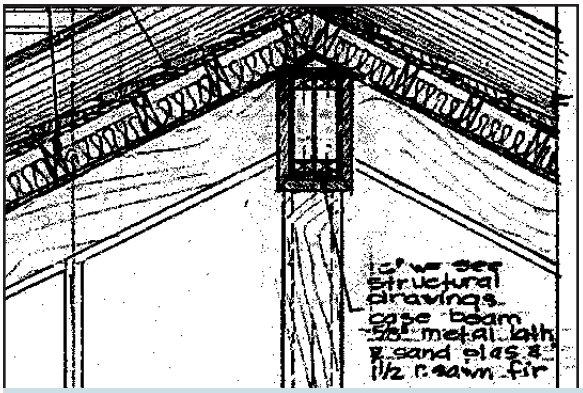
Where floor slab work may impact slate flooring, document location of each piece of slate flooring and mark slate unit. Gently remove slate and mortar bed to access concrete slab. Protect adjacent slate from damage. Reinstall original material on new in-kind mortar bed.

Exterior
Superstructure
Steel Columns and Beams

Original Configuration or Feature

All steel is wrapped with metal lath and covered with 5/8 inch to 3/4 inch of cement plaster fireproofing. Structural steel wide flange columns and beams are embedded in the walls or wrapped with rough sawn solid fir boards over the plaster fireproofing.

Original feature extant? Yes.



2021 Configuration or Feature

The structural steel frame of the building has not been altered since its original construction based upon available drawings. The steel structure is concealed behind the walls and wood cladding on the steel beams and is not directly visible.



Treatment Recommendations

Preservation & Restoration: Preserve and maintain rough sawn wood cladding around steel columns and beams. For minor deterioration, recoat wood to match existing colors, rather than more extensive repair, to preserve existing historic building materials. Recommend recoating entire member rather than a patch for consistent appearance. For significant deterioration, replace wood with in-kind species, cut, surface texture, and match profile of mitered corners. Install wood repairs with matching finishing nails and coat to match as described above. Preserve and repair cement plaster fireproofing on all steel columns (above footings). If deteriorated, complete material sampling and analysis to determine composition of compatible in-kind replacement materials. Remove plaster and lath and replace in kind with new lath and cement plaster.

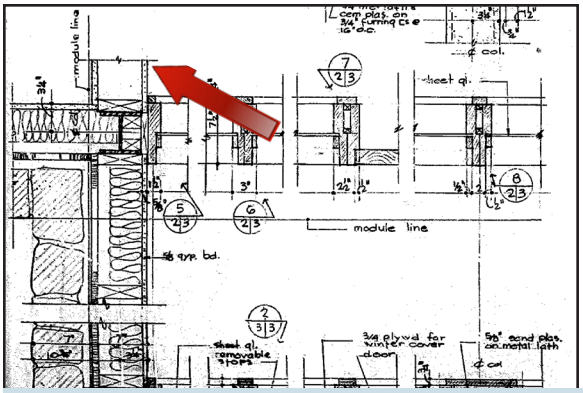
Rehabilitation: Consider installation of seismic or lateral force bracing between steel framing elements. Conceal steel framing to match existing white wall surfaces or historic wood paneling surfaces.

Exterior
Superstructure
Steel Columns and Beams

Original Configuration or Feature

Steel columns are embedded in the wood framed walls and window systems in specific locations, following the 6'-0" planning module.

Original feature extant? Yes.



2021 Configuration or Feature

Steel columns remain embedded within the wall construction and are not visible.

NO IMAGE AVAILABLE

Treatment Recommendations

Preservation: Where structural steel is concealed by wood framed wall, maintain and preserve wall enclosure to prevent weather intrusion and deterioration of the steel components.

Restoration: If structural steel is deteriorating, remove wall around the column to access for repairs. Recommend removal of interior wall materials (drywall and batt insulation) prior to exterior wall materials (stone and wood siding) to preserve existing exterior appearance. Remove deteriorated fireproof stucco. If deteriorated, complete material sampling and analysis to determine composition of compatible in-kind replacement materials. Remove plaster and lath and replace in kind with new lath and cement plaster.

Rehabilitation: Consider installation of seismic or lateral force bracing between steel framing elements. Conceal steel framing to match existing white wall surfaces or historic wood paneling surfaces.

Exterior

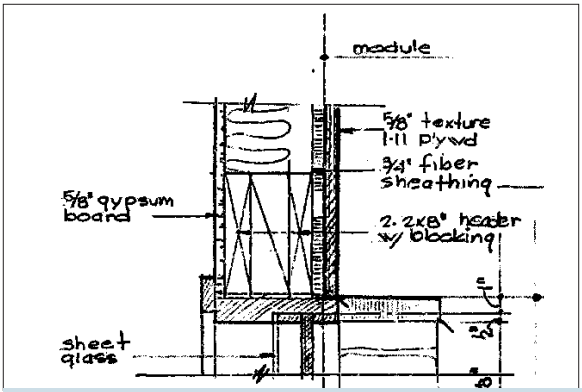
Superstructure

Wood Framed Walls

Original Configuration or Feature

The exterior walls are designed with an overall thickness of 1'-2" with 2x6 wood framed infill walls in between columns and under beams. Double 2x8 headers with infill blocking are installed at windows and doors. The stud wall framing is infilled with batt insulation and covered on the interior with 5/8 inch drywall. Stone and wood cladding is addressed below.

Original feature extant? Yes.



2021 Configuration or Feature

Wood framed drywall-clad walls are generally in the same configuration as the original construction.

NO IMAGE AVAILABLE

Treatment Recommendations

Preservation or Restoration: Preserve and maintain existing wood wall framing. Where deteriorated, replace wood framing in-kind, matching species, size, shape, spacing, and other characteristics and physical properties of the existing framing. Repairs should match original framing techniques and new materials introduced should be differentiated from original materials. Remove deteriorated batt insulation where required and inspect framing for related deterioration. Replace batt insulation in-kind, matching material and thickness. Repair and replace gypsum board drywall in-kind, patch joints and surface deterioration and coat to match existing texture and color of adjacent wall surfaces. Recoat wall surfaces for full width and height for consistent appearance.

Rehabilitation: In addition to the considerations above, consider replacing interior drywall with plywood shear wall systems to meet seismic and lateral force requirements. Consider replacing insulation with mineral wool, rigid foam, or spray foam insulation to mitigate potential moisture damage. Carefully consider venting due to potential snow infiltration. Continued matching of wood framing systems is recommended to prevent differential performance in terms of seismic resistance as well as structural and thermal performance.

Exterior

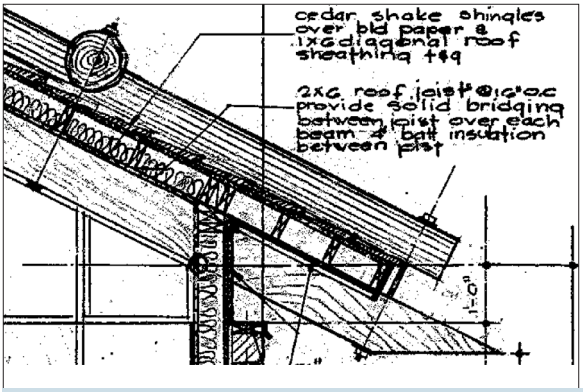
Superstructure

Roof Framing

Original Configuration or Feature

The roof framing consists of 2x6 roof joists at 16 inches on center running across the slope from beam to beam with 1x6 diagonal tongue and groove wood sheathing. The insulation is 4 inch thick batt insulation. No venting appears to have been provided for the roof, though there is a cavity above the insulation.

Original feature extant? Yes.



2021 Configuration or Feature

Roof framing is not significantly altered except in locations of new roof-mounted equipment.

NO IMAGE AVAILABLE

Treatment Recommendations

Preservation or Restoration: Preserve and maintain existing wood wall framing. Where deteriorated, replace wood framing in-kind, matching species, size, shape, spacing, and other characteristics and physical properties of the existing framing. Repairs should match original framing techniques and new materials introduced should be differentiated from original materials. Remove deteriorated batt insulation where required and inspect framing for related deterioration. Replace batt insulation in-kind, matching material and thickness. Repair and replace gypsum board drywall in-kind, patch joints and surface deterioration and coat to match existing texture and color of adjacent wall surfaces. Recoat wall surfaces for full width and height for consistent appearance.

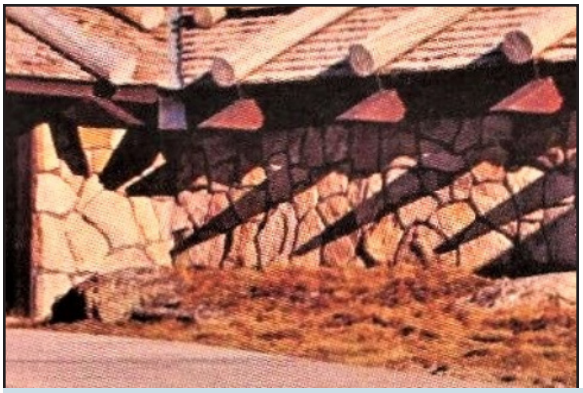
Rehabilitation: In addition to the considerations above, consider replacing interior drywall with plywood shear wall systems to meet seismic and lateral force requirements. Consider replacing insulation with mineral wool, rigid foam, or spray foam insulation to mitigate potential moisture damage. Carefully consider venting due to potential snow infiltration.

Exterior
Enclosure
Stone-Clad Wall System

Original Configuration or Feature

The stone cladding was designed to be approximately 6 inches thick and was laid out in a random uncoursed pattern of locally sourced fieldstone. Stone is typically angular, natural shapes with tight fitting joints. The mortar is a dark gray color with course aggregate.

Original feature extant? **Yes, but altered in some locations.**



2021 Configuration or Feature

The original extant uncoursed fieldstone cladding and mortar is extant with minimal alteration. Inappropriate mortar repairs have been undertaken in some locations such as adjacent to the door at the outdoor observation deck (indicated by the red arrow) where there are excessively wide mortar joints and poorly color matched mortar.



Treatment Recommendations

Preservation & Restoration: Where stone materials are deteriorating, replace in-kind with locally sourced materials, properly bedded, and fully grouted in place. Confirm local sources of stone are available. Stone units should be angular, tight fitting, and in the same size range as existing stone (green checkmark) as compared to the smaller, widely spaced, rounded stone repair adjacent to the Observation Deck door in the above-right photo (red "X"). Coordinate with structural engineer for repair requirements to properly anchor stone units. Remove deteriorated or loose mortar. Clean, prep, and install in-kind matching mortar (as noted below), matching width of joints.

Rehabilitation: Document stone locations and orientation, label and record location of each stone unit. Disassemble stone wall systems after documenting all stone locations. Reassemble stone cladding over new wall sheathing and weather barrier, with masonry anchors to hold stone in place and in-kind matching mortar (as noted below).

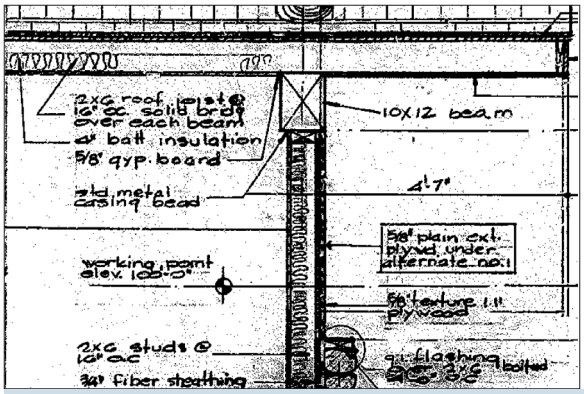
Matching mortar: Where mortar is deteriorated, complete material sampling and analysis to determine composition, aesthetic and physical properties of compatible in-kind replacement materials. Match the internal color of the existing mortar after aging; match the existing surface texture; match the material components (sand, lime, cement, aggregates, colorants, etc.) and mix ratios of components; match physical properties, including compressive strength, water absorption, and other physical properties; match sizes, shapes, and colors of aggregate in quantity and ratio; match full depth color of existing mortar. Where repointing, joints should be raked out a minimum of 3x the width of the joint to sound material. Do not overfill joints to prevent the appearance of wider joints.

Exterior
Enclosure
Wood-clad Wall System

Original Configuration or Feature

T1-11 plywood siding was utilized as an exterior cladding material including gable end walls and the windbreak walls at the east exterior restroom entries.

Original feature extant? Yes.



2021 Configuration or Feature

Original T1-11 siding remains in original locations. Some low wall areas have been subject to animal intrusion and have been covered with wire mesh as a deterrent.



Treatment Recommendations

Preservation & Restoration: Preserve and maintain existing historic wood siding materials. For minor deterioration (such as cracks less than 1/8" wide, wanes less than 1/4" wide, rot or animal damage less than 16 square inches), recoat wood siding to match existing colors, rather than more extensive repair, to preserve existing historic building materials. Recommend recoating entire wall area rather than a patch for consistent appearance. For significant deterioration (such as wide cracks, splits, checks, rot over 16 square inches, holes of any size, etc.), replace wood with in-kind species, cut, surface texture, and match profile of existing wood siding. Removal of trim pieces and other adjacent construction may be required to properly weatherproof the building envelope. To preserve historic appearance where animal damage has led to deterioration of siding materials, remove siding and related trim pieces and install rodent barrier. Reinstall siding and trim over rodent barrier in original configuration; recoat to match existing surfaces. Paint analysis recommended to confirm original colors for restoration treatment.

Rehabilitation: Consider installation of sheet metal paneling matching the siding appearance over the replaced wood siding for the lower part of the wall. See Appendix for potential materials to consider. Paint to match siding.

Preventive measures to stop damage from rodents eating wood can include: Metal barriers over the wood (minimum 24 gauge galvanized steel sheet metal, 14 gauge sheet metal grills, 16 gauge galvanized hardware cloth, and 18 gauge aluminum sheet metal), patch or cover all holes greater than 3/4" in any dimension with matching mortar, copper wool or cover with sheet metal. Extend protection a minimum of 36" below grade to prevent burrowing. Rodent deterrent coatings may also be used. See the NPS Rodent Exclusion Manual for additional guidance.

Exterior

Openings

Window Walls

Original Configuration or Feature

Built up dimensional wood lumber mullions and stops. The species and grade of the wood mullions and stops is not known. The glazing is 1/4 inch thick plate glass.

Original feature extant? Yes.



2021 Configuration or Feature

The window wall systems at the lobby and observation areas appear to be largely original materials with minimal modifications. One modification appears to be the addition of sheet metal flashing at the sills of the windows.



Treatment Recommendations

Preservation & Restoration: Preserve and maintain existing window wall systems with regular recoating of exposed wood surfaces and replacement of sealants around glass units. Complete wood and coating testing and analysis to support in-kind repair and replacement of materials and finishes. Check for deterioration under metal flashing due to potential trapped moisture. Where deteriorated, replace wood framing in kind, matching species, size, shape, spacing, and other characteristics and physical properties of the existing framing. Match original framing techniques and configuration on any repairs. Differentiate new materials from original materials. Consider removal of glazing stops, wood trim, and glazing to permit resealing of the window system with concealed butyl sealants to prevent water infiltration. Consider interior reinforcement of the vertical mullions to resist wind loads.

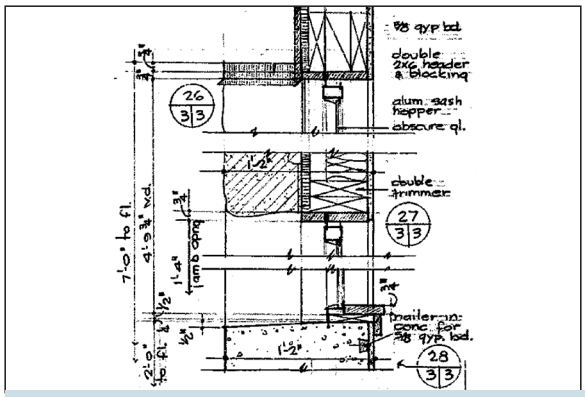
Rehabilitation: Consider replacement of glass with laminated glass or insulated glass units to reduce breakage and increase thermal resistance. Consider removable interior storm windows to increase thermal resistance - see list of potential vendors in the Appendix. Major repairs or replacement of curtainwall components should match the existing in-kind and augment the existing system using standard dimensional lumber units with square corners and edges and rectilinear shapes. Replacement of curtainwall window system with contemporary curtainwall system is not recommended.

Exterior
Openings
Windows

Original Configuration or Feature

Aluminum frame and sash windows are installed in two types of locations: within the window wall systems and as inserted openings in the stone cladding. Aluminum windows are operable units with manually operated hardware.

Original feature extant? Yes.



2021 Configuration or Feature

The original historic aluminum windows and sashes remain in the building.



Treatment Recommendations

Preservation & Restoration: Preserve and maintain existing original aluminum windows. Where installed in wood window and window wall systems, inspect perimeter sealant and gasketing to confirm weather tightness. Replace in-kind where necessary. Inspect and lubricate operable portions of window regularly.

Rehabilitation: Consider replacement of glass with laminated glass or insulated glass units to reduce breakage and increase thermal resistance. Consider removable interior storm windows to increase thermal resistance - see list of potential vendors in the Appendix. Replacement of window system with contemporary storefront system to provide better structural and thermal performance may be acceptable but is not preferred or recommended.

Exterior
Openings
Entry Doors - Aluminum

Original Configuration or Feature

The historic wood doors were flush panel birch veneer solid core wood doors stained red with wood frames, according to the 1962 door schedule. The doors had 1 1/2 pairs of hinges, door pulls with flat plates, and kickplates on the exterior. All door hardware was stainless steel. Hardware specification from 2000 renovation indicated BHMA 626 or 630 (satin or brushed stainless steel) hardware finishes.

2021 Configuration or Feature

2021 Configuration or Feature: The main entry doors have been replaced with dark brown anodized aluminum doors with full light glass panels. The door hardware is aluminum or brushed stainless steel

Original feature extant? No.





Treatment Recommendations

Preservation: Maintain existing aluminum doors with regular lubrication and adjustment for optimum performance. Continued use of hardware with brushed stainless steel finish to match original materials recommended.

Restoration: If replacement of aluminum doors is warranted, recommend reconstruction of solid wood doors matching original red color, Mission 66 appropriate door hardware with brushed stainless steel finish in lieu of modern panic bars and pulls. Hardware such as closers and operators should be mounted inside the building and above the floor to prevent damage to the slate. Recommend surface mounted hardware rather than concealed (which would likely be inconsistent with period hardware). Incorporate requirements for full Universal Accessibility.

Rehabilitation: Alternative door materials and configurations such as aluminum or hollow metal may be acceptable. If steel doors are used, door should be flush faced panels with no windows, heavy duty, high security, insulated to reduce sound, designed for extreme weather, continuous hinge, matching original door thickness and other dimensions. Hardware finishes as indicated for Restoration treatment (above). For rehabilitation, the recommended goal is to prioritize functional and operational requirements, such as high strength, durability, safety and security of frequently used doors and hardware, while enhancing visual connections to the cirque and tundra landscape. Consider use of glazed doors for safety and visual connection from the parking lot to the cirque.

Exterior

Openings

Doors - Exterior Hollow Metal

Original Configuration or Feature

Hollow metal doors were not used in the 1962 design of the building. All exterior doors were flush panel birch veneer solid core wood doors stained red with wood frames.

Original feature extant? No.

2021 Configuration or Feature

2021 Configuration or Feature: Selected exterior doors have been replaced with hollow metal doors and frames painted a dark brown color and equipped with ADA compliant aluminum and brushed stainless steel hardware. The southwest exit from the exhibit area is shown here.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Hollow metal doors are not historic character-defining features. However, they are similar in nature to original wood doors and frames and appearance should be maintained rather than altered further. Maintain coatings, lubricate and adjust hardware for optimum operation.

Restoration: Consider removing doors and returning original building configuration, including cladding and finishes.

Rehabilitation: Consider replacing the existing non-historic doors and frames as needed. Recommend considering painted or prefinished custom color replacement doors to match existing brown color paint system.

Exterior
Openings
Doors - Exterior Hollow Metal - EMS Room

Original Configuration or Feature

Hollow metal doors were not used in the 1962 design of the building. All exterior doors were flush panel birch veneer solid core wood doors stained red with wood frames. The opening at this location was a wider window opening before the door was installed in 2000.

Original feature extant? No.



2021 Configuration or Feature

Selected exterior doors have been replaced with hollow metal doors and frames painted a dark brown color and equipped with ADA compliant aluminum and brushed stainless steel hardware. The exterior entry to the clinic is shown (below left), in 1997 with a plywood infilled window, and, in 2021, with the hollow metal door.



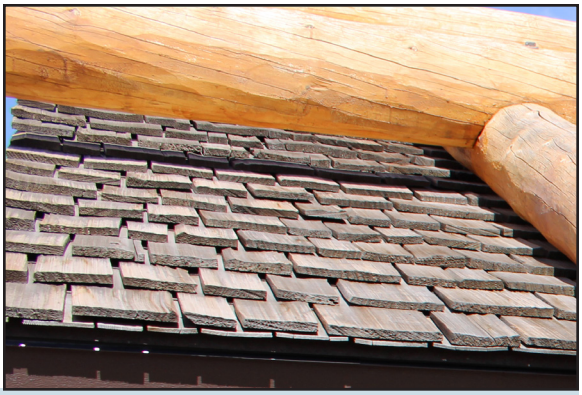
Treatment Recommendations

Preservation: Hollow metal doors are not original features. However, they are similar in nature to original wood doors and frames and appearance should be maintained rather than altered further. Preserve and maintain existing doors, including coatings, lubricate and adjust hardware for optimum operation.

Restoration: Consider removing doors and returning original building configuration with the 4'-10" wide window, including restoring the cladding and trim above the door opening and finishes.

Rehabilitation: Functional requirements dictate continued use of a wide door at this location. When necessary to replace the door and frame, consider a custom height door coupled with restoration of the wood cladding, trim, and finishes above the door. Recommend painting replacement doors to match existing brown color paint system. Solid wood panel door is not recommended to avoid false historicism.

Exterior
Roof
Roof Assembly

Original Configuration or Feature	2021 Configuration or Feature
1962 drawings indicate "cedar shake shingles over bld paper & 1x6 diagonal roof sheathing t&g." 2000 drawings indicate that cementitious shake roofing replaced existing "wood shake shingle roofing." Original feature extant? No.	The cedar shake roofing was replaced most recently in 2008 with cedar shake roofing over 30 pound roofing felt over "ice & water shield" over new 1/2 inch thick plywood sheathing over the original 1x6 sheathing and "mopped down 30 pound roofing felt." Sheet metal flashing at all valleys, and sheet waterproofing from the eave up the roof to 24 inches inside the exterior walls, centered over the ridges and around all roof penetrations.
	

Treatment Recommendations

Preservation: Preserve and maintain cedar shake roof system. Inspect and repair roof penetrations annually to minimize water and snow intrusion and reduce deterioration. Power washing shakes will damage and accelerate deterioration. Past roof replacements include minor modifications to improve performance without compromising appearance. Repair existing roofing in-kind to match existing roofing systems.

Restoration: Restoration treatment is not recommended due to inherent faults (through penetrating bolts for log lattice and only building paper underlayment). Recommend considering Preservation or Rehabilitation treatments.

Rehabilitation: Replacement roof system with cedar shakes and full covering of ice and water shield with a 50% minimum overlap is recommended. Consider alternate insulation systems and venting of the cedar shakes (as illustrated in CSSB's Specialty Roof Deck Ventilated Roof) to reduce likelihood of premature deterioration of materials. Consider preservative treated cedar shakes with additional linseed oil treatment prior to installation. Consider installing "royal" shakes (24 inches long) with same exposure to provide additional overlap and weather sealing. Minimum of two (2) 6d to 8d stainless steel ring shank fasteners recommended to prevent corrosion due to preservative treatments.

Consideration of alternative roofing materials may be appropriate with the stipulation that they provide a matching appearance, including color, texture, gloss, species, sizes, exposure, and spacing. Cementitious shingles installed in 2000 were removed prior to 2008: they are not recommended as a suitable alternate material. Potential substitute materials may include metal, ceramic, rubber, plastic, reinforced polymer, synthetic materials, etc. See the Appendix for a list of potential products to consider.

Exterior
Roof
Peeled Log Lattice

Original Configuration or Feature

Per the 1962 drawings: 12 inch diameter peeled logs on 6'-0" planning module resting directly on the cedar shingle roofing. Halved and through bolted at the ridge with 3/4 inch diameter bolts and washers.

Original feature extant? No. Logs were replaced in 2000 with 12 inch diameter logs and in 2008 with 10 inch diameter logs.



2021 Configuration or Feature

The 2008 re-roofing project replaced all of the roof logs with new peeled logs. The replacement logs are called out to be minimum 10 inch diameter logs on the 2008 drawings. The new logs were sealed with a "transformation sealant."



Treatment Recommendations

Preservation: Maintain and repair existing 2008 10 inch diameter logs and coatings to protect logs. Replace and refinish in-kind. Recommend wood sampling and testing to confirm species and grading to confirm physical properties and characteristics.

Restoration: Remove 10 inch diameter log lattice and replace with 12 inch diameter logs. Additional research required to confirm original species, grade, and source of original logs. No coatings recommended since they are not indicated on the original 1962 drawings.

Rehabilitation: Recommend completion of structural calculations to confirm appropriate size of logs to provide load against wind uplift. Additional research required to confirm original species, grade, and source of original logs. Recommend maintaining size between 10 inch and 12 inch diameter, depending on calculations. Recommend maintaining original unfinished appearance with no coatings. If coatings are applied, non-breathable coatings not recommended to allow water evaporation. Leave checks, splits, and cracks open to allow water evaporation. Clean checks, splits and cracks regularly to prevent soiling accumulation that can hold water or provide growth habitat.

Exterior
Roof
Soffits

Original Configuration or Feature	2021 Configuration or Feature
Plywood soffit panels were painted a light or white color. Original feature extant? Yes, but paint color altered.	Soffit faces are painted a dark brown color.





Treatment Recommendations

Preservation: Repair or replace deteriorated rough-sawn plywood in-kind as required to maintain appearance and performance. Maintain existing dark brown coatings on soffits. Repaint as necessary, in-kind.

Restoration: Repair or replace deteriorated rough-sawn plywood in-kind. Complete coating analysis to confirm original paint colors and support restoration of the original appearance of the building. Consider recoating eaves with light or white color paint to restore the original historic appearance and continuity of the ceiling plane from the interior to exterior.

Rehabilitation: Recommend continued use of rough-sawn plywood sheathing. Alternative materials may be considered for soffit sheathing but should be carefully considered for visual impact to the surface texture and patterns (if any). Recommended restoration approach for coatings, including white or light colored soffits. Continued use of dark brown as an alternate color coating to continue current maintenance practices is acceptable, but not recommended, due to the apparent original design intent.

Exterior
Roof
Sheet Metal Flashing

Original Configuration or Feature

Heavy gauge copper flashing was installed in the valleys and other locations around the buildings.

Original feature extant? No.

2021 Configuration or Feature

The copper flashing at this location over the outdoor observation deck was replaced with new copper flashing at both the valley and beam "rafter tail" drainage pan during the re-roofing project in 2008. New drip edge flashing was installed at the entire perimeter of the roof. Beam tail sheet metal is failed due to metal fatigue.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing sheet metal flashing. Where deteriorated due to stress or fatigue cracking, replace materials as soon as possible to prevent accelerated deterioration. Consider use of heavier gauge sheet metals to counter fatigue failure and careful detailing to allow for expansion and contraction.

Restoration: Remove non-original sheet metal flashing where operational and functional requirements are not compromised. Where inappropriate materials are used, remove and replace them with period appropriate materials and configurations.

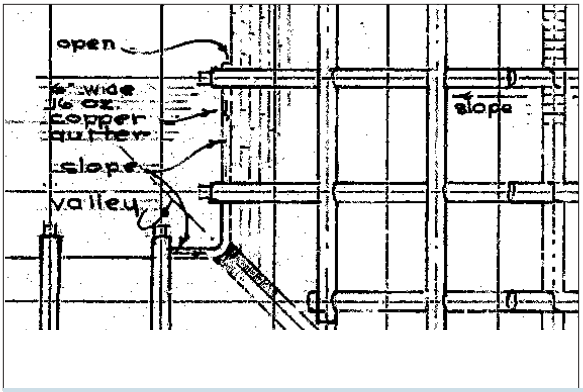
Rehabilitation: Remove all non-original sheet metal flashing and failed sheet metal flashing. Replace with new period appropriate materials in original configurations. Design for more robust protection, including heavy weight copper (up to 32 or 48 ounce copper sheet) and allow for movement.

Exterior
Roof
Gutters and Downspouts

Original Configuration or Feature

In general, downspouts and gutters were not incorporated in the 1962 design for the building, except over the door to the observation deck which had an open ended 6" wide 16 ounce copper gutter.

Original feature extant? No



2021 Configuration or Feature

Sheet metal gutters and downspouts have been added at select locations in the 2008 re-roofing project. The materials are brown prefinished steel of a residential character.



Treatment Recommendations

Preservation: At a minimum, maintain and preserve existing non-historic gutters and downspouts. Clean, repair, and confirm joints are sealed to minimize water intrusion and damage. Preserve and maintain building by routing water away from the building.

Restoration: Where possible and operational and functional requirements are not compromised, remove non-historic gutters and downspouts to restore original configuration. Where original gutters were removed, additional research is recommended to confirm the size material and configuration of the original gutters. 1962, 1988, 2000, and 2008 drawings do not indicate original gutter configuration.

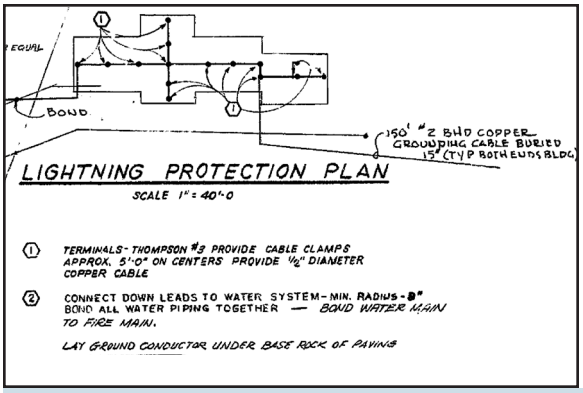
Rehabilitation: Recommend considering uninstalling non-period-appropriate gutters and downspouts and replacing with period appropriate materials (copper sheet metal), shapes, and configurations. Downspouts should be configured to route water away from building and building surfaces while preventing erosion of nearby soils at the edge of the cirque rather than shooting water out from below an eave.

Exterior
Roof
Roofing Accessories

Original Configuration or Feature

The 1962 drawings indicate that lightning protection was initially installed on the building. This is confirmed by contemporary photos of the building, but details of the system beyond the sketch plan and notes (right) are not available.

Original feature extant? No.



2021 Configuration or Feature

Existing lightning protection was installed in 2008 when the roofing was replaced. Lightning protection was installed on antennas, vents, the ridge of the roof, flues, and the top points of the peeled log lattice. Additional existing roof accessories include antennas, wires, and IT and communications equipment.



Treatment Recommendations

Preservation: Preserve and maintain lightning protection system and roof-mounted equipment. Inspect terminals, connections, and cables annually to ensure continued safe operation. Repair with in-kind materials and techniques as recommended by the manufacturer of the original system.

Restoration: Remove all unused equipment, wiring, and conduit. Patch and repair roofing system. Where required equipment impacts the view of the building, relocate to reduce impact.

Rehabilitation: Replacement of the lightning protection system and other roof-mounted equipment is expected in future re-roofing projects. Install cables and terminals in hidden locations to reduce visual impact.

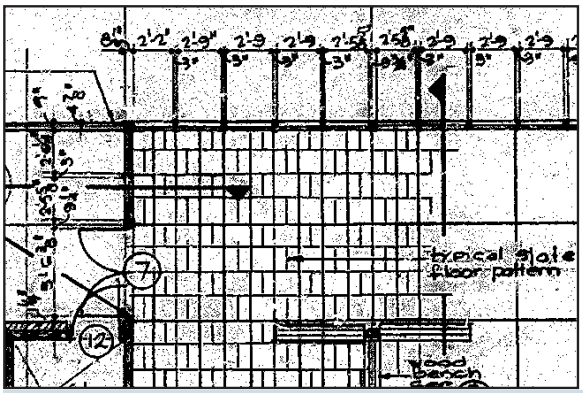
General recommendations for all treatments: Relocate required conduit and equipment on south side of roof below the peak so it is not visible from the parking lot. Conduits, wires, and equipment should be a neutral color to blend with roofing or be painted to conceal differing colors. Utilize existing roof penetrations to avoid making new penetrations in the roof system.

Interior
Flooring
Slate Flooring

Original Configuration or Feature

The Main Lobby and Exhibit area have mortar set green slate flooring installed in a pattern of 18 inch x 18 inch and 18 inch x 9 inch units to create a pattern reflecting the 6'-0" planning module.

Original feature extant? Yes.



2021 Configuration or Feature

The historic green slate flooring has been retained.



Treatment Recommendations

Preservation: Preserve and maintain existing slate flooring system. Consider analysis of slate and grout to facilitate in-kind replacement of materials due to future deterioration. Re-grout deteriorated joints with compatible in-kind grout, including composition, physical properties, and appearance. Where slate begins to loosen from mortar bed, remove slate and mortar base and reinstall in-kind as soon as possible to prevent deterioration of the slate or surrounding mortar bed.

Restoration: Same treatment as Preservation because existing slate is original.

Rehabilitation: In addition to restoration treatment, consider grinding local high spots that do not comply with ABAAS requirements. If alternative materials are considered, they should maintain the existing flooring pattern and 6'-0" grid pattern.

Interior

Flooring

Vinyl Composition Tile

Original Configuration or Feature

Original flooring in the office and clinic areas were vinyl asbestos tile, as indicated for rooms 6 through 11 on the 1962 Finish Schedule.

Original feature extant? No.

rm no	room name	floor		base
		material	finish	
1	vestibule	conc.	slate	wood
2	lobby	conc.	slate	wood
3	information	conc.	slate	wood
4	office	conc.	vinyl asb.	wood
5	exhibits	conc.	slate	wood
6	living room	conc.	vinyl asb.	4" rubber
7	kitchen	conc.	vinyl asb.	4" rubber
8	bath	conc.	vinyl asb.	4" rubber
9	bath	conc.	vinyl asb.	4" rubber
10	kitchen	conc.	vinyl asb.	4" rubber
11	living room	conc.	vinyl asb.	4" rubber

2021 Configuration or Feature

Original vinyl asbestos tile flooring has been replaced with vinyl composition tile for the office and clinic areas. Mannington Commercial, color 131 Oyster White, with Johnsonite rubber base color DC-26 Purple Shadow.



Treatment Recommendations

Preservation: Vinyl Composition Tile (VCT) is not an original building finish but should be maintained and preserved to ensure an extended service life. Recommend regular maintenance, including mopping and sealing, to prevent deterioration of adhesives and maintain a sanitary condition. Where individual tiles come loose, clean, prep, and re-set with additional adhesive or replace in-kind.

Restoration: Restoration of vinyl asbestos tile is not recommended due to hazardous materials content. Recommend Preservation or Rehabilitation treatment.

Rehabilitation: Consider similar smooth non-ceramic flooring tile units, such as marmoleum, if replacing VCT. Original drawings do not indicate a flooring pattern that should be followed. Consider following a 12"x12" or 18"x18" flooring module aligned with the 6'-0 structural building grid.

Interior

Flooring

Ceramic Tile

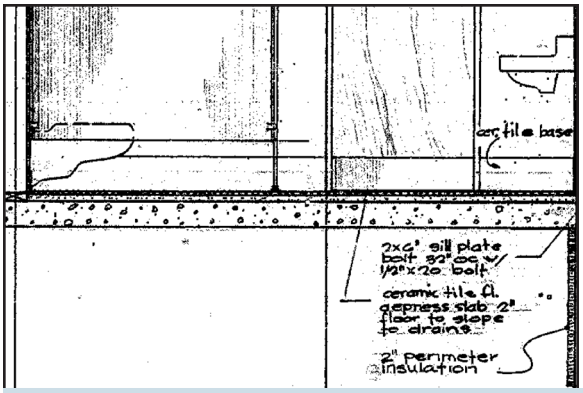
Original Configuration or Feature

The 1962 design included mortar set ceramic tile floors in the restrooms. Color and pattern are unknown. The floors were sloped to the drains.

Original feature extant? No.

2021 Configuration or Feature

Ceramic tile in the renovated restrooms was replaced with new 6x6 ceramic tile set on a mortar bed with a total 2 inch thickness. Tile is Florida Tile 77507 Puritan Gray quarry tile set on TEC TA 392 Gray latex-modified thin set mortar and #31 Buckskin Beige colored grout.





Treatment Recommendations

Preservation: Ceramic quarry tile in the restrooms is not an historic building finish. Due to loss of integrity of restrooms, existing materials and finishes should be maintained and preserved to ensure an extended service life. Recommend regular maintenance, including mopping and sealing, to prevent deterioration of the tile and grout and maintain a sanitary condition. Where quarry tile begins to loosen from mortar bed, remove tile and mortar base and reinstall in-kind as soon as possible to prevent deterioration of the flooring system.

Restoration: Due to loss of integrity of restrooms, restoration of original historic features is not required and likely not possible due to material availability.

Rehabilitation: Depending on potential use of space, consider use of 6" ceramic or quarry tile laid on 6'-0" building grid. For different uses and open connection to public spaces, consider alternate flooring materials (tile or stone or similar natural material) but layout should follow 18"x18" pattern on 6'-0" building grid.

Interior
Walls
Typical Interior Walls

Original Configuration or Feature

The Finish Schedule in the 1962 design drawings indicates that all interior walls were to be completed with drywall and painted, except where there was wood veneer paneling, ceramic tile or window wall systems.

Original feature extant? Yes, partially. Wood veneer panels are removed, some areas use paint colors other than white.



2021 Configuration or Feature

Extant interior walls remain painted drywall. White paint has been used in most locations, including the upper portion of the restroom walls, the lobby space, and all areas of the office and clinic. Dark brown paint has been used at the exhibit area. No extant wood veneer panels.



Treatment Recommendations

Preservation: Preserve and maintain the existing interior wall surfaces. Where small areas (less than 16 square inches) of damage exist, patch and recoat. Where deterioration is more advanced or larger in area, remove deteriorated drywall and batt insulation where required and inspect framing for related deterioration. Repair or replace batt insulation and gypsum board drywall in-kind, and coat to match existing texture and color of adjacent wall surfaces. When recoating wall surfaces, recoat full width and height of wall surface (edge to edge) with in-kind products for consistent appearance.

Restoration: Additional research into wood veneer paneling, plastic surfaced hardboard, rubber base, and ceramic tile required to confirm materials and products prior to proposing restoration treatment. Restoration may not be possible due to material availability. Avoid using wood veneer panels where original location and extent cannot be confirmed. Paint analysis recommended to confirm original interior paint colors.

Rehabilitation: Painted drywall surfaces to match existing are recommended. Wood veneer panels or ceramic tile may be appropriate if differentiated from original materials, depending on the use and location. Introduction of new wall finishes, such as tackable wall surface, wall coverings, or plaster, is not recommended. Where functional and operational requirements dictate, consider more appropriate alternate materials for enclosed non-public spaces. Alternate materials are not recommended for public spaces (acoustical or high-strength drywall, for example) unless the appearance can be matched in-kind.

Interior
Walls
Coatings

Original Configuration or Feature

Original interior wall coatings were white paint in the lobby, apartment spaces, and exhibit spaces. No texturing product was applied to the drywall prior to painting.

Original feature extant? No. All surfaces have been recoated.

2021 Configuration or Feature

Interior wall finishes are Zurich White SW 1039 in the office, and clinic spaces, Pure White SW1004 in the restrooms, and dark brown paint in the exhibit spaces. No texturing product was applied to the drywall prior to painting. The wall surface texture is a result of the paint application process.





Treatment Recommendations

Preservation: Preserve and maintain existing paint and wall surface materials, including existing colors and products. Recommend paint analysis or other research to confirm existing colors.

Restoration: Where required, repair interior walls and recoat full extent of surface (to corners or edges) to match existing surface texture and color. Recommend paint analysis or other research to confirm original colors. Original photos indicate that the main public spaces were consistently painted a white or very light color.

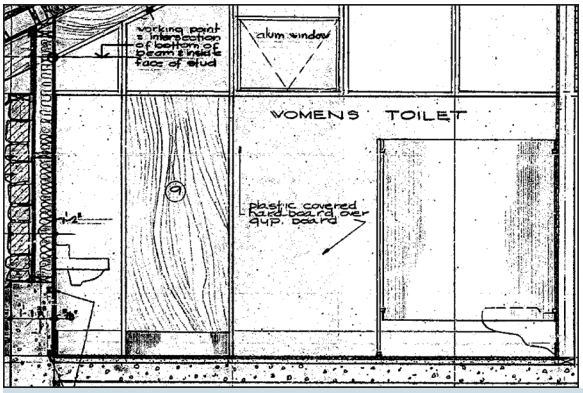
Rehabilitation: Recommend continued use of white or light colored wall surfaces and contrasting dark brown structural elements in rehabilitation, per the original photos and design intent. Repair and replacement of non-historic painted wall finishes should be balanced with functional and operational requirements for the facility. Consider installation of alternative materials where functional or code requirements take precedence.

Interior
Walls
Restroom Walls

Original Configuration or Feature

The 1962 drawings indicate that the restroom walls were drywall with "plastic covered hardboard."

Original feature extant? No.



2021 Configuration or Feature

2000 renovation included painted drywall and thin set ceramic tile. The ceramic tile is nominal 4 inch x 4 inch bright glazed tile, color 7N Natural with an accent band of 301 Pearl White at the Men's and 302 Snow White at the Women's restrooms and 940 Antique White grout by TEC Specialty Products. Existing walls in the office and clinic restrooms are white painted drywall.



Treatment Recommendations

Preservation: Repair and replacement of non-historic ceramic tile wall finishes in public restrooms should be balanced with functional and operational requirements for the facility. Where required, replace damaged or deteriorated tile in-kind, matching size, color, texture of the tile and grout.

Restoration: Due to loss of integrity of main public restrooms as well as the office and clinic restrooms, restoration of original historic features may not be possible due to material availability. Restoration not recommended due to current code requirements for accessibility. At drywall surfaces, repair as noted above for interior walls and recoat to match existing surface.

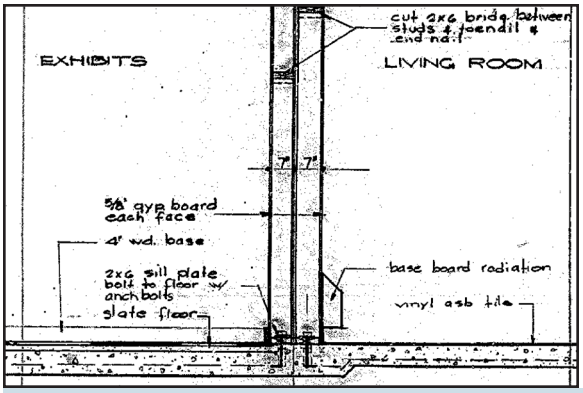
Rehabilitation: At public restrooms, consider renovating the altered non-historic spaces to meet current code-required functional and operational restroom requirements or opening space up to the public lobbies and exhibit hall areas for other uses. At clinic and office restrooms, consider merging two restrooms into one space to provide fully ABAAS compliant restrooms. Refer to rehabilitation of spaces in other sections of the Treatment Recommendations. Recommend maintaining cathedral ceilinged configuration in all spaces. Depending on function, recommend wall and floor surfaces be compatible with existing finishes elsewhere in the building but not necessarily duplicating them.

Interior
Walls
Wall Base and Accents

Original Configuration or Feature

4 inch tall wood base was installed in public areas while rubber base was installed in the office and clinic areas. At the restrooms, ceramic tile base was installed.

Original feature extant? No.



2021 Configuration or Feature

Existing base in the public restrooms is a ceramic tile cove base (see above for color). Existing base in the office and clinic area, including the restrooms, is dark brown rubber base and appears to have been replaced in a recent renovation. Rubber base has replaced the wood base in the lobby and exhibit areas.



Treatment Recommendations

Preservation: Repair and maintain rubber wall base and replace in-kind as required. At damaged drywall surfaces, repair as noted above for interior walls and recoat to match existing surface.

Restoration: Depending on proposed use of space, restoration of original ceramic tile walls not recommended and may not be possible due to material availability.

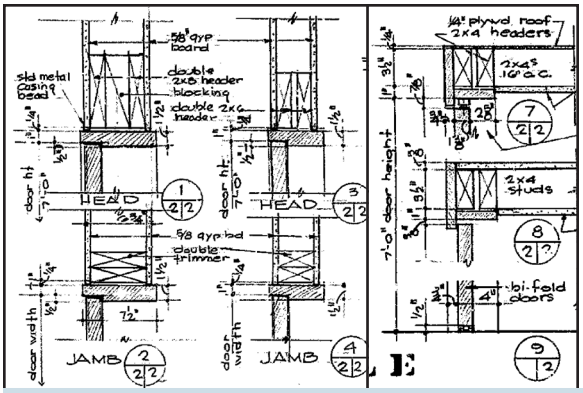
Rehabilitation: Repair and replacement of non-historic ceramic tile wall finishes in public restrooms should be balanced with functional and operational requirements for the facility. Where required, replace damaged or deteriorated tile in-kind, matching size, color, texture of the tile and grout. Due to loss of integrity of restrooms, restoration of original historic features not required.

Interior
Doors
Doors - Interior

Original Configuration or Feature

Original Interior doors were shown in the 1962 drawings and details as stained flush panel birch veneer solid core wood doors in wood frames. No information about the door hardware.

Original feature extant? Varies.



2021 Configuration or Feature

Existing interior door panels and frames appear to remain in few locations. Door hardware has been completely replaced with ADA compliant bushed stainless steel hardware. Brown door paint color is Sherwin Williams Tabac SW2732. Interior doors at the restroom area are non-original hollow metal frames and doors with brushed chrome ADA compliant hardware.



Treatment Recommendations

Preservation: Preserve and maintain existing interior wood doors and frames. Recoat to match existing paint color and sheen. Repair or replace non-historic hardware as required. Maintain use of brushed stainless steel finish in keeping with historic color schemes.

Restoration: Remove existing doors and frames. Recommend returning to original door and frame design, including stained flush panel birch wood veneer door panels and stained solid wood door frames and trim. Reconstruct original frame and trim sizes and configurations shown in 1962 drawings.

Rehabilitation: Recommend replacing hollow metal doors and frames to match existing (flush panel, no windows). Consider replacement of hollow metal doors with wood veneer doors and maintaining the existing hollow metal frames. Coatings include stained wood or in-kind paint colors and products. Provide new hardware as required to meet current code requirements. Recommend brushed stainless steel finish in keeping with original color schemes. Recommend designing hardware elements (such as closers and door stops) to be within enclosed rooms to minimize visual impacts (as compared to top right images, this page, where hardware is located on outside of room and in public spaces).

Interior
Ceilings
Cathedral Ceilings

Original Configuration or Feature	2021 Configuration or Feature
The 1962 drawings indicate that the original ceilings were 5/8 inch drywall and were painted. Contemporary photos indicate that the ceiling color was white or a very light color. Original feature extant? Yes, behind the newer acoustical ceiling tiles.	Splined 12 inch x 12 inch white acoustical ceiling tile has been applied over blue rigid insulation over the original white drywall ceilings. The thickness of the insulation and the attachment to the ceiling above is unknown.
	

Treatment Recommendations

Preservation: Cathedral ceilings (including incompatible existing rigid insulation, acoustical tile, mechanical, electrical, and fire protection systems) should be maintained, at a minimum. Maintain dark brown contrasting beams and white ceiling surfaces, including in restrooms.

Restoration: Restoration of cathedral ceilings is preferred and should be considered in light of functional and operational requirements in the building, including acoustical issues and hygrothermal issues. If cathedral ceilings are restored, recommend restoration to original drywall finish with taped joints and smooth non-textured white color coating contrasting with dark brown beams in all areas, including lobbies, exhibit area, restrooms, office, and clinic. Coordinate with restoration of white exterior soffits. Incompatible mechanical, electrical, and fire protection systems should be removed and concealed.

Rehabilitation: Recommend restoration approach to ceilings wherever possible due to significant visual impact. At a minimum, maintain light colored smooth textured cathedral ceilings with dark brown contrasting wood beams in all spaces where they are currently extant, including lobbies, exhibit area, restrooms, office, and clinic. If restroom area is opened up to lobby, plan for open and contiguous cathedral ceilinged space. Cathedral ceiling is preferred over a lower ceiling unless functionally or operationally required. Insertion of lower ceilings concealing the cathedral ceiling are not recommended. Incompatible mechanical, electrical, and fire protection systems should be removed and/or relocated to concealed areas.

Interior

Ceilings

Drywall Ceilings

Original Configuration or Feature

Drywall ceilings were installed throughout the building, including the restrooms, lobby, exhibit area, office and clinic areas, and mechanical rooms on the cathedral ceilings. Flat drywall ceilings are typically used in the private bathrooms.

Original feature extant? Varies.

2021 Configuration or Feature

Sloped and flat drywall ceilings remain in all original spaces with the exception of the lobby and exhibit areas. The lobby and exhibit area have been covered over with rigid insulation and splined acoustical ceiling tile. Drywall ceilings are painted white.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Similar to drywall interior walls, both flat and cathedral drywall ceilings, with or without acoustical tile, should be preserved and maintained. Where damaged, patch and recoat with in-kind materials, colors, textures, etc., to ensure a consistent appearance.

Restoration: Where deterioration is more advanced, remove deteriorated drywall and batt insulation where required and inspect framing for related deterioration. Replace batt insulation and gypsum board drywall in-kind, patch joints and surface deterioration and coat to match existing texture and color of adjacent wall surfaces. Restore dark Exhibit Space walls to original lighter colors - complete paint analysis.

Rehabilitation: Consider removal of acoustical ceiling tile, rigid insulation, drywall ceiling and batt insulation. Replace with full thickness foam insulation panels or mineral wool insulation between roofing joists and restore the taped drywall ceiling with smooth non-textured finish to match the original construction. Where possible, coordinate with MEP/FP system replacement to conceal them within the ceiling. Complete paint analysis to guide color selection.

Interior
Furniture and Casework
Ranger Station Desk and Cashier Station

Original Configuration or Feature

Original Configuration or Feature: The 1962 casework was constructed of veneer plywood panels with Formica plastic laminate counter-tops and was in place from 1965 to c1973.

Original feature extant? No.



2021 Configuration or Feature

The existing Ranger Station desk and cashier station replace multiple prior versions.



Treatment Recommendations

Preservation: Maintain existing non-historic Ranger Station desk and cashier station. Consider modifications for configuration and materials to provide better circulation to observation area and Rocky Mountain Conservancy shop.

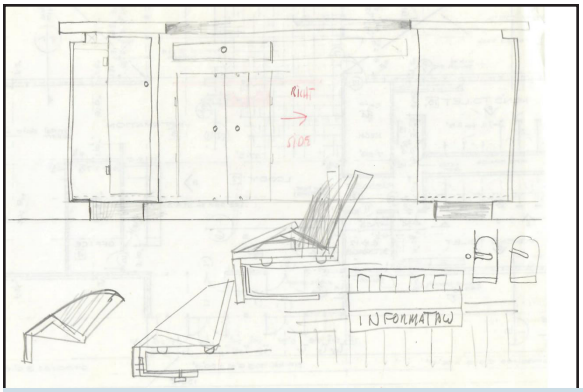
Restoration: Consider restoration of the 1962 Ranger Station desk if coordinated with functional requirements of space. Match materials and finishes in-kind.

Rehabilitation: Note that at least four different desk configurations have been noted during archival research, including the two seen here. Additional configurations included the desk at the east side of the lobby and centered in the lobby with a back wall obstructing the view out of the observation area. Rehabilitation treatment should consider location and configuration meeting functional requirements. Wood veneer finishes, solid wood, and plastic laminate materials are recommended for compatibility with the original design. Alternate materials should be considered where they provide a similar appearance and function.

Interior
Furniture and Casework
Ranger Station Desk and Cashier Station - Supplementary Images

1973 Configuration or Feature

The Ranger Station desk below was in place from 1973 to an unknown date based on requisition forms.



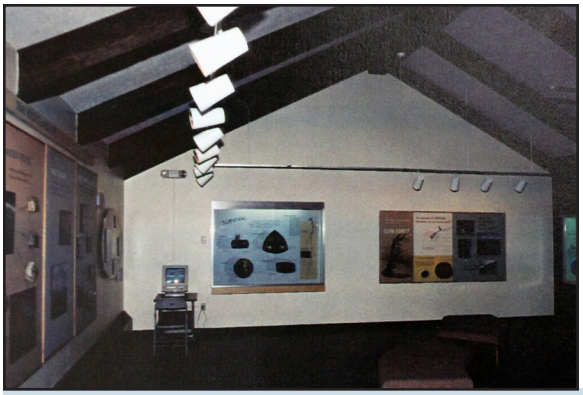
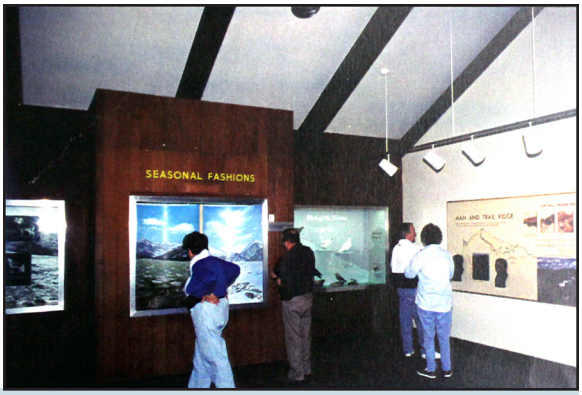
Through 1997 Configuration or Feature

The Ranger Station desk below was in place from an unknown date until c1997.



Treatment Recommendations

See previous page for recommended treatments.

Interior	
Furniture and Casework	
Exhibits and Displays	
Original Configuration or Feature	Original Configuration or Feature
There have been multiple iterations of the exhibits and displays with changes to the content and style of the exhibits. However, there are several common key characteristics among prior exhibits, including wall mounted and/or free standing displays, ceiling mounted pendant lighting for general illumination and ceiling mounted exhibit lighting; cathedral ceiling with dark brown beams contrasting with white ceilings; open floor area with green slate flooring; low levels of general lighting.	The exhibits as of 1997 are shown below. Original feature extant? No.
	
Treatment Recommendations	

Preservation: Maintain existing exhibit style and key characteristics (indicated above) and existing exhibits.

Restoration: Recommend restoration of the white colored wall finish to restore historic character of space. Restore white ceiling mounted track lighting. Restore historic white drywall cathedral ceiling with contrasting dark brown beams. Repair and maintain open floor area with green slate flooring; low levels of general lighting. Remove free-standing exhibits. Use wall-mounted exhibits with wood veneer exhibit cases to match 1963 design.

Rehabilitation: Recommend new exhibits continue key characteristics indicated above. Maintain open floor area (do not subdivide space). Alternative flooring materials should maintain the existing flooring pattern and 6'-0" grid pattern. Recommend increased general lighting and less intrusive museum specific lighting with recessed or smaller fixtures.

Interior
Furniture and Casework
Exhibits and Displays

2021 Configuration or Feature

Current exhibits are mounted over a dark brown painted wall with lighting focused on the exhibits rather than more general lighting.



2021 Configuration or Feature



Treatment Recommendations

See previous page for recommended treatments.

Interior
Toilets
Accessories

Original Configuration or Feature	2021 Configuration or Feature
Historic toilet accessories are unknown. 1997 photos show electric hand dryers, flat mirrors, wall mounted soap dispensers, and feminine products dispenser. Original feature extant? No.	Bathroom sinks, hand dryers, and soap dispensers were replaced in the 2000 renovation.
	

Treatment Recommendations

Preservation: Preserve existing toilet accessories through regular maintenance and repairs.

Restoration: Restoration not recommended due to material and product availability and non-compliance with current building and accessibility requirements. Due to loss of integrity of restrooms, restoration of original historic features not required.

Rehabilitation: Installation of historic toilet accessories should be balanced with the functional and operational requirements of the visitor center and may not comply with current code requirements. Upgrade existing toilet accessories to comply with current code requirements for barrier free access as needed. Recommend any replacement fixtures be the same make and model for consistency, ease of maintenance, and interchangeability of parts. Mixing different brands and models of fixtures is not recommended.

Interior
Toilets
Accessories

Original Configuration or Feature	2021 Configuration or Feature
Original toilet accessories are unknown. Original feature extant? No.	Toilet accessories in the office are Bobrick: 35 inch grab bar B6806; Surface Mounted Towel Dispenser B2888; Sanitary Napkin Dispenser B254. Toilet Accessories in the clinic are Bobrick: Hand Dryer B709; Soap Dispenser B155; 18x36 Tilt Mirror B293 (no shelf), Surface Mounted Towel Dispenser B2888; 54x36 L Grab Bar B68137; 24 inch Towel Bar B7673x24; 42 inch Shower Curtain Rod B6047; Shower Curtain Hooks B204-1 and Shower Curtain B204-2.
NO IMAGE AVAILABLE	

Treatment Recommendations

Preservation: Preserve and maintain existing toilet accessories through regular maintenance and repairs.

Restoration: Restoration not recommended due to material and product availability and non-compliance with current building and accessibility requirements. Due to loss of integrity of restrooms, restoration of original historic features not required.

Rehabilitation: Installation of historic toilet accessories should be balanced with the functional and operational requirements of the visitor center and may not comply with current code requirements. Upgrade existing toilet accessories to comply with current code requirements for barrier free access as needed. Recommend any replacement toilet accessories be the same make and model for consistency, ease of maintenance, and interchangeability of parts. Mixing different brands and models of toilet accessories is not recommended.

Interior
Toilets
Partitions

Original Configuration or Feature

In the 1962 designs, urinal screens and metal toilet partitions were included in both restrooms.

Original feature extant? No.



2021 Configuration or Feature

The 2000 restroom renovation installed "525 Sandstone" colored Poly-Marble HD plastic laminate toilet partitions by Santana Solid Plastic Products.



Treatment Recommendations

Preservation: Preserve existing toilet partitions through regular maintenance and repairs.

Restoration: Restoration not recommended due to material and product availability, changes to original layout, and non-compliance with current building and accessibility requirements. Due to loss of integrity of restrooms, restoration of original historic features not required.

Rehabilitation: Installation of historic toilet partitions should be balanced with the functional and operational requirements of the visitor center and may not comply with current code requirements. Upgrade existing toilet accessories to comply with current code requirements for barrier free access as needed. Recommend any replacement partitions and hardware be the same make and model for consistency, ease of maintenance, and interchangeability of parts. Mixing different brands and models of partitions and hardware is not recommended.

Interior

Furniture and Casework

Built-in Wood Benches

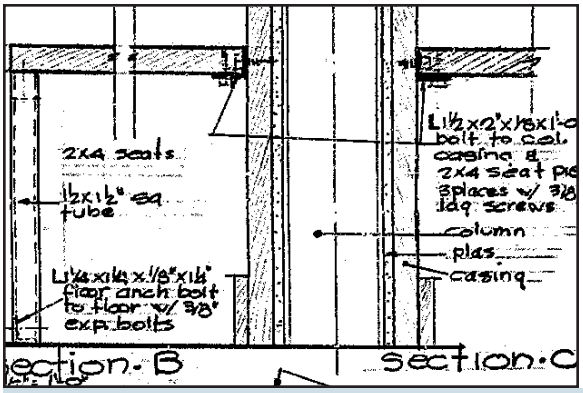
Original Configuration or Feature

Wood benches were originally provided in the Observation Area and restrooms. The Observation Area benches (below) were detailed with 2x4 seat planks and supported off of steel angles and 1 1/2 inch square mitered tube steel frames

Original feature extant? No.

2021 Configuration or Feature

Original built-in steel and wood benches no longer exist within the building in the originally designed configuration. Incompatible rustic style loose furniture is provided for visitor comfort.





Treatment Recommendations

Preservation: Preserve and maintain existing rustic style wood benches with fabric cushions. Consider replacement upholstery for cushions as needed due to wear and tear deterioration.

Restoration: Reconstruct historic benches in lobby and observation area based on 1962 drawings and details. Balance restoration of the style and materials with the functional and operational requirements of the visitor center.

Rehabilitation: Consider designs for new benches that reflect the Mission 66 Park Service Modern design style with wood and metal materials in configurations similar to the original benches. New designs should incorporate requirements and best practices for ABAAS and Universal Accessibility as well as visitor experience.

Interior

Furniture and Casework

Casework

Original Configuration or Feature

The 1962 drawings indicate that the casework included Formica counter-tops and 3/4inch plywood shelves with adjustable metal standards and supports inside the cabinet units and 1/4 inch wide reveals between panels. Adjustable storage room shelves were built in place and included 3/4 inch fir plywood vertical dividers and shelves.

Original feature extant? No.

2021 Configuration or Feature

Merillat and Woodward recessed panel Millbridge II style cabinets with a Frost finish. Counter-tops is Formica 468-58 Light Mink, matte finish. Storage shelves have been removed.





Treatment Recommendations

Preservation: Clean, maintain, and repair existing casework. Prevent damage due to abuse and leaking water.

Restoration: Due to loss of integrity, materials, and balance of functional, operational, and code requirements, reconstruction of the original casework is not recommended.

Rehabilitation: Replace existing cabinets with stained wood flat-paneled casework. Maintain original configuration of casework doors and drawers. Consider revisions to casework and hardware to meet current barrier free access requirements. Match color and finish of original casework hardware which appears to be brushed chrome (additional research recommended to confirm), but matching of exact details is not recommended due to the lack of detailed information. Recommend any replacement casework be the same make, model and finish for consistency, ease of maintenance, and interchangeability of parts. Mixing different brands, models and finishes of fixtures is not recommended.

Interior
Furniture and Casework
Fire Extinguishers

Original Configuration or Feature	2021 Configuration or Feature
Historic building was not equipped with fire extinguishers mounted in this type of cabinet. See Fire Hose Cabinet (below) Original feature extant? No.	Fire extinguishers are mounted on the surface of the wall in clear finished oak cabinets.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing fire extinguisher cabinets in existing locations.

Restoration: Remove existing non-historic fire extinguisher cabinets and relocate to areas not visible to the public. Additional research required to confirm original locations. Confirm proposed locations meet functional, operational, and code requirements.

Rehabilitation: Removal of non-compatible fire extinguisher cabinets is recommended. Consider selection of fully recessed trimless fire extinguisher cabinet with a solid white metal door, flush recessed or concealed pull handle, and security lock that are more compatible with the recommended white drywall surface of the interior walls. Consider locating fire extinguishers in less obtrusive locations out of the primary view of the public. Recommend any replacement fire extinguishers and cabinets be the same make and model for consistency, ease of maintenance, and interchangeability of parts. Mixing different brands and models of fire extinguishers and cabinets is not recommended.

Interior
Furniture and Casework
Emergency Defibrillator

Original Configuration or Feature	2021 Configuration or Feature
Historic building was not equipped with defibrillator devices. Original feature extant? Not applicable.	Surface mounted defibrillators are mounted on the surface of the wall.
NO IMAGE AVAILABLE	

Treatment Recommendations

Preservation: Preserve and maintain existing defibrillator cabinets in existing locations.

Restoration: Remove non-compatible defibrillators and reinstall in less obtrusive locations out of the primary view of the public. Recommend additional research to confirm proposed locations meet functional, operational, and code requirements.

Rehabilitation: Removal and relocation of obtrusive cabinets recommended. Recommend replacement of defibrillator cabinets with more compatible product and location to minimize visual impact due to projecting volumes and shadows on historic space. Consider installation of a fully recessed trimless cabinet with a solid white metal door, flush recessed or concealed pull handle, and security lock that are more compatible with the recommended white drywall surface of the interior walls. Recommend defibrillator cabinets by the same manufacturer as fire extinguishers for consistent appearance.

Interior
Enclosure
Privacy Curtains

Original Configuration or Feature

Historic building was not equipped with privacy curtains.

Original feature extant? Not applicable

2021 Configuration or Feature

The 2000 renovation installed privacy curtains of white flame resistant Trevira polyester cubicle curtains with a white nylon mesh at the top by Imperial hanging on a suspended track. The privacy curtains observed in 2021 appear to be a different unknown product.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing non-original curtains. Repair/replace hangers and curtains as required due to wear and tear.

Restoration: Remove existing curtains and patch and repair ceiling and wall areas where anchors are located. See also recommended treatments for ceilings and walls.

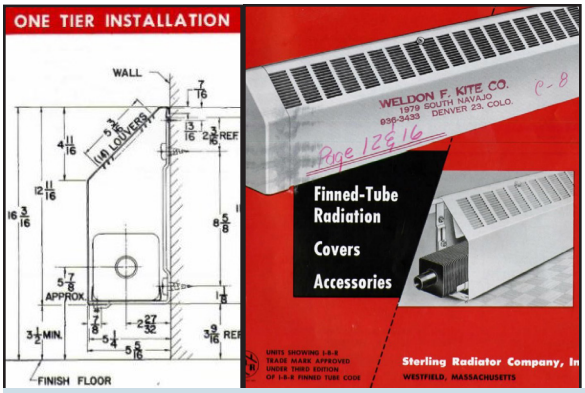
Rehabilitation: Non-original privacy curtains may be treated as required for optimum functional and operational requirements of the EMS room.

Interior
Building Systems, Mechanical
Baseboard Fin-Tube Heating

Original Configuration or Feature

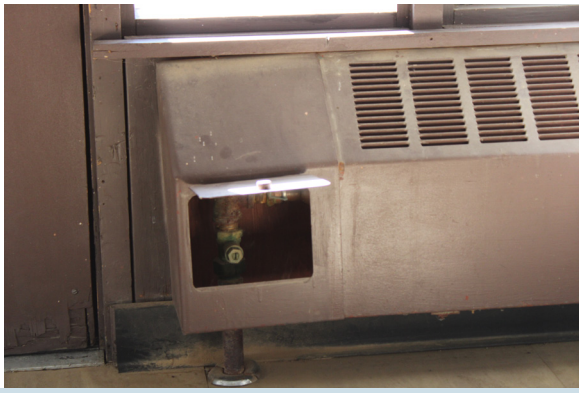
Fin tube hot water radiators were originally installed around the perimeter of the building. According to the 1963 product submittals, the original product was a Finmaster C-144 Series B500 with a sloping top enclosure manufactured by the Sterling Radiator Company, Inc., in Westfield, MA.

Original feature extant? Yes.



2021 Configuration or Feature

Original historic fin tube hot water heaters still present and in use except in some exhibit areas where they were modified to accommodate the exhibit cases.



Treatment Recommendations

Preservation: Historic fin tube hot water radiators should be maintained and preserved. Recommend investigation of coatings to confirm original finishes. Painted covers should be repaired and recoated as required to maintain historic appearances. Maintain pipes, valves and fittings and water in system to prevent corrosion of components.

Restoration: Historic fin tube hot water radiators should be restored. Recommend investigation of coatings to confirm original finishes and recoat covers in original colors. Maintain (or replace in-kind) pipes, valves and fittings and water in system to prevent corrosion of components.

Rehabilitation: Balance compatible appearance and design with the functional and operational requirements of the visitor center. General characteristics of replacement units include linear heater units placed near the bottom of the exterior walls of the building and painted to blend in with the surface they are mounted on to minimize visual impact. Units should not protrude into windows, block circulation, or interfere with visitor circulation. Consider fuel source (electricity versus propane-fired hot water system) and type of heating system (side wall radiant, in-floor radiant, hot air, or other types). Balance with energy sources and quantities of energy available on site due to limited capacity of generators. If replacing heating system, consider under-floor hydronic radiant heat system to maintain aesthetic of white walls. Ducts in cathedral ceilinged spaces not recommended.

Interior
Building Systems, Mechanical
Fan Coil Units

Original Configuration or Feature

Cabinet Unit Heaters were installed adjacent to the main entry doors. According to the 1963 product submittals, the original products were model WC-670-4 Arrgt. 402 and WC-670-4 Arrgt. 408.

Original feature extant? No.



2021 Configuration or Feature

Due to loss of integrity of the original cabinet heaters, it is recommended that cabinet heaters of some type remain in this location but be balanced with functional and operational requirements of the visitor center. Reconstruction of original cabinet heaters is not recommended due to changing code and performance requirements.



Treatment Recommendations

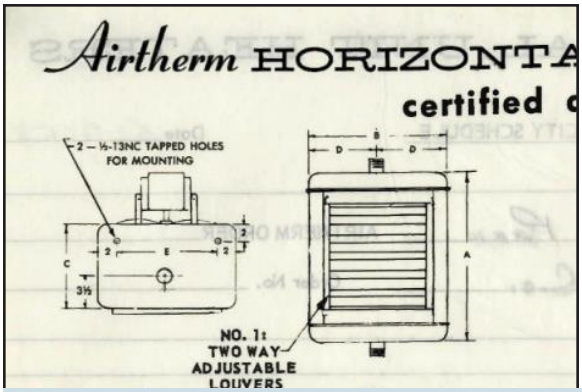
Preservation: Preserve and maintain existing cabinet heaters. Provide regular maintenance and replace parts that are damaged, broken or deteriorated in-kind.

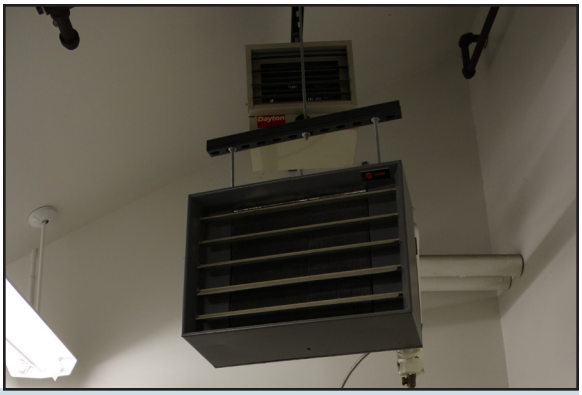
Restoration: Restoration treatment not recommended due to product availability and code required performance standards.

Rehabilitation: Due to loss of integrity of the original cabinet heaters, it is recommended that cabinet heaters of some type remain in the existing location but be balanced with functional and operational requirements of the visitor center. General characteristics of replacement cabinet heaters include enclosed heater units placed at the bottom of the walls of the building and painted to blend in with the surface they are mounted on to minimize visual impact. Units should not protrude into windows, block circulation, or interfere with visitor circulation. Consider fuel source (electricity versus propane-fired hot water system) and type of heating system (side wall radiant, in-floor radiant, hot air, or other types). Balance with energy sources and quantities of energy available on site due to limited capacity of generators. Ducts in cathedral ceilinged spaces not recommended. Reconstruction of original cabinet heaters is not recommended due to changing code and performance requirements.

Interior
Building Systems, Mechanical
Unit Heaters

Original Configuration or Feature	2021 Configuration or Feature
Airtherm Horizontal Unit Heater model HR-45 manufactured by the Airtherm Manufacturing Company of St. Louis, Missouri. Original feature extant? No.	Trane Hydronic Unit Heater model 70-S with louver fin diffuser.





Treatment Recommendations

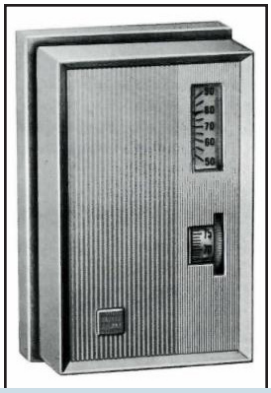
Preservation: Preserve and maintain the existing hot water unit heater system for both public restrooms. Provide regular maintenance and replace parts that are damaged, broken or deteriorated in-kind.

Restoration: Restoration treatment not recommended due to product availability and code required performance standards.

Rehabilitation: Due to loss of integrity of the original unit heaters, it is recommended that unit heaters of some type remain in the existing location but be balanced with functional and operational requirements of the visitor center. General characteristics of replacement unit heaters include enclosed heater units hung from the ceiling structure and painted to blend in with the surface they are mounted on to minimize visual impact. Units should not protrude into windows, block circulation, or interfere with visitor circulation. Consider fuel source (electricity versus propane-fired hot water system) and type of heating system (side wall radiant, in-floor radiant, hot air, or other types). Balance with energy sources and quantities of energy available on site due to limited capacity of generators. Ducts in cathedral ceilinged spaces not recommended. Reconstruction of original unit heaters is not recommended due to changing code and performance requirements.

If use of restroom space is changed and becomes open space, linear fin tube heating units are recommended to blend with the character of the open public spaces. Consider potential use of in-floor hydronic radiant heat system as well.

Interior
Building Systems, Mechanical
Thermostats

Original Configuration or Feature	2021 Configuration or Feature
Thermostatic controls for the heating system were installed. According to the 1963 product submittals, the original product was a Model TC-101 two position automatic control manufactured by Barber Colman. Original feature extant? No.	The manufacturer is Honeywell but the model unknown.
	

Treatment Recommendations

Preservation: Preserving and maintaining the existing thermostat system is recommended. Clean, maintain and repair as needed.

Restoration: Restoration treatment not recommended due to product availability and changing code and performance requirements. Recommend considering Rehabilitation treatment.

Rehabilitation: Due to loss of integrity of the original thermostats, consider keeping thermostats of some type this location but be balanced with functional and operational requirements of the visitor center. Recommend removing thermostats and using a programmable smart thermostat located in a mechanical room with a remote sensor in each heating zone. Smart thermostats require active WiFi in the building to control them and can be controlled over the internet or with a smart phone app. Sensors mounted on walls should match the white wall color and maintain an unobtrusive appearance. Should individual zone thermostats be selected, recommend ensuring all are the same make and model for consistency, ease of maintenance, and interchangeability of parts. Mixing different brands and models of individual is not recommended. Consider revising heat system zones should changing uses be implemented in different areas of the building.

Interior
Building Systems, Electrical
General Light Fixtures

Original Configuration or Feature	2021 Configuration or Feature
Specific manufacturer and model unknown. Spherical translucent globe pendant lights shown in this 1997 photo also appear in the 1965 photo of the Ranger Station desk (see ceilings). Original feature extant? No.	Historic light fixtures have been replaced for all types of fixtures. The 4 foot-long fluorescent fixture is a Lithonia model WA traditional wraparound pendant hung light fixture with 2 32 watt lamps. For the wall mounted type fixture, a Creative Illumination wall bracket light fixture was installed.





Treatment Recommendations

Preservation: Clean and maintain existing pendant mounted general lighting. Provide with new lamps as required.

Restoration: Current pendant lighting has lost integrity of for style and location of original lighting. Recommend replacing with 10", 12", and 14" diameter spherical translucent "opal" globe pendant lighting in historic locations to match original sizes. Consider rewiring lights for safety and LED lamps for low power consumption.

Rehabilitation: Functional lighting in restrooms, office, and clinic are not original. Recommend balancing maintaining these fixtures with the functional and operational requirements of the visitor center. Consider replacing existing non-historic fixtures with similar higher-lumen-output LED pendant light and locating light fixtures in a pattern more sympathetic to the 6'-0" planning module of the building. Alternative fixtures should maintain the pipe-pendant hung spherical or rectilinear form with wrap around lenses and shades. Original general lighting and exhibit lighting fixtures appear to be white or light colored with a dark colored track. Consider using a white track to reduce cluttered appearance and prevent distraction from the dark brown ceiling beams.

Interior

Building Systems, Electrical

Display Lighting

Original Configuration or Feature

Original exhibit lighting is "Lightolier Lytespan lighting track system" with Wakefield #44 stems and swivel bases, 4 and 8 foot track lengths, model 7538 matte white light fixtures with Par 38 or R40 flood and spot lamps per 1963 exhibit drawings. Wall mounted Lightolier Reflect-A-Line fixtures with 18 inch horizontal stem mounting in some locations.

Original feature extant? No.



2021 Configuration or Feature

Current exhibit lighting is provided by black track mounted halogen lights.



Treatment Recommendations

Preservation: Preserve, clean and maintain existing lighting tracks and fixtures. Provide new lamps as required. LED lamps for existing fixtures may be available.

Restoration: Due to loss of integrity of the original light fixtures (no longer extant) and lack of product availability, restoration of track lighting for retail displays and exhibits is likely not possible. Recommend considering Rehabilitation treatment.

Rehabilitation: Lighting for retail displays and exhibits should be balanced with best practice exhibit design as well as functional and operational requirements of the visitor center. Consider less obtrusive and smaller lighting systems that are more compatible with the space than the white and black track lights, including small LED fixtures and lamps, ceiling mounted or recessed fixtures, with the goal of accentuating the cathedral ceiling.

Interior
Building Systems, Electrical
Emergency Lighting

Original Configuration or Feature

This type of emergency lighting was not installed in the original construction.

Original feature extant? Not applicable.

2021 Configuration or Feature

2021 Configuration or Feature: The emergency lights are white Lithonia 6ELM2 Lead-Calcium Battery with tungsten lamps.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain non-historic emergency lighting as required for code compliance.

Restoration: Not applicable - emergency lights are not historic but are required by code. Restoration requires removal of non-historic emergency lights which are required by code. Recommend considering Rehabilitation treatment.

Rehabilitation: Recommend concealing conduit and junction boxes within wall cavities. Consider replacing emergency light fixtures with less obtrusive ones that blend with wall and/or ceiling surfaces by reducing or eliminating color contrast, exposed conduit, and projecting fixtures. Connect selected general lighting fixtures into an emergency power circuit rather than surface mounted "battery pack" emergency lights to eliminate surface mounted emergency fixtures and conduits. Consider replacement with LED lamps for increased lamp life and reduced power consumption due to limited generator power available.

Interior
Building Systems, Electrical
Exit Signs

Original Configuration or Feature

Exit lighting from original construction (if installed) is no longer extant.

Original feature extant? No.

2021 Configuration or Feature

Lithonia LQM exit signs with LED lamps.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain non-historic exit signs as required for code compliance.

Restoration: Not applicable - exit signs are not historic but are required by code. Restoration would require removal of non-original elements which is not allowed for code required items. Recommend considering Rehabilitation treatment.

Rehabilitation: Recommend concealing conduit and junction boxes within wall cavities. Consider replacing emergency exit signs with edge lit LED glass emergency exit signs that are less obtrusive by reducing or eliminating color contrast, exposed conduit, and projecting fixtures. Consider replacement with LED exit signs for increased lamp life and reduced power consumption due to limited generator power available.

Interior
Building Systems, Electrical
Electrical Devices

Original Configuration or Feature	2021 Configuration or Feature
In original structure, devices were not present or were embedded in the wall construction. Original feature extant? Not applicable.	Existing fire alarms, junction boxes, conduits, and cable management systems are surface mounted throughout the building.

NO IMAGE AVAILABLE



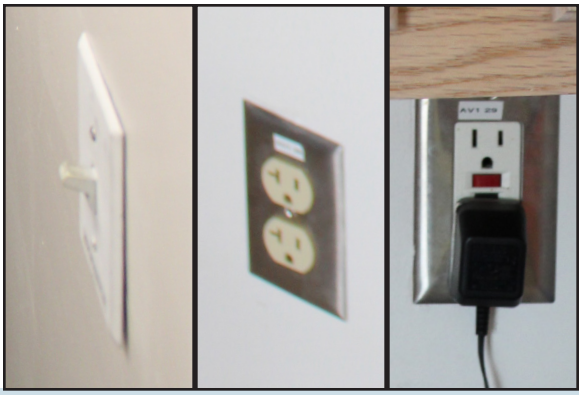
Treatment Recommendations

Preservation: Preserve and maintain non-historic wall-mounted electrical devices as required for code compliance.

Restoration: Not applicable - electrical devices are not historic but are required by code. Restoration would require removal of non-original elements which is not allowed for code required items. Recommend considering Rehabilitation treatment.

Rehabilitation: Recommend concealing conduit and junction boxes within wall cavities and selection of fixtures that are less obtrusive (reduce or eliminate color contrast, protrusion from wall, and unsuccessful color matching). Recommend alignment of electrical devices and other wall mounted features in a more aesthetically appropriate arrangement such as grouped together in a vertically centered column or row. Random arrangement of electrical devices is distracting from the understanding of the carefully thought out and arranged spaces.

Interior
Building Systems, Electrical
Electrical Devices and Cover Plates

Original Configuration or Feature	2021 Configuration or Feature
Manufacturer and model of original electrical devices and cover plates are unknown. Original feature extant? No.	Brushed stainless steel cover plates are the most common observed. The 2000 renovation used both ivory colored Decora cover plates with Decora receptacles and AC Quiet light switches and stainless steel type 802 with a Spec. Grade Satin (302SS) finish, all by Leviton.
NO IMAGE AVAILABLE	

Treatment Recommendations

Preservation: Preserve and maintain existing cover plates and electrical devices. Repair where damaged or replace in-kind to match existing style, color, finish, and configuration.

Restoration: Original cover plate and device finishes are unknown. Recommend considering Rehabilitation treatment.

Rehabilitation: Recommend consistent approach of manufacturer, style, color, finish, type and other characteristics of electrical devices and cover plates for all spaces. Brushed stainless steel cover plates with white devices is recommended because it is consistent with other hardware finishes in the building and common to the era.

Interior
Building Systems, Electrical
Fire Alarm Devices

Original Configuration or Feature	2021 Configuration or Feature
Fire alarm devices were not included in the original construction. Original feature extant? Not applicable.	Fire alarm devices are installed on walls and ceilings and are not visually compatible with finishes due to color. In the 2000 renovation, system is replaced with system manufactured by Notifier. Products include: SFP-400 Fire Control Panel; PS-1270 Battery; HD-604 Heat Detector; NBG-10L Manual Pull Stations; MASS-2475 Horn/Strobe; MP-SF Trim Plates.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing fire alarm devices. Repair where damaged or replace in-kind to match existing color, finish, and configuration.

Restoration: Not applicable - fire alarm devices are not historic but are required by code. Restoration would require removal of non-original elements which is not allowed for code required items. Recommend considering Rehabilitation treatment.

Rehabilitation: Recommend selection of white devices that are more compatible with the historic white walls of the building, especially in the lobby and exhibit areas. Ivory colored devices are not recommended but preferred over red or other colors. All devices should be the same color. Recommend concealing conduit and junction boxes within wall cavities and selection of fixtures that are less obtrusive (reduce or eliminate color contrast, protrusion from wall, and unsuccessful color matching). Recommend alignment of electrical devices and other wall mounted features in a more aesthetically appropriate grouped arrangement such as a horizontal row or vertical column.

Interior
Building Systems, Electrical
Security Devices

Original Configuration or Feature	2021 Configuration or Feature
Security devices were not included in original construction. Original feature extant? Not applicable .	Motion detectors and security cameras installed in multiple locations. Manufacturer and model unknown.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing security devices and sensors. Repair where damaged or replace in-kind to match existing color, finish, and configuration.

Restoration: Restoration treatment not recommended due to functional and operational requirements. Restoration would include removal of security systems required to secure the building. Recommend considering Rehabilitation treatment.

Rehabilitation: Recommend selection of white devices and brushed stainless steel cover plates that are more compatible with the historic white walls of the building, especially in the lobby and exhibit areas, and consistent with other electrical devices. Ivory colored devices are not recommended but preferred over red or other colors. All devices should be the same color. Recommend concealing conduit and junction boxes within wall cavities and selection of fixtures that are less obtrusive (reduce or eliminate color contrast, protrusion from wall, and unsuccessful color matching). Recommend alignment of electrical devices and other wall mounted features in a more aesthetically appropriate grouped arrangement such as a horizontal row or vertical column.

Interior
Plumbing
Sinks

Original Configuration or Feature	2021 Configuration or Feature
Original manufacturer and model are unknown. 1997 photos show white porcelain wall mounted sinks. Original feature extant? No.	Manufacturer and model unknown.





Treatment Recommendations

Preservation: Preserve and maintain existing plumbing fixtures through regular maintenance and repairs. Repair where damaged. See Rehabilitation treatment where replacement required.

Restoration: Restoration not recommended due to lack of material and product availability and changing building code, performance, and accessibility requirements. Due to loss of integrity of restrooms, restoration of original historic features not required. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace plumbing fixtures to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Plumbing
Water Closets

Original Configuration or Feature	2021 Configuration or Feature
Original manufacturer and model are unknown. Original feature extant? No.	In office and clinic: Crane White Bowl Combo #3H-839; Olsonite white seat #1050CC; Sloan EBF-650-A valve; Sonora No-Flush Urinal #2004. In public restrooms, Kohler Wellcomme toilet with Lustre seat.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing plumbing fixtures through regular maintenance and repairs. Repair where damaged. See Rehabilitation treatment where replacement required.

Restoration: Restoration not recommended due to lack of material and product availability and changing building code, performance, and accessibility requirements. Due to loss of integrity of restrooms, restoration of original historic features not required. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace plumbing fixtures to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Plumbing
Showers

Original Configuration or Feature	2021 Configuration or Feature
Original manufacturer and model are unknown. Original feature extant? No.	Fiat Cascade 36WL BN molded stone shower base; Delta shower valve #11T5143; Josam Floor Drain #30000 with Series A satin bronze strainer.

NO IMAGE AVAILABLE



Treatment Recommendations

Preservation: Preserve and maintain existing plumbing fixtures through regular maintenance and repairs. Repair where damaged. See Rehabilitation treatment where replacement required.

Restoration: Restoration not recommended due to lack of material and product availability and changing building code, performance, and accessibility requirements. Due to loss of integrity of restrooms, restoration of original historic features not required. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace plumbing fixtures to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Plumbing
Kitchen Sinks

Original Configuration or Feature

Original model and manufacturer are unknown. 1997 photos show what appears to be a cast iron sink with white porcelain enamel coating.

Original feature extant? No.



2021 Configuration or Feature

Historic sinks were replaced with stainless steel sink basins and new faucets. The office sink has a Delta #400-WF faucet.



Treatment Recommendations

Preservation: Preserve and maintain existing fixtures. Repair where damaged. See Rehabilitation treatment where replacement required.

Restoration: Restoration of original plumbing fixtures and trim is not recommended due to changing code and performance requirements. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace existing fixtures with new code compliant compatible fixtures with a white porcelain or brushed stainless steel finish. Remove and replace plumbing fixtures to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Plumbing
Drinking Fountains

Original Configuration or Feature	2021 Configuration or Feature
Original manufacturer and model are unknown. In 1997, the drinking fountain was a white porcelain wall mounted fixture adjacent to the main entry. Original feature extant? No.	Historic drinking fountains have been replaced with stainless steel water bottle filler/drinking fountain combinations.





Treatment Recommendations

Preservation: Preserve and maintain existing fixtures. Repair where damaged. See Rehabilitation treatment where replacement required.

Restoration: Restoration of original plumbing fixtures and trim is not recommended due to changing code and performance requirements. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace existing fixtures with new code compliant compatible fixtures with a white porcelain or brushed stainless steel finish. Remove and replace plumbing fixtures to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Plumbing
Water Hydrant

Original Configuration or Feature

Water hydrants were installed around the exterior of the building. According to the 1963 product submittals, the original product was a Model Series 8 decorative freezeless wall hydrant in a brushed chrome finish with a flat face and a bent nozzle by Woodford Mfg. Co. of Des Moines Iowa.

Original feature extant? Yes.



2021 Configuration or Feature

Original water hydrant is extant.



Treatment Recommendations

Preservation: Preserve and maintain existing historic water hydrants. Verify that valve is drained and dry prior to winter and that annular space around the pipe penetration is well sealed to prevent water or rodent intrusion. See Rehabilitation treatment for replacement.

Restoration: Restoration of original water hydrants and trim is not recommended due to lack of product availability and changing code and performance requirements. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace existing water hydrants with new code compliant hydrants with a brushed stainless steel finish as required to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Plumbing
Floor Drains

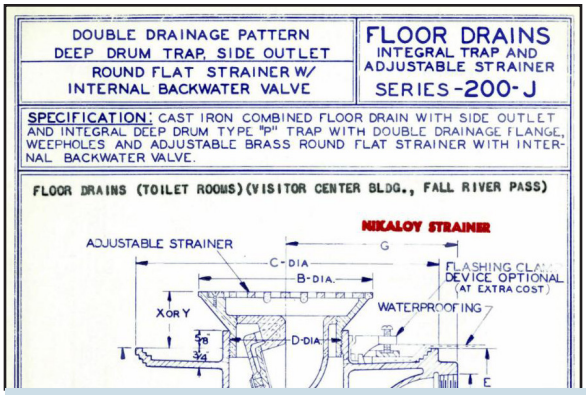
Original Configuration or Feature

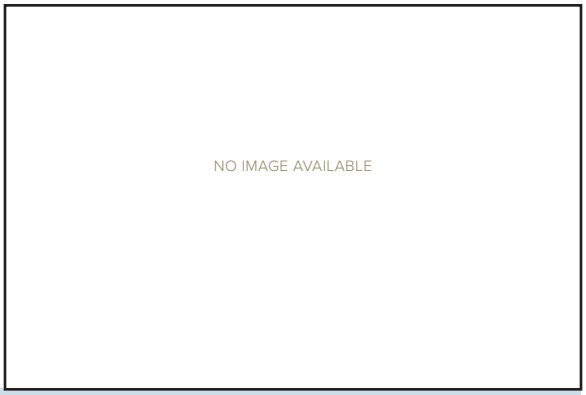
According to the 1963 product submittals, the original product installed in the restrooms was a Series 200-J floor drain with an integral trap and adjustable round flat strainer Series 860-ZZ integral trap and loose grate in the Boiler Room manufactured by Josam Manufacturing Company of Michigan City, Indiana.

Original feature extant? Yes (unconfirmed).

2021 Configuration or Feature

Restroom floor drains were potentially replaced in 2000 with restroom renovation.





Treatment Recommendations

Preservation: Preserve and maintain existing floor drains. Regularly clean floor drains to prevent blockage and damage due to debris. Verify proper operation of back-flow valves where present. Repair where damaged or broken and larger objects could enter and block the sanitary sewer system. See Rehabilitation treatment where replacement required.

Restoration: Restoration of original floor drains and trim is not recommended due to lack of product availability. Recommend considering Rehabilitation treatment.

Rehabilitation: Remove and replace existing floor drains with new code compliant floor drains with a white porcelain or brushed stainless steel finish. Remove and replace plumbing fixtures to meet the functional and operational requirements of the visitor center and comply with current code requirements and Universal Accessibility standards.

Interior
Fire Sprinklers
Fire Sprinkler Piping

Original Configuration or Feature

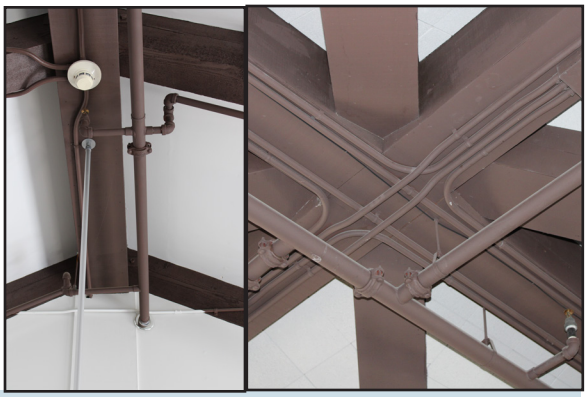
No fire sprinkler system was installed in the original construction.

Original feature extant? Not applicable.

2021 Configuration or Feature

Fire sprinkler piping and heads are installed below the existing beams and ceiling and painted brown.





Treatment Recommendations

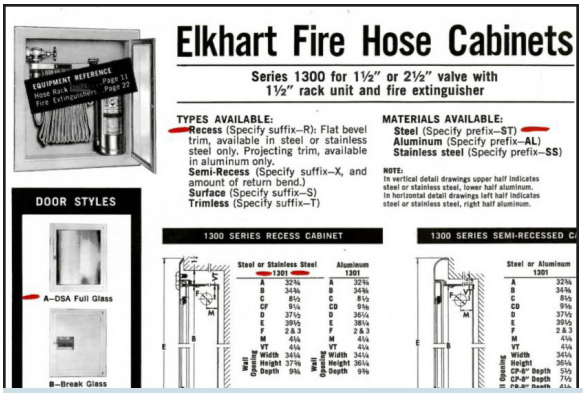
Preservation: Preserve and maintain existing fire sprinkler system. Repair where damaged or not functioning properly.

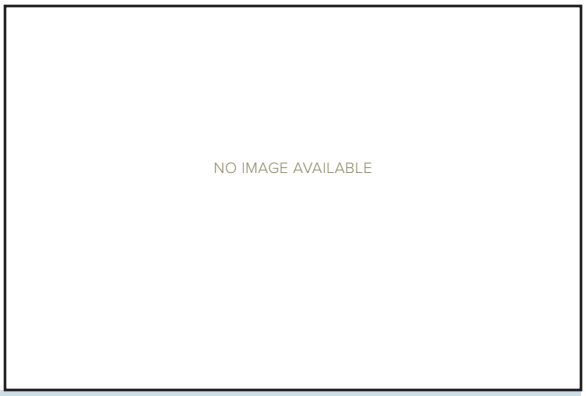
Restoration: May not be applicable - fire sprinklers are not historic but may be required by code. Restoration would require removal of non-original elements which may not allowed for code required items. Recommend further investigation of this approach or considering Rehabilitation treatment.

Rehabilitation: Consider replacement of fire sprinkler system with dry pipe system that can be installed within the ceiling space and concealed heads in drywall ceilings coordinated with the 6'-0" planning module. Piping can be installed between existing joists and over the top of existing structural framing. Where required, beams and joists can be reinforced to allow for penetrations. Pipes may also be able to be concealed within beam enclosures and walls. Further investigation is recommended.

Interior
Fire Sprinklers
Fire Hose Cabinet

Original Configuration or Feature	2021 Configuration or Feature
Original fire hose cabinets were recessed stainless steel and glass doored Elkhart Fire Hose Cabinets. Original feature extant? No.	Not applicable. Fire sprinklers and fire alarm system replaced fire hose requirements.





Treatment Recommendations

Preservation & Restoration: Fire hose cabinets not required after installation of fire sprinkler system. Reconstruction of fire hose cabinets is not recommended.

Rehabilitation: Fire hose cabinets may not be required due to fire sprinklers, fire extinguishers, and fire alarm systems installed. Should a fire hose cabinet be required, recommend a fully recessed white metal cabinet with solid metal panel door to minimize visual impact to white walls.

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APPENDICES

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APPENDIX B: METHODOLOGY

The project team completed review, orientation, survey, and photographic documentation of the site along with its noncontributing elements in October 2021. This section describes the methods employed to complete the assessment of the Alpine Visitor Center building. See the Fall River Pass Preservation Plan and Historic Structures Reports for methodology used for assessment of the site and auxiliary buildings at the Alpine Visitor Center.

GENERAL

The assessment included exterior building assemblies such as foundations, support structures, walls, openings, roofs, etc. The assessment of interior spaces of the subject buildings included basements, attics, and other accessible spaces within the building. Other team members conducted the assessment of other portions of the building, including the structure and active building systems (mechanical, electrical, and plumbing). Building exteriors were investigated from the ground using telescopes and telephoto camera lenses. No investigation from drones, man lifts, swing stages, or roped access was performed therefore close-range observations of the upper wall areas were limited.

REVIEW OF EXISTING DOCUMENTATION

Prior to visiting the site, drawings for original construction and subsequent projects were reviewed. This enabled a better understanding of the building configuration and construction. Floor, wall, and roof assemblies were reviewed as well as structural and basic mechanical, electrical, plumbing, and fire protection systems to gain an understanding of original construction and differentiate that from subsequent renovation or remodeling projects. In addition, the team reviewed the 2018 Condition Assessment to better understand existing conditions and support confirmation of existing conditions.

ON-SITE ASSESSMENT METHODOLOGY

The objective of the walk-through survey is to observe, visually, the property to obtain information on material systems and components to provide a brief description, identifying physical deficiencies to the extent that they are easily visible and readily accessible. The buildings were visually examined and photographed, accessing as many spaces as possible, including exterior and interior observations, without destructive investigation. Crawl spaces and attics were accessed in a limited manner due to confined spaces, limited access, and dangerous conditions. Photos were taken with a digital SLR camera and/or smartphones. Other agencies, persons, or authorities having jurisdiction were not interviewed for this assessment. Testing of materials and diagnostic non-destructive testing techniques were not performed. However, samples of mortar, wood, and stone were collected from all buildings at the site and are available for testing and analysis at a future date.

DOCUMENTATION METHODOLOGY

The major concerns for the Alpine Visitor Center are outlined in the Executive Summary are discussed in the following sections. In-person observations and digital images were used to confirm previously noted deficiencies, evaluate the severity of the observed deficiencies, and identify areas where further investigation is recommended.

STUDY SUMMARY

Alpine Visitor Center Preservation Plan focuses on the previously developed condition assessment for the Alpine Visitor Center Building as well as evaluation of contributing features and character-defining features of the building. It includes physical description, treatment recommendations

and brief summaries of information located in the companion reports, appendices, and other documents. The unique features of this site are discussed in detail in Fall River Pass Preservation Plan. Auxiliary buildings are discussed in detail in Fall River Pass Historic Structures Reports.

The project team completed on-site observations of the site and structures in October 2021.

LIMITATIONS

The following statements outline our observations and opinions about of the property as reasonably accessed. This report relates only to that which was readily viewable and observed on the interior and exterior of the building. Building systems, including but not limited to structural, mechanical, electrical systems, were reviewed by other consultants on the team.

No warranty of opinion is made on that which was not readily observed. The observers did not enter or observe areas where safe, unobstructed, and legal access was not available. This report is limited to visual observations of the building and review of prior condition assessment information provided to the project team.

The observations and opinions contained in this report are intended to assist the user of the report in developing project scope for a future rehabilitation project. It is not the intent of this report to prepare or provide exact costs, exact quantities, or identify the exact locations of items or systems as a basis for preparing cost estimates.

This report was designed to reduce, not eliminate the uncertainty regarding the potential for component or system failure, within reasonable limits of time and cost, and no warranty is implied. This assessment does not constitute a regulatory or code compliance audit of the building systems that may be present at the subject buildings. These reviews and observations do not include testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard.

Otak, Inc. has no ongoing obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to Otak, Inc. in a reasonable time frame to formulate an opinion and complete the assessment by the agreed upon due date.

Any fungi or mold reference included in this report does not constitute a professional mold inspection and is not based upon any sampling, testing, and/or abatement. Otak, Inc. merely notes the visual presence or absence of fungi or mold if observed in the course of preparing this report.

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APPENDIX C: GLOSSARY

Building

A building is a construction created to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

Character-Defining Feature

A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

Contributing Resource

Contributing resources are the buildings, objects, sites, and structures that played a role or, more simply, existed at the time of the event(s) associated with the proposed National Register site.

District

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are historically or aesthetically united by either a plan or physical development.

Feature

A prominent or distinctive aspect, quality, or characteristic of a historic structure.

Historic Character

The sum of all visual aspects, features, materials, and spaces associated with a property's history.

Historic District

A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, landscapes, structures, or objects, unified by past events or aesthetically by plan or physical developments. A district may also be composed of individual elements separated geographically but linked by association or history.

Historic Fabric

The physical elements, from a historically significant period, that were combined or deposited to form a structure as opposed to material used to maintain or restore a structure following its historic period(s).

HISTORIC PRESERVATION TREATMENTS

The purpose of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work. Choosing the most appropriate treatment depends on the building's historical significance, level of significance, physical condition, proposed use, and codes and other regulations. The four Treatments include:

Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials

and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction

Reconstruction is defined as 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.

Rehabilitation

Rehabilitation is defined as 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.

Restoration

Restoration is defined as 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 limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Historic Property

Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Historic Structure

A constructed work usually immovable by nature or design, consciously created to serve some human activity. Examples are buildings of various kinds, monuments, dams, roads, railroad track, canals, mill races, bridges, tunnels, locomotives, nautical vessels, stockades, forts and associates earthworks, Indian mounds, ruins, fences and outdoor sculpture.

In-Kind

The replacement of historic fabric with new material that marches the historic detail, configuration, appearance and fabric as closely as humanly possible.

INTEGRITY

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The Seven Aspects of Integrity include:

Location

Location is the place where the historic property was constructed or the place where

the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

Setting

Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or man-made and include such elements as topographic features, vegetation, simple man-made paths or fences, and the relationships between buildings and other features or open spaces.

Design

Design is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historic way in which the buildings, sites, or structures are related.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a re-creation; a property whose historic features have been lost and then reconstructed is usually not eligible.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association

Association is the direct link between an important historic event or person and an historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

NATIONAL REGISTER CRITERIA

The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places. The National register Criteria include:

A. Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

B. Properties that are associated with the lives

of persons significant in our past.

C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Noncontributing resource

Noncontributing resources are the buildings, objects, sites, and structures that did not exist at the time the event(s) associated with the proposed National Register site occurred or have lost integrity from that historic period.

Programmatic Agreement (PA)

A document in the section 106 process that records the terms and conditions agreed upon, including:

- When effects on historic properties are similar and repetitive or are multi-state or regional in scope
- When effects on historic properties cannot be fully determined prior to approval of an undertaking
- When non-federal parties are delegated major decision making responsibilities
- Where routine management activities are undertaken at Federal installations, facilities, or other land-management units
- Where other circumstances warrant a departure from the normal section 106 process

Object

The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

SIGNIFICANCE

National Significance

Nationally significant properties tell important stories that have meaning for all Americans, regardless of where they live. A nationally significant property may be one or more of the following:

- The site of an event that had a significant impact on American history overall
- A property directly associated with the productive career of an important individual in American history
- A site which provides an outstanding illustration of a broad theme in American history
- The best example of an architectural style or significant development in engineering (i.e. the masterwork of a leading architect or an engineering project that pioneered new techniques)
- A site which may yield information which will shape and/or alter the field of archeology.

Period of Significance

The period of (national) significance is the period when the historic events associated with a proposed National Register site occurred. This period must reflect the dates associated with the property being nominated. A period of significance may be thousands of years (in the case of an archaeological property), several years, or even a few days, depending on the duration of the event.

Level of Significance

The National Park Service assesses properties according to three different levels of significance. A property may be locally significant (have played a role in local events and/or a local community), significant at the state level (have played a role in the history of a specific state), or nationally significant (have played a role in the history of the nation overall). Properties listed in the National Register of Historic Places may be locally significant, significant at the state level, or nationally significant, while National Historic Landmarks must be nationally significant.

Site

A site is the location of a significant event where a historic occupation or activity occurred. It may be the site of a building or structure which is no longer standing or which exists only as a ruin. A site may also include a standing building, if the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Structure

The term "structure" is used to distinguish from buildings those constructions made usually for purposes other than creating human shelter.

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APPENDIX D: POTENTIAL MATERIALS & PRODUCTS

This appendix is intended to provide ideas for consideration in the design of a rehabilitation of historic structures at the Alpine visitor Center site. Listing of a particular product or material in this section is not a recommendation.

RODENT INTRUSION MATERIALS

Wood Siding: Woodsource Channel Rustic siding (https://woodsource.com/products/siding-2/).

Fiber Cement Panels: Similar to wood siding, but does not match rough sawn texture. Cement-based panel is likely rodent proof. Products: HardiePanel Sierra 8.

Pressed Hardboard (and other similar composite wood materials): Similar grooves, does not match rough-sawn texture, poor durability and likely has rodent-attracting resins or adhesives. Products might include LP SmartSide, OSB, T1-11, fiberboard/MDF, Particleboard, Kaycan Eco-Side.

Metal Shed siding over the T1-11 (to provide a barrier at the bottom of the wall):

- Beacon (https://www.becn.com/products/siding/aluminum-siding)
- American Construction Metals Grooved soffit panel (https://www.acm-metals.com/pdf/catalog/NDX_MW_Rainware_Trim_Coil_Soffit_Fascia.pdf)
- ALSCO Triple 4" Soffit (https://alscometals.com/products/triple-4-soffit#gallery)
- and other similar materials.

Coiled Metal Sheets: Advanced Aluminum's Cedar Embossed Roll Coil (https://www.advaluminum.com/roll-coil-metal-embossing/), Advanced Aluminum's Advantage Panel (https://www.advaluminum.com/ag-advantage-panel/).

Alternative Rodent Intrusion Prevention Techniques:

Apply capsaicin, a taste repellent, to areas of siding that show signs of chewing.

BUILDING STONE SOURCES

List of Colorado stone quarries: https://quarriesandbeyond.org/states/co/co-photos.html

https://www.coloradoquarries.com/boulders

https://monarchstonecompany.com/boulders/

https://www.lyonssandstone.com/products/sugarloaf/

These quarries have some similar colors, though not with quite the same texture or granularity.

https://usenaturalstone.org/stony-creek-granite-bedrock-of-america/

https://usenaturalstone.org/rocky-mountain-quartzite-an-iconic-stone-from-the-american-west/

https://www.northernstonesupply.com/product/rocky-mountain-granite-aggregate-large/

CEDAR SHAKE ROOFING

https://www.bravarooftile.com/

https://calshingle.com/products/

https://www.cedur.com/

https://www.certainteed.com/siding/shake-and-shingle/

https://www.enviroshake.com/

Alternative Cedar Shake Preservatives

Consider linseed oil dip for cedar shakes prior to installation. Double-boiled, polymerized, or purified linseed oil recommended. Can be renewed by spraying more oil on approximately every 10 years.

ALTERNATIVE ROOFING PRODUCTS

https://www.bravarooftile.com/

INTERIOR STORM WINDOWS

https://www.alliedwindow.com/

https://www.archangleohio.com/

https://basc.pnnl.gov/resource-guides/interior-storm-windows-and-panels#edit-group-more-info

https://www.climateseal.com/

https://www.eastportlandsash.com/

https://indowwindows.com/custom-storm-windows/

https://www.monray.com/mon-ray-storm-windows/

https://www.quantapanel.com/

https://stormwindows.com/

https://www.stormsnaps.com/

Alternative Materials for Windows:

Vacuum Insulated Glass (VIG), installed in existing window systems)

LIGHT FIXTURES

https://hiphaven.com/globe-pendants/

FIRE EXTINGUISHER CABINETS

http://activarcpg.com/jl-industries/product/cosmopolitan-series-stainless-steel-fire-extinguisher-cabinet (Review specific options for minimalist appearance.)

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Rocky Mountain National Park
Fall River Pass Historic District

Alpine Visitor Center Preservation Plan

April 2023