

City of Kodiak
Kodiak Historical Society



RUSSIAN-AMERICAN COMPANY MAGAZIN
KODIAK, ALASKA
Historic Structure Report

MARCH 22, 2022



Cover Illustration: Russian-American Company Magazin (Anderson Hallas Architects 08/24/2021)

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Executive Summary and Administrative Data

Historic Structure Report Summary

This Historic Structure Report (HSR) presents a planning document for the historic Russian-American Company Magazin (the Magazin) in Kodiak, Alaska. This report identifies characteristics and features that convey the historic significance and character of the building. It provides a plan for long-term preservation and stewardship of the building.

Built between 1804 and 1808, the Magazin is the oldest remaining Russian-built structure in the State of Alaska and the United States. It received designation as a National Historic Landmark in 1962. A detailed history of the building is provided in the Developmental History Section of this report.

In 1967, the Kodiak Historical Society (formerly the Kodiak and Aleutian Islands Historical Society) began a long-term lease of the building, utilizing the Magazin as the Kodiak History Museum. Since 1972, the Magazin has been owned by the City of Kodiak. These two entities continue to be stewards of the building today. This HSR is facilitated and funded by the National Park Service (NPS).

Perched on a grassy hill overlooking the Kodiak Ferry Dock, the Magazin is one of the few structures in Kodiak which survived both the 1912 Novarupta volcanic eruption and the 1964 Alaska Earthquake. Visitors arriving from the mainland via the Alaska Marine Highway System are immediately greeted by the Magazin. This results in a high influx of visitors during peak travel season.

The intent of this HSR is to document the physical evolution of the building, its current condition, and recommend appropriate treatments. Documentation of historic significance and the evaluation of integrity

provides the framework upon which treatment recommendations are based. All treatment recommendations follow *The Secretary of the Interior Standards for the Treatment of Historic Properties*.

The condition assessment for each element/feature is documented in Part I. Recommendations for treatment are provided in Part II. These treatments address deteriorated elements and work to address code and life safety deficiencies. Up to three options are provided for recommended treatment of elements/features, dependent upon future building use.

Project Purpose and Need

This project addresses a National Historic Landmark owned by the City of Kodiak. The purpose of this report is to document building development, evaluate current conditions and provide treatments for rehabilitation based on anticipated uses. The Magazin currently houses the Kodiak History Museum exhibits on its first floor. The building's second floor houses Kodiak History Museum offices and collections storage. It is recognized by project stakeholders (City of Kodiak, Kodiak Historical Society) that the building and its current use have competing needs, which put both the building and the collections at risk. Options for treatment provided in this report are intended to guide the stakeholders as they develop and execute a programmatic solution. A separate assessment of the Kodiak History Museum's current collections and archival needs is being conducted independent of this project, with the assistance of the Conservation Center for Art and Historic Artifacts.

The HSR provides a planning tool to inform future decisions related to repair/

rehabilitation projects and support compliance as required by the National Historic Preservation Act (NHPA) of 1966, as amended by the National Environmental Policy Act (NEPA) of 1969.

Methodology and Research

History Methodology

The primary goals of the history section are to provide accurate information regarding the historic context and to clarify the evolution of the building. General research methods include a review of existing literature and on-site investigation. Available documents related to the history of the site were located and reviewed. Principal sources for the report's historic documentation include the archival collections and photographs of Alaska's Digital Archives, The Kodiak History Museum, and the University of Washington Digital Collections. Additional sources provided by the NPS include the Magazin's National Register Listing, Historic American Buildings Survey (HABS) drawings, past building assessments and documentation of past repair work. The building history provided in this report provides a general overview of the area's history for context and then a detailed chronology and use of the building.

Historic Structures Report Methodology

The HSR presents documentary, graphic, and physical information for the Magazin, Primary historic documents (HABS drawings, historic photographs, historic drawings, and other historic documentation), maintenance records, material testing, and site investigations compile the record of the building's development, historic alterations, and current condition. The assessment process is a multidisciplinary approach to more fully document each building and its

alterations. Disciplines include landscape, architectural, structural, mechanical, and electrical experts.

Notable dates and periods of construction assist to determine the relative significance of each building feature.

Existing Condition

This section provides a brief physical description of the building. This precedes a description of the individual building features and includes information related to massing, form, orientation, materiality, and general plan layout. Field observations contributed to descriptions of each extant feature and attendant condition rating. Features observed and analyzed by discipline included the following:

Landscape: site design and small scale features.

Architecture: roofing system, exterior porches, exterior walls and trim, windows, doors, interior finishes, life safety and accessibility in accordance with the Americans with Disabilities Act (ADA) standards.

Structure: foundation, floor framing, roof framing, wall framing, lateral system, seismic resistance and load requirements.

Mechanical: heating, ventilation, and cooling systems.

Plumbing: water supply, venting and drain systems, as well as fixtures.

Fire Protection: fire suppression systems.

Electrical Systems: infrastructure, branch circuits, general power outlets

and equipment, lighting systems, telecommunications, fire alarm, security systems, and lightning protection.

On-site investigations were conducted by all disciplines, except Landscape and Electrical, who relied on documentation gathered by other team members.

Condition Assessment

Each feature was evaluated and assigned a condition rating. A general building condition assessment is presented first, followed by the condition assessment and ratings of each feature or component. The rating system is further described in the Part 1 overview.

Character Defining Features

A list of the contributing features - those characteristics that embody the structure's special and notable qualities - follow the general building description.

Treatment Recommendations

In Part 2, treatment recommendations are provided for each feature to address the conditions previously described and assessed. A rating system identifies priorities for treatment.

Summary of Recommendations

Rehabilitation is the recommended treatment for the Magazin. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Treatment recommendations provide guidance to retain and preserve the historic appearance of exterior facades. A treatment option (Option C) is provided to guide the removal of a non-historic mechanical addition. On the interior, treatments provide guidance associated with the building's

anticipated future use. Options for future use as presented in the Treatments Section are:

- Option A - Retain Current Use
- Option B - Relocate Collections
- Option C - Relocate Collections and Mechanical

Treatments generally retain existing materials in good condition and repair damaged finishes where necessary. Reversal of non-historic modifications is recommended where appropriate. Modifications will be required to meet code and accessibility requirements.

Recommended Future Studies

It is recommended that the following future studies be conducted prior to commencement of work. Proper precautions and considerations should be taken according to the study findings.

- Cultural Landscape Report (CLR): This should provide a broad understanding of the area to be referenced for further guidance related to site development and the cultural landscape.
- Hazardous Materials Assessment: Any finishes to be impacted by work should be tested prior to initiating work.
- Entomological Testing: Wood structural members impacted by insect infestation should be further investigated by an entomologist to determine species and status of infestation.
- Site Survey: Current topography and utilities locations should be identified to inform re-grading for drainage and future projects.
- Geotech: Investigations of soils should be conducted to inform structural work at the foundation.
- Code and Life Safety Study: Once a treatment and use option is determined, a

full code study should be conducted using applicable building codes at that time.

- ADA Study: Recommend additional study of space layouts to provide ADA requirements for both visitors and KHM staff. This would include consideration for a compliant building entry, access routes to restrooms, public spaces, staff work spaces, and common use areas used by employees.
- Exhibit Accessibility Study: Recommend a full focused study with an exhibit design team to provide opportunities for equal access.

provide drainage, new flashing and new roofing on the porch roof.

- If the flat roof is to remain, no additional structural work will be required (unless anything is discovered during construction).
- New gutters and downspouts which are compatible with the historic character of the building.
- Hurricane ties will be installed (mostly will be concealed in the collection storage spaces by temporarily removing some of the insulation).
- The chimneys will not be reinstated.

Current Projects

During the development of this HSR, a grant was awarded to fund the roofing replacement design. The proposal for work submitted in the grant application is as follows:

- Drawings to be created using HALS drawings for plan information. No site visit included in this project.
- Main roof, alcove roof and mechanical room roof will all be re-roofed with cedar shingles on breathers. Details will be developed for flashing and proper installation to address water infiltration issues.
- Flat roof over porch:
 - Returning the roof over the enclosed porch to the sloped configuration it had previously has been suggested. It appears that the sloped configuration only existed with the open porch.
 - If the porch roof is to return to the historic configuration, structural will include the design of the roof framing and connection to the wall in their fee and architectural will include this design effort as well.
 - Or, if the roof remains flat – design will include new tapered insulation to

Project Data

Administrative Data

Structure Name

Russian-American Company Magazin

Alternate or Commonly Used Names

Russian-American Magazin

Russian Magazin

Baranov Museum

Baranof Museum

Erskine House

Storehouse

Historic American Buildings Survey No.

AK-2

Alaska Heritage Resources Survey

Further information is available through the AHRs reference.

National Register Status

Nominated and listed in 1962 as a National Historic Landmark (NHL)
Listing revised in 1986

Period of Significance

1808-1911

Location

101 E Marine Way
Kodiak, AK 99615

Current Use/Occupant

Kodiak History Museum

Related Studies

The Magazin has been the subject of several previous studies. Key studies consulted in the development of this report are cited in Appendix A - Bibliography. HABS drawings of the building developed in 1962 and 2014 are also included in the appendices.



Figure 1-1. Aerial image of Kodiak Island, City of Kodiak indicated in red. (Google Earth, 2021)



Figure 1-2. Aerial image of City of Kodiak, Russian-American Magazin indicated in red. (Google Earth, 2021)



Figure 1-3. Drone image of the Russian-American Magazin and context. (KHM, 2021)

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Project Team

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Collections Manager and Grants Coordinator
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Margaret Greutert
Lynn Walker

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PART 1: Developmental History and Physical Description

Statement of Significance

The Kodiak Magazin (or storehouse) National Historic Landmark is the only surviving structure known to have been associated with both the Russian-American Company (1784-1867) and the San Francisco-based Alaska Commercial Company (1867-1911). Both trading companies were controlling factors in the Russian and early American administration of Alaska. The building is significant for its association with the founding of Kodiak, the first administrative center of the Russian empire in North America, and the main receiving point in an extensive fur trading network. Kodiak was a center of not only commerce, but government, law, and social relations for the Russian outposts in Alaska and North America.

The building is also significant as an excellent example of Russian, rough-hewn, heavy log construction. Erected sometime between 1804 and 1808, it is the oldest of only four Russian-built structures that remain standing in the United States. No definitive documentation has been able to corroborate a specific date of construction within these years. Dovetailed at the corners, the 12-foot-wide fir logs were rough-hewn, grooved on the bottom to fit over the log below, and chinked with moss. The first floor of the Magazin originally consisted of two large, unequally sized rooms, separated by a 9-foot-wide log partition, with no interior passage. These rooms served as a commercial store and warehouse for furs collected by the Russian-American Company, primarily seal and sea otter, but also beaver, fox, bear, lynx, sable, mink and wolverine. These varying uses, storage and commercial enterprise, likely dictated a lack of interior connection between the two spaces. As early as the 1860s, when a larger storehouse was

constructed nearby and closer to the Kodiak waterfront, the building was altered to accommodate residential space.

In 1911, the Magazin was sold by the Alaska Commercial Company to one of its employees, Wilbur J. Erskine, who, with his family, resided in the building, including during the 1912 Katmai volcanic eruption, until just before his death in 1948. During the Erskine era, the building, which had been fully converted to a residence, was a hub of social activity in Kodiak.

In 1964, following the extensive damage to Kodiak from the Good Friday earthquake and tsunami, the building was acquired by the Alaska Housing Authority. In 1967, the Kodiak Historical Society leased the building for use as a museum. Purchased by the City of Kodiak in 1972, the Magazin continues to operate as the Kodiak History Museum.

The building was an early National Historic Landmark receiving that designation on June 13, 1962, just two years after the NPS began administration of the National Historic Landmark program. In September 1987, a more detailed National Historic Landmark nomination form was certified by the Keeper of the Register. The building has been documented twice by the Historic American Buildings Survey (see the appendices for the 1962 and 2014 HABS drawings).

Period of Significance

The 1987 designation form identified 1908-1911 as the building's period of significance. It is proposed, however, that the period of significance be extended to include the Erskine family era from 1911-1948. The Erskine era reflects the use of building as a family residence and provides a glimpse into family life in remote Alaska in the first half

of the twentieth century, during the 1912
Katmai Volcanic Eruption, through two World
Wars, and the period before Alaska achieved
statehood.

Historic Background and Context

The Russian-American Company (1784-1867)

During a 1741 expedition, Vitus Jonassen Bering and his crew are credited with “discovering” Alaska for the Russians. During their exploration, they sailed past what would become known as Kodiak Island (also spelled Cadiack or Kad-iak in Russian). Conveniently located roughly midway between the Alexander Archipelago and the Aleutian Islands, in 1784 Kodiak Island became the site of the first permanent settlement by Russian fur traders in North America. That year, Grigory Shelikhov, head of a Russian trading company, established a base on the island at Three Saints Bay (near Kodiak’s current Old Harbor). For the next decade, Three Saints Bay was Shelikhov’s principal base in North America.^{1.1} The Russians were drawn to the area by the abundant wildlife, and the potential for profit from the pelts of sea otter, muskrat, beaver, fox, and other animals. In the Alutiiq/Sugpiaq people, the Russians found people with a strong hunting tradition and the technical skill necessary for obtaining the pelts.^{1.2}

Alexander Baranov, the chief manager of the Shelikhov-Golikov Company, replaced Shelikhov in Alaska. Like many colonizers focused on exploiting natural resources and indigenous people for profit, Baranov had the reputation of being cruel. He kept the Alutiiq/Sugpiag enslaved and in poverty.^{1.3} After the harbor at Three Saints Bay was

damaged by an earthquake and tsunami, its bay was no longer suitable for mooring. In 1792, Baranov relocated the company’s base to Pavlovsk (now the City of Kodiak) on St. Paul’s Harbor of Kodiak Island.^{1.4} Baranov quickly constructed the company’s new headquarters, and in 1793, Pavlovsk was ready for the transfer of Russian operations. The base, also known as a counter, at Kodiak became the main receiving point for furs for the vast area from the Pribilof Islands in the north to the Yakutat in the east.^{1.5}

The Shelikov-Golikov Company was given exclusive rights to the American trade by the Russian Emperor Paul I in 1799 and was reconstituted as the Russian-American Company. Until Russia sold Alaska to the United States in 1867, the Russian-American Company functioned as both a trading monopoly and the area’s government or administrator. Under the charter from the emperor, the company provided community functions such as the administration of Russian law, collection of taxes, supervision of the extraction of Alaska’s natural resources, creation of schools, support for Russian clergy, and the provision of welfare for the disabled and elderly. The charter also supported the exploration of the area and scientific investigation related to the indigenous coastal peoples of Alaska.^{1.6}

Kodiak was the epicenter of the company’s far-flung activities:

From Kodiak, huge flotillas of baidarkas went out on hunting expeditions as far east as YaKutat, returning to Kodiak with thousands

1.1 Barbara Sweetland Smith, “Russian-American Company Magazin (storehouse).” National Register of Historic Places Inventory/Nomination Form. (Alaska Regional Office of the National Park Service, Anchorage, 30 November 1986), 8. Significance.

1.2 Thomas J.G. Vaughan, “Report and Evaluation Presented to The Kodiak Historical Society.” (Washington D.C.: The National Trust for Historic Preservation and Kodiak, AK: Kodiak Historical Society, 28 July 1973), 4.

1.3 Vaughan, 4-5.

1.4 Susan M. Jeffrey, *A Legacy Built to Last: Kodiak’s Russian American Magazin* (Kodiak, Alaska: Kodiak Historical Society, 2008), 23.

1.5 Smith, 8. Significance.

1.6 Smith, 8:1.

of pelts, which were placed in storage ready for shipment to Russia and the markets of the Orient. Plans for development of other regional centers were made at Kodiak, and during 1799-1808, the Russian-American Company established counters, or outposts, at Atka, Unalaska, Novorossii (New Russia) near Yakutat, at Lake Iliamna, and Nikolaevskii Redoubt (modern Kenai).^{1.7}

The company desired a base along Alaska's southern coast for hunting otter and seals and for colonization in northern California.^{1.8} In 1804, Baranov moved his headquarters from Kodiak to the new colony at Novo Arkhangelsk (now Sitka). However, Kodiak continued to function as a key counter of the Russian-American Company.^{1.9}

Kodiak was the most populous counter and the second most important counter economically ... Kodiak Island itself was ... diversified, with stock-raising, gardening, brickmaking, and fishing as well as trapping. The island was Russian America's chief source of 'colonial products,' including yukola (dried fish), sarana (dried yellow lily bulb), cow-berries, burduk (sour rye flour soup), and blubber. St. Paul's Harbor [Kodiak] was still the largest settlement; in 1825 its population comprised 26 Russians, 41 Creoles, and 36 Aleuts.^{1.10}

Reflective of the continued importance of Kodiak for the Russian-American Company, sometime between 1804 and 1808, the company built a Magazin, or storehouse, in Kodiak to store its large inventory of pelts.^{1.11}

Yuri Fedorovich Lisianski, a naval officer and explorer, headed the first Russian around-the world voyage from 1802 to 1806. During or after this voyage, Lisianski produced rendering of Kodiak. The lithograph, based on a sketch from the voyage, shows St. Paul Harbor and the Russian-American Company buildings on the island of Kodiak. However, while an image of the waterfront, Lisianski's rendering does not show a building similar in size and construction to the Magazin (Figure 1-1).

According to the National Register nomination for the Magazin, this 1808 map by I.F. Vasil'ev "shows a large structure, designated on its accompanying key as the 'newly built Magazin' (storehouse) on the site of the present structure"^{1.12} (Figure 1-2). The Magazin was constructed of large hewn timbers intricately locked together, dovetailed at the corners, and fastened by wood pins and hand-forged spikes. Moss was packed between the logs.^{1.13} The large Magazin housed many company functions under one roof including office space, possibly living quarters for company officials, and the storage of pelts in preparation for shipment to Russian and Asian markets. Author Susan M. Jeffrey provides a comparison that powerfully illustrates their worth as a commodity: "With one sea otter pelt in Peking (Beijing) worth the annual salary of a clerk in St. Petersburg, proper fur storage was vital."^{1.14} Pelts were so valuable at the time, that they were often called "soft gold."

W.J. and Nellie Erskine lived in the Magazin for three decades in the early twentieth century and collected stories about the building while it was owned by the Russian-

1.7 Smith, 8:1.

1.8 Smith, 8:2.

1.9 Carolyn Erskine Andrews, *Faraway Island: Childhood in Kodiak* (Kodiak: Kodiak History Museum, 2000), 16.

1.10 James R. Gibson, *Imperial Russia in Frontier America* (New York: Oxford University Press, 1976), p. 18, as cited in Smith, 8:2-3.

1.11 Smith, 8. Significance.

1.12 Smith, 7:7.

1.13 Erskine, 28.

1.14 Jeffrey, 29.

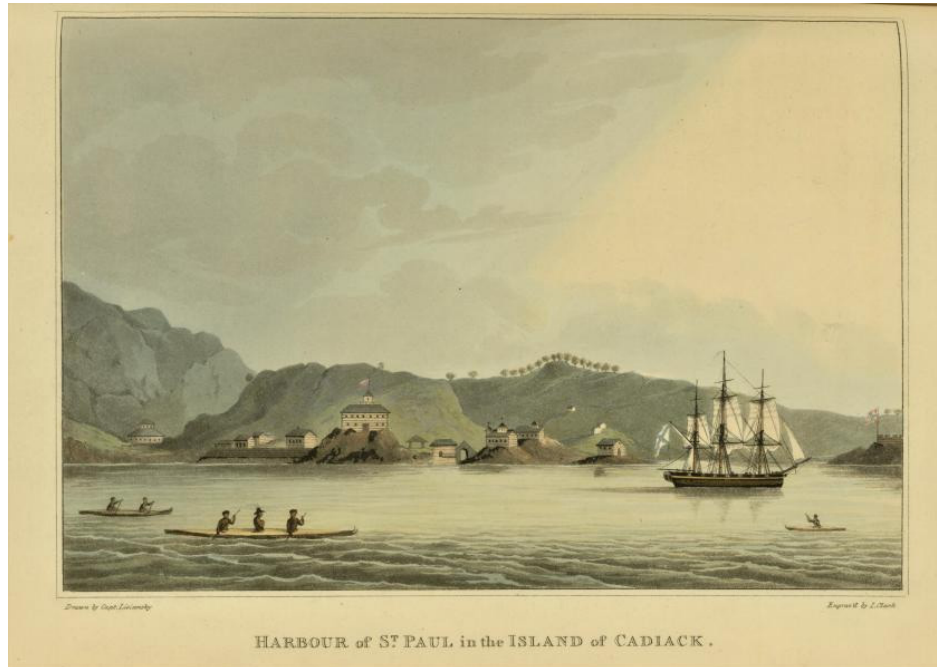


Figure 1-1. Lithograph of the Kodiak settlement from the Yuri Fedorovich Lisianski expedition Lisianski's rendering does not show a building similar in size and construction to the Magazin, near to the waterfront. Source: (Envisioning Alaska <https://envisioning-alaska.org/sights/kodiak-island>, 1804).



Figure 1-2. Detail of a map of Kodiak by I.F. Vasil'ev (Source: Oregon Historical Society, 37371, included in Susan M. Jeffrey's book *A Legacy Built to Last*, p. 6 and Kodiak Magazin National Register Nomination Photograph 5, 1808).

American Company. According to the Erskines, on the first floor, the large room on the left was used as a “store,” and the large room on the right served as a “public room” for parties and community gatherings. To the right of the public room, there was a kitchen and a small dining room.^{1.15} Perishable items were kept on the second floor, and fur pelts were stored in the attic.^{1.16}

In addition to serving very practical functions for the company, the Magazin also played an important role in community’s traditions like the departure for the hunt:

On the gable of the roof there was the bronze bust of Emperor Peter the Great, (this bust has subsequently been identified as that of Tsar Nicholas) ... and below him was a wide porch, much wider than it is now. When the sea otter hunters started on their trips there was a great deal of ceremony connected with their leaving. They would go to church and after prayers and singing at the church they came to the house [Magazin], stood before the bust and crossing themselves again were blessed and finally the procession went to the beach where lay their bidarkas and with the final blessings they left for their hunting trip. From then on a guard would walk up and down the roof of the porch looking out to sea watching for the hunters.^{1.17}

The building was a community landmark and social center. According to a long-time resident (retold by Caroline Erskine):

All my life I can remember this house, from the time when I was a small child. It was then the store of the Russian American company and my father was a clerk brought here from Russia. Every day my mother would send me there to

get our tea, sugar or other things. It was very different in those days, then Kodiak was part of Russia, no English was spoken, and we lived according to the Russian customs. Finally I grew up and married, and as was the custom, our wedding dance was in the store building, that was the center of the life in Kodiak, and we had our dances and our social life in this place.^{1.18}

In a detail from an 1850 illustration of Pavlosk (Kodiak) by Ilya Gavrilovich Voznsensky, the image of the Magazin is small, making it difficult to discern specific features (Figure 1-3). The lines at the corner of the building suggest that the log walls were visible, and at that time likely neither the board-and-batten siding nor the redwood clapboard siding had been added by 1850. Additionally, the full-width porch and the large gable wall-dormer are not present. Most of the south façade is dark, and the fenestration pattern is not visible. There are no windows on the west elevation.

The early appearance of the Magazin has been disputed. Based on the U.S. Army’s 1869 map, some reports state that the structure had a hipped roof that was replaced by a gable roof in later years. According to the National Register nomination for the Magazin, a hipped roof does not appear on copies of the 1869 map now available.^{1.19} The replacement of a hipped roof with a gable roof would require substantial changes to the roof structure, particularly the rafters at the east and west ends of the building. No evidence of such changes were observed when the attic was examined for this report. This finding further supports the National Register nomination assertion that the building was built with a

1.15 Jeffrey, 67-68.

1.16 Jeffrey, 93.

1.17 Erskine, 28.

1.18 Erskine, 27.

1.19 Smith, 7:4.

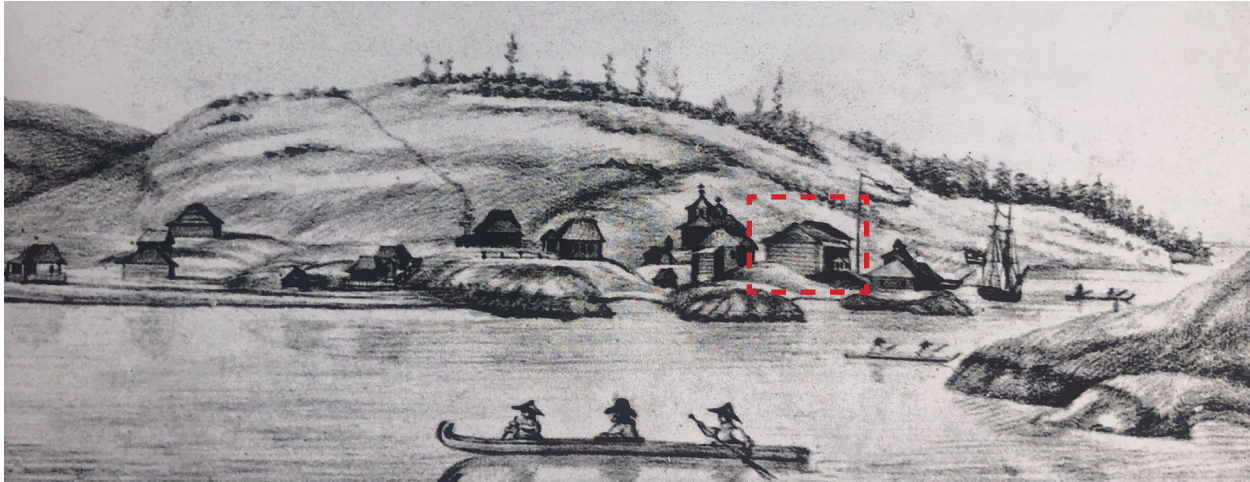


Figure 1-3. Detail of a sketch of Pavlovsk by Ilya Gavrilovich Voznsensky. The Magazin appears to be to the left of the flag pole (highlighted in red dashed line). This may be the earliest view of the building. This identification assumes the Magazin had a flag pole at this early date; the building did have a flag pole at its front later in its history (Source: Oregon Historical Society 26998, included in Susan M. Jeffrey's book *A Legacy Built to Last*, p. 34-35. 1850)

gable roof.

In the mid nineteenth century, Kodiak continued to play an important role in the company's fur trade:

Between 1842 and 1860, it shipped 5,809 sea otter, 85,000 beaver, 9,558 river otter, and 28,000 fox pelts. Sizable quantities of bear, lynx, sable, muskrat, mink, and wolverine skins also were distributed from the Kodiak counter. Only Unalaska could match Kodiak in number of otter and fox pelts, but it had nowhere so varied a selection of animals.^{1.20}

About 1860, the company finished constructing a stone quay on the harbor directly below the Magazin, a project that took 40 years to complete. By this time, even the large Magazin was not sufficient for the

volume of merchandise the company traded in, and a larger warehouse for pelt storage was built on the newly completed quay in the early 1860s.^{1.21}

That same decade, events on the other side of the world significantly affected Russian settlements in North America. Russia was destitute after it lost the Crimean War to Britain and France. This substantial financial setback dampened Russian enthusiasm for maintaining settlements in North America, which were roughly 12,000 miles away from St. Petersburg, the Russian capital. In addition, profits from the settlements had declined. When the United States offered \$7.2 million for Alaska, Russia agreed to the transfer of the territory and constrict its borders.^{1.22}

1.20 Captain Pavel N. Golovin, *The End of Russian America: Captain P. N. Golovin's Last Report, 1862*, trans. and ed. by Basil Dmytryshyn and E.A.P. Crownhart-Vaughan, North Pacific Studies Series, No. 4 (Portland: Oregon Historical Society, 1979), appendix 7, pp. 162-165, as cited in Smith, 8:3.

1.21 Jeffrey, 37.

1.22 Jeffrey, 39.

Alaska Commercial Company Storehouse and Residence (1867-1911)

On October 11, 1867, one week before the transfer of Alaska to the United States, American businessman Hayward M. Hutchinson purchased the assets of the Russian-American Company. Hutchinson soon conveyed the assets to a San Francisco firm named Hutchinson, Kohl and Company. In September 1868, new partners were added to the firm, and the name was changed to the Alaska Commercial Company (ACC). Most of the Russian-American Company buildings in Kodiak and other Alaskan communities were included in the property of the ACC.^{1.23}

Like its predecessor, the ACC was a corporate monopoly that affected all aspects of life in its Alaskan counters. According to the National Register nomination for the Magazin, the ACC:

... was in every way as important as the Russian-American Company in affecting law, social order, education, religion, and commerce in the north. Until 1884 Alaska had no civil government at all and did not possess even a district court until after 1900. Only in 1912 was Alaska given the benefits of territorial status within the United States. Until that date, remote communities were almost entirely without the protection of law, education was overseen by church missions, and the trading companies had almost unlimited power to affect the daily lives of nearly the whole population, especially those persons living beyond a day's reach of the capitals of Sitka, and after 1900, Juneau.^{1.24}

Residents were entirely reliant on the ACC, and its company stores played a central role in their fate. Russian Orthodox clergy officials

were often critical of the company's actions and their effect on the area's inhabitants. In an 1897 article in the Russian Orthodox American Messenger, the plight of territory residents was described:

If you want to buy or sell anything, you go to the Company's store. Outside of the store you won't get a piece of hard tack half eaten by mice, though you were starving to death. The Company's agents lord it over all the settlements. They are literally the masters in every one of them. They control everything and are controlled by nothing. Should a native, even though a white man, take it into his head to refuse him obedience, an agent will think nothing of starving him, forbidding him the store, and driving him out of the settlement into the woods ...^{1.25}

In 1886 in a tragic event, likely due to the conflicting interests of the company and the residents, one ACC agent, Benjamin G. McIntyre, was killed in the Magazin's kitchen by a disgruntled sea otter hunter.^{1.26}

As opportunities arose, the company diversified its activities. In addition to fur trading, the ACC shipped ice to markets in San Francisco. The discovery of gold on the Klondike River in 1896 offered additional opportunities for the ACC including the transportation of goods and people and supplying provisions for the miners and new mining towns.^{1.27} The company merged with several of its rivals in 1901 to form two subsidiaries: the Northern Navigation Company, which was responsible for the transportation functions of the firm,

1.25 "News from Alaska," *Pravoslavnyi amerikanskii vestnik* [Russian Orthodox American Messenger], I, 11 (February 1-13, 1897), p. 206. cited in NR Nom, 6).

1.26 Jeffrey, 48.

1.27 Smith, 8:6.

1.23 Smith, 8:4.

1.24 Smith, 8:4.

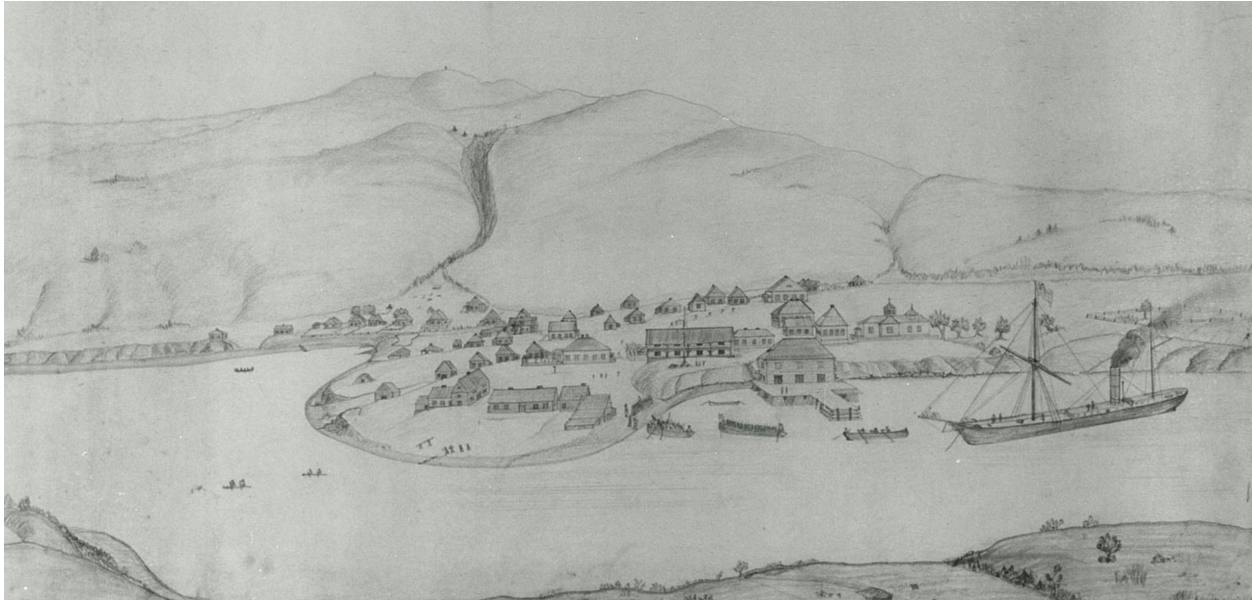


Figure 1-4. Detail of a sketch of Kodiak. A flag pole is visible in front of the Magazin (Source: Bancroft Library, University of California, Berkeley, included in Susan M. Jeffrey's book *A Legacy Built to Last*, 40. 1868).

and the Northern Commercial Company, which assumed the mercantile and trading activities.^{1.28}

When Alaska was transferred from Russia to the United States in 1867, Kodiak had a population of about 400.^{1.29} In this detail of a sketch of the town made in 1868, the Magazin is behind the flag pole, and the company warehouse built is on the waterfront (Figure 1-4). The Magazin is two stories with a side-facing gable roof. The full-width porch has been constructed but not the large gable wall dormer or the bay window on the west elevation. The south façade is divided into four bays, with openings in each bay on both floors. The second-floor openings are above the porch immediately under the eaves. It is not clear, which, if any, openings on the south façade are doorways. Although the walls are

lighter than those of many of the surrounding buildings, it is not clear if siding has been added to the walls at this time.

According to accounts collected by Nellie Erskine, after the ACC moved its stores to the large log warehouse on the quay, the Magazin was used for housing employees.^{1.30} It was referred to as the "Company House" and "... it remained one of the largest, and most imposing buildings in the town."^{1.31}

Another view that might inform the use and appearance of the Magazin is the 1870 Frederick Sloane Sargent watercolor of Kodiak looking south toward near island. However, it is difficult to definitively point to the Magazin in this watercolor (Figure 1-5).

By the time Benjamin Woche, an illustrator

1.28 Smith, 8:7.
1.29 Jeffrey, 43.

1.30 Jeffrey, 95.
1.31 Smith, 8:7.



Figure 1-5. Detail of a sketch of Kodiak. A flag pole is visible in front of the Magazin (Source: Bancroft Library, University of California, Berkeley, included in Susan M. Jeffrey's book *A Legacy Built to Last*, 40. 1868).



Figure 1-6. Detail of a sketch of Kodiak by Benjamin Woche (Source: Department of History, Presbyterian Church, Philadelphia, Pennsylvania, included in Susan M. Jeffrey's book *A Legacy Built to Last*, 41. 1880).



Figure 1-7. Detail of the earliest known photograph of the Magazin (Source: Kodiak Historical Museum Photo, Neg. No. P-335-22 from Smith, photograph 16. c. 1870-1890).

for the U.S. Army at Fort Kodiak, made a sketch of Kodiak in 1880 (Figure 1-6). The converted Magazin appears in this image and curiously there is no flag pole in front of the building. However, a flag pole is visible to the west. The large gable wall dormer with paired windows had been added to the front façade by the time this sketch was completed. Since the warehouse on the quay likely supplanted many of Magazin's storage functions, it seems likely that the large dormer may have been added to provide light to the second floor, making it more habitable. At the first floor, the fenestration pattern consists of a window, a doorway, three windows, a second doorway, and finally two more windows. In contrast to the eight posts that currently support the porch roof, there appear to be five more substantial supports. Two symmetrically

placed chimneys (since removed) were located on the ridgeline. The rear kitchen addition is visible to the right (east) of the Magazin. In 1883, three years after this illustration was made, redwood siding from California was brought to refurbish all of the ACC properties in Kodiak. This is likely when the current clapboards were added to the exterior of the Magazin.^{1,32}

What appears to be the earliest known photograph of the Magazin was taken between 1870 and 1890 (Figure 1-7). It shows a building very similar to the 1880 sketch by Woche, which is not surprising since the sketch and photograph were created around the same time. Sometime in

1.32 Smith, 7:5.



Figure 1-8. 1894 or 1895, detail of a photograph of “St. Paul—Kadiack,” showing the former Magazin (Source: Library of Congress 2005680481).

the last quarter of the nineteenth century, the west end of the building was altered to accommodate residential uses: a doorway was cut in the transverse log wall, the western space was subdivided into four rooms, and beadboard wainscott and wallpaper were added.^{1.33} Prior to the insertion of doorways in the log wall, the interior rooms were only accessible from the exterior doorways. The lack of an interior passage between the two main rooms on the first floor is typical of Russian construction.^{1.34} In about 1900, the company added the bay window to the west elevation.^{1.35} Bead-board was also added to the ceiling of the second story and stairwell leading to the attic. A one-story addition was constructed at the building’s northeast corner in three stages, reaching completion c.

1893.^{1.36}

Sometime prior to 1894 or 1895 when another early photograph was taken, the second window and west front door were altered: the door was converted to a window, and the window was converted to a door (Figure 1-8). The east addition had been changed substantially by this time: a steeply pitched gable roof had been added to the addition, a flat-roofed extension had been built, and a porch had been constructed across much of the addition’s façades. The full-width porch on the main building had a hipped roof (it is currently flat). It is interesting to note that sometime between the c. 1870-1890 photograph and the 1894 or 1895 photograph, siding or some other white cladding had been added to the warehouse on the quay. In about 1900, the bay window

1.33 “Addendum to: Russian-American Company Magazin (Erskine House),” 2.

1.34 Smith, 7:7.

1.35 Smith, image 19.

1.36 “Addendum to: Russian-American Company Magazin (Erskine House),” 2.



Figure 1-9. 1910, detail of the photograph “Kodiak from Near Island” (Source: Kodiak Historical Museum, P-368-8-18).

was added to the west elevation,^{1.37} and the windows and doors were replaced.^{1.38}

The Erskine Family (1911-1948)

In 1908, Wilbur Julian “W.J.” Erskine arrived in Kodiak to work as a general manager for the ACC, his employer since 1898.^{1.39} Erskine was familiar with the area; his uncle Captain Melville Cox Erskine had family ties to Alaska and was master of the steamship *Fideleter*, the first vessel in Alaska to be listed on the U.S. Registry after the transfer of Alaska. In 1875, Captain Erskine was placed in command of the ACC’s newly built steamship *St. Paul*. W.J.’s father, Wilbur Fiske Erskine, was made chief officer of the *St. Paul* under his brother, and the pair served together from 1876 until they retired in the early 1890s.^{1.40}

Nellie Erskine, W.J.’s cousin, visited Kodiak in 1908, and the pair married the next year. They were eventually joined by a son, Wilson, and a daughter, Carolyn. Just three years after his arrival, W.J. Erskine purchased most of the ACC Kodiak District properties. An ACC ledger from c. 1908-1911 lists the assets acquired: houses, commercial buildings, undeveloped land, other structures, and furniture.^{1.41} Mr. Fletcher, the manager of the Kodiak station, stayed on for several years to work with Erskine, and the new firm was at first given the name Erskine and Fletcher. The name was later changed to W.J. Erskine Company, and it operated a general merchandise store and other ventures in Kodiak for 37 years.^{1.42} During this time, the Erskine family owned and resided in the Magazin. A view of the building and Kodiak from about 1910 shows

1.37 Smith, 7:5.

1.38 National Park Service, “Condition Assessment Survey: Erskine House (c. 1808): Kodiak, Alaska,” 16.

1.39 Jeffrey, 63.

1.40 Jeffrey, 66.

1.41 Alaska Commercial Company, Kodiak ledger, 1908—1911, Kodiak Historical Society Archives, Baranov Museum, as cited in Jeffrey, 66.

1.42 Jeffrey, 66.



Figure 1-10. 1912 photograph of the deep ash resulting from the Mt. Katmai eruption. This image does not show the low wall at the west end of the porch. (Source: Kodiak Historical Museum, KHM P-368-5-10-a).



Figure 1-11. 1912 photograph of the deep ash resulting from the Mt. Katmai eruption (Source: Kodiak Historical Museum, P-368-5-15).

what the building would have looked like at the very beginning of the Erskine era (Figure 1-9).

On June 6, 1912, the largest North American volcanic eruption on record occurred in Alaska creating Novarupta, a new volcano, and the Katmai caldera. The falling ash buried nearby Kodiak Island in fourteen inches of volcanic ash, which shifted into drifts multiple feet deep; miraculously there were no deaths. The weight of the ash collapsed buildings, including the long addition at the east end of the Magazin (Figures 1-10 and 1-11). The ash infiltrated the interior of the Magazin, but overall, it survived intact.^{1.43} In 1926, W. J. Erskine removed a large portion of the house

that was in disrepair,^{1.44} likely part of the east addition.

The Erskines altered the Magazin to make it more functional as a single-family residence. They divided the large rooms on the first floor into about eight rooms.^{1.45} W.J. installed two bathrooms: one between two bedrooms on the first floor and the second upstairs off another bedroom.^{1.46} Although the family had worked to update the century-old house, in many respects the systems were ad hoc. Carolyn Erskine described the assortment of equipment used to heat the house:

In one corner of the living room was a large

1.44 Erskine, 24.

1.45 Alison K. Hoagland, *Buildings of Alaska* (New York: Oxford University Press, 1994), 284.

1.46 Erskine, 32.

1.43 Erskine, 45.



Figure 1-12. Erskine era photograph showing the southwest corner of their downstairs Living Room which is now Museum I (Source: Kodiak Historical Museum, P-368-1-39-a).



Figure 1-13. Nellie Erskine in her reading chair in the southwest corner of their downstairs Living Room which is now Museum I. The alcove is visible just to the right of Ms. Erskine (Source: Kodiak Historical Museum, P-368-13-5).



Figure 1-14. Erskine era photograph showing the northwest corner of their downstairs Living Room which is now Museum I, the alcove windows are visible (Source: Kodiak Historical Museum, P-368-1-39-b).



Figure 1-15. Erskine era photograph; likely the Dining Room, now the Gift Shop. Note the wall finishes which are no longer extant (Source: Kodiak Historical Museum, P-368-7-22-b).



Figure 1-16. c. 1913-1939 photograph of the "Erskine House" (Source: Kodiak Historical Museum) P-368-1-4).

potbellied stove which Dad would start first thing in the morning during the cold months, to be stoked and kept going all day. There was no central heating in the house and each area was heated separately in one way or another. There was another Franklin stove in the dining room, a big coal range in the kitchen, and for the bedrooms and bath we were dependent on the general warmth permeating the rooms or by individual kerosene stoves that were common in those days.^{1.47}

Lighting was also very rudimentary since there was no electricity in Kodiak. In the Magazin, when night fell, light came from “many candles and a battery of lamps.” W.J. eventually installed an electrical generating plant for his house and commercial buildings.^{1.48}

A photograph of the house taken sometime between 1913 and 1939 shows the Magazin during the Erskines’ ownership of the building (Figure 1-16). The porch had five large support posts, a hipped roof, and was still open air at the west end, but the last bay had a solid balustrade at the west end.

In 1940, the Erskines replaced the log foundation with slate beach slabs, or graywacke.^{1.49} W.J. and Nellie loved gardening, and their alterations to the property included landscaping the yard with local spruce, cottonwood trees, purple iris, and flowering plants gathered from the surrounding area. They laid sod for a lawn and slate slabs for pathways. Imported ash trees were planted at the south [west] side of the building.^{1.50} To extend the growing season, in 1942,

the Erskines enclosed the west end of the Magazin’s porch with multi-light glazing to create a greenhouse.^{1.51} About this time, likely as part of the enclosure of the west end of the porch, the porch structure was changed from five to eight porch posts, and the porch’s hipped roof was replaced with a flat roof.^{1.52}

Nellie died unexpectedly in 1942. After her death, Erskine moved to San Francisco to be near Carolyn. W.J. was in failing health when he married his nurse Alicia Flood. The couple returned to Kodiak and the Magazin for the last two years of his life; W. J. Erskine died in 1948.^{1.53}

Donnelly and Acheson Mercantile Company (1948-1964)

In 1948, shortly before his death, W.J. Erskine sold his property, including the Magazin, to the Donnelly and Acheson Mercantile Company. The company rented the Magazin to a series of tenants including Opal and Nina Gilbreath and their children.^{1.54} The Gilbreath family occupied the first floor and used the second floor for boarders. In 1957, the building was rented by Wanda and DeWitt Fields and their sons, who lived there for the next nine years. Dewitt ran a shoe repair shop in the enclosed front porch. Wanda taught school in town and piano lessons at the Magazin. Like the Gilbreaths, the Fields also ran a rooming house on the second floor.^{1.55} In 1962, the building was designated a National Historic Landmark as “ ... the only Russian-American Company commercial building standing in Alaska and the only building remaining as evidence of the

1.47 Erskine, 31.

1.48 Erskine, 43.

1.49 Smith, 7:5.

1.50 Nellie Erskine, “Gardening in Alaska” (unpublished), Archives, Baranov Museum, p. 3, as cited in Jeffrey, 95.

1.51 Hoagland, 284.

1.52 “The Erskine House and Warehouse,” 1939 to 1959 (Kodiak Historical Society, KHS P-368-13-7 on Alaska Digital Archives).

1.53 Jeffrey, 85.

1.54 Jeffrey, 121.

1.55 Jeffrey, 123.

historical continuity between the Russian-American Company and the Alaska Commercial Company.”^{1.56}

On March 27, 1964 a 9.2 magnitude earthquake shook the area, the largest tremblor on record in North America. The quake triggered a tsunami and sent waves, sometimes reaching 30-feet high, into the island’s bays and channels. In Kodiak, the earthquake and tsunami destroyed much of the center of the town including the dock and the storehouses and warehouses located between the Magazin and the harbor. Despite the destruction of the adjacent buildings, the Magazin survived the earthquake and tsunami relatively unscathed.^{1.57}

The Kodiak Historical Society/Baranov Museum (1964-present)

After the earthquake and tsunami, the Magazin was acquired by the Alaska Housing Authority acting on behalf of the U. S. Department of Housing and Urban Development, Earthquake Renewal Project R-19. Most of the buildings surrounding the Magazin were damaged in the natural disaster and were demolished. The Magazin nearly met a similar fate but was saved due to the efforts of the Kodiak Historical Society.^{1.58}

In 1967, the Kodiak Historical Society leased the building, and in 1972, the City of Kodiak took ownership of the property. In partnership with the Kodiak Historical Society, the City has operated the Museum in the building ever since.^{1.59} The Kodiak Historical Society took on the job of restoring the building, which was in poor condition. According to Marian Johnson,

museum director at the time, “We had to do the foundation, the flooring ... there were twenty-five layers of wallpaper on the logs and we had to take the ‘lake’ out from under the building with drainage pipe.”^{1.60} Over decades, the organization made numerous repairs including wiring, plumbing, foundation work, heating system, new roof, new paint, and fire and burglar alarm systems.^{1.61} With funding from the Alaska Centennial commission, there has been a recent project to expose some of the original log walls at the interior, to better interpret the Russian log construction.^{1.62}

Russian Log Construction

From 1775, when Grigory Shelikov first organized merchant ship voyages to the Aleutian Islands, to 1867, when the United States purchased Alaska from Russia, Russians were present on the Pacific shores of North America. By 1821, the enterprises of Shelikov’s successor, the Russian-American Company, stretched from the Aleutian Islands south to Fort Ross in California and southwest to the Sandwich Islands in Hawaii.^{1.63} The Russian-American Company buildings were described by observers as being built of “ponderous hewn logs.”^{1.64} In this type of construction, hewn logs were laid horizontally and interlocking so that no gaps were present between the logs and nails were not needed.^{1.65} Similarly, due to

1.56 Jeffrey, 124.
1.57 Jeffrey, 131.
1.58 Jeffrey, 133.
1.59 Jeffrey, 133.

1.60 Marian Johnson and Beverly Horn, “The Erskine House.” Kodiak Fish Tales: Petroglyphs and Pioneers (2004 video recording), Museums Kodiak Oral History Project, as cited in Jeffrey, 131.
1.61 Jeffrey, 137.
1.62 Smith, 7:6.
1.63 Kathleen Lidfors, “Building No. 29, Sitka, Tilson Building.” (National Register of Historic Places Inventory/ Nomination Form. Alaska Regional Office of the National Park Service, Anchorage, 17 November 1986), 15.
1.64 Delvan C. Bloodgood, “Eight Months at Sitka,” *Overland Monthly*, February 1864, page 179. Quoted in Lidfors, 3.
1.65 Pam Hayden and Gregg Olson, “The Molalla Log House: A Journey of Mystery and Discovery,” *Scholarly Paper*,

their configuration, Russian log buildings did not require chinking for weatherproofing; however, moss was sometimes laid between the logs to provide some insulation.^{1.66} The bottoms of the logs were carved to be concave and the tops convex so that when nested together they created a saddle fit. At the corners, the logs were joined by full dove-tail notching. The log sides were left rounded for common residences and warehouses and hewn flat in more important company administrative buildings and officers' residences so that they could be painted or wallpapered.^{1.67}

According to some sources, Russian carpenters left logs rounded and Finnish carpenters hewed the log sides flat.^{1.68} The difference or significance of this may be minor since Finland was part of Russia during the Russian-American period in Alaska. In the 1840s, Arvid Adolf Etholén, chief manager of Russian America, brought Finnish workers to Alaska to construct many of the RAC's buildings.^{1.69} The Russian-American Company buildings were typically one to three stories with steeply pitched gable or hipped roofs. Because life as part of the Russian-American Company life was communal, the buildings were generally large to accommodate multiple occupants and functions.^{1.70} The basic unit of construction was the *srub*, a rectangular frame of logs, interlocked at the corners, and laid in ranges (crowns or venets) to form a box-like structure (klet). Multiple klets could be combined for larger

structures.^{1.71}

Examples of Russian American buildings:

- Building 29, 202-206 Lincoln Street, Sitka, Alaska, Russian-American Company, 1852, Labeled Building 29 on the 1867 transfer map, extant.
- Building 43, Sitka, Alaska, Lincoln Street, American Legion Post 13, pre-1867. In 1998, demolition of the American Legion building revealed a Russian house, hidden within the walls. Labeled Building 43 on the 1867 transfer map, some elements salvaged.
- Russian Bishop's House, Lincoln and Monastery streets, Sitka, Alaska, Russian Orthodox Bishop of Alaska, 1842-1844, extant.
- Custom House, Sitka, Alaska, sometime between 1840 and 1857, destroyed by fire in 1936.
- Building 25 (Old Russian Trading Post/The Brady Building), Sitka, Alaska, pre-1867, demolished 1919.
- Molalla Log House, Clackamas County, Oregon, believed to be constructed by Russians sometime between 1795 and 1810, extant but not in original location.
- Rotchev House, Fort Ross, California, Sonoma Coast, Fort Ross Commandant, 1836, extant but heavily restored after 1906 earthquake.

- Fort Ross, California, Sonoma Coast, buildings reconstructed, now California State Park.

Marion Dean Ross Chapter of the Society of Architectural Historians Annual Meeting October 23-25, 2015, Ashland, Oregon.

1.66 Hayden and Olson.

1.67 U. S. Congress, House, Russian America, Ex. Doc. No. 177, 40th Cong., 2nd sess., 1868, page 69. As cited in Lidfors, 4.

1.68 Hayden and Olson.

1.69 Hayden and Olson.

1.70 Lidfors, 3.

1.71 G. H. Hamilton, *The Art and Architecture of Russia, The Pelican History of Art* (Baltimore: Penguin Books, 1954), 170 as cited in Lidfors, 4.

Chronology of Development and Use

Date	Event
c. 1808	Likely construction date of the Magazin. ^{1.72} Building consisted of two rooms with no interior access likely because of the varying, incompatible uses of food storage and the drying of pelts.
pre-1868	A full-width one-story porch is constructed at the south façade sometime before 1868. ^{1.73}
1868-1880	A large gable wall dormer is added to the south façade sometime between 1868 and 1880. ^{1.74}
c. 1883	Redwood clapboard siding is added on top of vertical board-and-batten siding. ^{1.75}
c. 1885	The west end of the building is altered to accommodate residential uses sometime in the last quarter of the nineteenth century: an interior doorway is cut in the transverse log wall (prior to this alteration, there had been no interior access between the two original rooms), the western space is subdivided into four rooms, and bead-board wainscott and wallpaper are added. ^{1.76}
c. 1893	A one-story addition is built at the building's northeast corner in three stages, reaching completion c. 1893. ^{1.77} A door in the south façade is moved from the second bay to the third bay, and a window is installed in the former door opening. ^{1.78}
c. 1900	A bay window is added to the west elevation. ^{1.79} Bead board is added to the ceiling of the second story and the stairwell leading to the attic. ^{1.80} Windows and doors are replaced. ^{1.81}
c. 1912	The weight of the ash from Novarupta-Katmai eruption damages the long addition at the east end of the Magazin. ^{1.82}
c. 1925	The original roof rafters are augmented with 2-inch by 8-inch supports spaced 2-feet apart sometime before 1930. ^{1.83}

1.72 Smith, 7:7.

1.73 Based on 1868 sketch of Kodiak, Bancroft Library, University of California, Berkeley from Jeffrey, 40.

1.74 Based on 1868 sketch of Kodiak and Benjamin Woche, 1880 sketch of Kodiak, Department of History, Presbyterian Church, Philadelphia Pennsylvania from Jeffrey, 41.

1.75 Smith, 7:5.

1.76 "Addendum to: Russian-American Company Magazin (Erskine House)," 2.

1.77 "Addendum to: Russian-American Company Magazin (Erskine House)," 2.

1.78 "St. Paul—Kadiack," 1894 or 1895 (Library of Congress 2005680481).

1.79 Smith, Image 19.

1.80 Smith, 7:5.

1.81 National Park Service, "Condition Assessment Survey: Erskine House (c. 1808): Kodiak, Alaska," 16.

1.82 Erskine, 45.

1.83 Barbara Sweetland Smith, "Russian-American Company Magazin (storehouse)." National Register of Historic Places Inventory/Nomination Form. (Alaska Regional Office of the National Park Service, Anchorage, 30 November 1986), 7:1.

Date	Event
1926	A portion of the house that was in disrepair (likely part of the east addition) is removed. ^{1.84}
c. 1930	The large rooms on the first floor are divided into about eight rooms. ^{1.85} Two bathrooms are installed: one between two bedrooms on the first floor and the second upstairs off another bedroom. ^{1.86} An electrical generating plant is installed for W.J. Erskine's house and commercial buildings. ^{1.87}
c. 1935	A fire damages the roof structure. ^{1.88}
1940	The foundation is replaced with graywacke or slate beach slabs. ^{1.89}
1942	The front porch is enclosed with multi-light glazing. ^{1.90} About this time, likely as part of the enclosure of the west end of the porch, the porch structure is changed from five to eight porch posts, and the porch's hipped roof is replaced with a flat roof. ^{1.91}
Pre-1961	The two chimneys are removed above the level of the roofline. ^{1.92}
1964	After the March 27, 1964 earthquake and tsunami damaged structures in Kodiak, many of the buildings surrounding the Magazin were demolished. ^{1.93}
c. 1967	A partition wall in the northwest corner of the second floor is removed. ^{1.94} The cladding covering the interior walls is removed in two areas of the first floor. ^{1.95}
1967 - 1972	An electrical system is installed. ^{1.96} The chimneys are enclosed on the second floor. ^{1.97} Two forced-air furnaces are installed in an addition at the northeast corner of the building. Insulated ductwork is also added to the building. ^{1.98}
1970	A reroofing project is undertaken. ^{1.99}

1.84 Erskine, 24.

1.85 Alison K. Hoagland, *Buildings of Alaska* (New York: Oxford University Press, 1994), 284.

1.86 Erskine, 32.

1.87 Erskine, 43.

1.88 Smith, 7:1.

1.89 "Addendum to: Russian-American Company Magazin (Erskine House)," 2.

1.90 Hoagland, 284.

1.91 "The Erskine House and Warehouse," 1939 to 1959 (Kodiak Historical Society, KHS P-368-13-7 on Alaska Digital Archives).

1.92 Smith, 1961 photograph in appendix.

1.93 Smith, 7:6.

1.94 "Addendum to: Russian-American Company Magazin (Erskine House)," 4.

1.95 Smith, 7:6.

1.96 "Federal Save America's Treasures Grant Application: Russian American Magazin," 6.

1.97 Smith, 7:6.

1.98 Smith, 7:6.

1.99 EHS Alaska, Inc., 5.

Date	Event
1971	A second reroofing project is undertaken. ^{1.100} In order to create a caretaker's apartment, new ceilings, lights, and flooring are added to the small rooms at the northeast corner of the first floor. The bathroom is also modernized. ^{1.101}
c. 1972	Some partitions are removed. ^{1.102}
1974	A rock retaining wall is built along Center Street. ^{1.103}
1975	A burglar alarm is installed. ^{1.104}
1976	A halon-gas fire-suppression system and a fire detection system are installed. ^{1.105}
1978	The site is graded, and site retaining walls are built for drainage. ^{1.106} The stone foundation is replaced with a concrete foundation. ^{1.107} Two layers of fire-rated gypsum board are added to the furnace room. ^{1.108}
1979	Alterations are made to the second floor including: wiring, painting, plumbing for a bathroom, and carpeting. ^{1.109}
1980	The oil furnaces and water heater are removed, and a boiler and baseboard heating units are installed. ^{1.110} The chimney over the one-story east addition is extended and anchored with guy wires. ^{1.111} A circulating pump control is installed. ^{1.112} Track lighting is installed in the first-floor exhibit space. ^{1.113} Rotten wood on the north elevations' windows is repaired. ^{1.114} The city park surrounding the building is landscaped. ^{1.115} The floor of the front porch is replaced. ^{1.116}
1981	A hot-water furnace is installed. ^{1.117}
1982	The rock wall on Center Street is extended. ^{1.118}

1.100 EHS Alaska, Inc., 5.

1.101 Smith, 7:6.

1.102 "Addendum to: Russian-American Company Magazin (Erskine House)," 2.

1.103 Smith, 7:6.

1.104 Smith, 7:6.

1.105 "Federal Save America's Treasures Grant Application: Russian American Magazin," 6.

1.106 Rolland A. Jones, "City of Kodiak, Baranof Museum," Topography and as-built drawings (1978), 3.

1.107 "Addendum to: Russian-American Company Magazin (Erskine House)," 2.

1.108 Jones, 3.

1.109 Smith, 7:6.

1.110 CH2M Hill, "Baranof Museum Heating System Replacement." Mechanical plan, section, and details (1980), 1.

1.111 CH2M Hill, 2.

1.112 CH2M Hill, 2.

1.113 Smith, 7:6.

1.114 Smith, 7:6.

1.115 Smith, 7:6.

1.116 Smith, 7:6.

1.117 Smith, 7:6.

1.118 Smith, 7:6.

Date	Event
1983	The Center Street stairway is repaired. ^{1.119} The interior and exterior of the front porch are repaired and painted. ^{1.120}
1984	A repair project is undertaken at the building: three chimneys within the building are removed, glulam beams are added at the first-floor ceiling, some beams and posts at the first floor are removed, new footings are installed, and posts are installed at the first floor. ^{1.121}
1985	Floor joists are replaced at the second floor. ^{1.122} The brick chimneys are removed at the second floor and attic. ^{1.123} Electrical outlets are installed in the first-floor exhibit spaces. ^{1.124}
1986	Carpeting and vinyl flooring is installed. ^{1.125} Unused heating vents in the floors are removed and replaced with boards. ^{1.126}
1989	The old fuel tank hole is filled, and a new 500-gallon heating fuel tank is installed. ^{1.127}
c. 1990	Vinyl gutters and downspouts are installed. ^{1.128}
1992	Repairs are made to the roof. ^{1.129}
1993	Repairs are made to the alcove. ^{1.130}
1995	A reroofing project is undertaken. ^{1.131}
1997	Repairs are made to the attic. ^{1.132} The porch windows are repaired. ^{1.133}
c. 2000	A vinyl window is installed on north elevation. ^{1.134} Aluminum storm windows are added. ^{1.135}
2000	The guy wires and braces securing the chimney and the chimney boot and boot ring are replaced. New metal flashing, scuppers, and membrane are installed at the front porch. ^{1.136}

1.119 Smith, 7:6.

1.120 Smith, 7:6.

1.121 Roy A. Ecklund, "Preliminary, As-Built Baranof Museum," As-built drawings (1984), 4.

1.122 Photographs, "1985 Second Floor Construction."

1.123 Smith, 7:6.

1.124 Smith, 7:6.

1.125 Marian Johnson, Letter to Herman Beukers (15 October 1986), 1.

1.126 Johnson, 1.

1.127 "Requirements for Underground Tanks." 28 August 1989.

1.128 Photographs, "P-525 Roof Repair August 1992."

1.129 Photographs, "P-525-44-1."

1.130 Photographs, "P-525 Alcove Repair by Steve Dryden February 1993."

1.131 EHS Alaska, Inc., 5.

1.132 Photographs, "P-525 Attic Repairs 1997."

1.133 Photographs, "P-525 Porch Window Repair 1997."

1.134 National Park Service, "Condition Assessment Survey: Erskine House (c. 1808): Kodiak, Alaska," 17.

1.135 National Park Service, "Condition Assessment Survey: Erskine House (c. 1808): Kodiak, Alaska," 19.

1.136 Koonce Pfeffer Bettis, "Baranov Museum Roof Replacement, City of Kodiak," Roof plan, sections, and details (2000),

Date	Event
2001	The roofing assembly is completely replaced. ^{1.137}
2002	A foundation drainage system is installed at the east and south elevations. ^{1.138}
2007	The vinyl window at the north elevation is replaced with a wood window and storm window. Tar paper is used to block the gap between the log structure and the sheathing and siding at this location. ^{1.139} Zinc-strip moss-prevention treatments are installed on all roof ridges and dormers. ^{1.140}
2008	The existing halon-gas fire-suppression system is removed, and a new sprinkler and electrical system are installed. ^{1.141}
2009	The siding is stripped of paint and repainted. ^{1.142} New water-service is installed. ^{1.143}
2011	The retaining wall and site stairway are replaced. ^{1.144} The boiler is replaced. ^{1.145}
2014	The museum exhibits are redesigned. ^{1.146}
2018 - 2019	The first-floor exhibition spaces are remodeled. ^{1.147}

1.137 "City of Kodiak: Invitation to Bid," Newspaper clipping (8 January 2001).

1.138 National Park Service, "Condition Assessment Survey: Erskine House (c. 1808): Kodiak, Alaska," 11.

1.139 Don Corwin, "Summary of Work: Erskine House-Baranov Museum," (11 September 2007—11 October 2007), 1.

1.140 Corwin, 1.

1.141 KPB Architects, "Project Manual, Fire/Life Upgrades, Erskine House/Baranov Museum," (Anchorage, AK: 8 August 2008), 1.

1.142 Photographs, "09.09.02.Northwall.Phase1.002."

1.143 RSA Engineering, Inc., "Erskine House—Kodiak History Museum: Plumbing and HVAC Assessment Site Visit Report," (Anchorage, AK: 5 June 2019), 6.

1.144 Dowl HKM, "Baranov Museum Retaining Wall." Architectural drawings (2011), 7.

1.145 RSA Engineering, Inc., 5.

1.146 Exhibit AK, "The Baranov Museum Exhibition Design," Exhibit drawings (2014).

1.147 RSA Engineering, Inc., 2.

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Existing Conditions and Assessments

Overview

The Existing Conditions section describes the current conditions, by discipline and by component, as observed on site during the August 2021 site visit. Please reference the appendix for graphical reference.

Condition Assessment

Immediately following the Existing Condition, each feature/system is evaluated and assigned an attendant condition rating. The condition rating system is as follows. (Note: The building is rated by evaluating the combined condition of all features/systems.)

Good - The feature is intact, structurally sound and performing its intended purpose. The feature needs no repair or rehabilitation, but only routine or preventative maintenance.

Fair - The feature is in fair condition if either of the following conditions is present:

- There are early signs of wear, failure, or deterioration though the feature is generally structurally sound and performing its intended purpose - or -
- There is failure of a portion of the feature.

Poor - The feature is in poor condition if any of the following conditions is present:

- The feature is no longer performing its intended purpose - or -
- Significant elements of the feature are missing - or -
- Deterioration or damage affects more than 25% of the feature - or -
- The feature shows signs of imminent failure or breakdown.

Unknown - Not enough information is available to make an evaluation.

NA - The feature is not present within the building.

Applicable Codes

Code Overview

The following is a master list of building codes and guidelines consulted to inform the condition assessment for the structure by all disciplines. An asterisk (*) indicates building codes currently adopted and enforced by the City of Kodiak:

2012 International Building Code (IBC)*

2012 International Fire Code (IFC)*

2012 International Mechanical Code (IMC)*

2018 Uniform Plumbing Code (UPC)*

Gas: 2015 UPC and 2012 International Fuel Gas Code, Chapters 6 and 7 (IFGC)*

Chapter 16: Structural Design, 2012 IBC*

ASCE 7-10 Minimum Design Loads for Buildings and Other Structures

National Fire Protection Administration (NFPA) - NFPA 13 and NFPA 13D

Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

2010 Americans with Disabilities Act (ADA) Accessibility Standards

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General

Site

The Russian-American Company Magazin, now the Kodiak History Museum, is located in the heart of “old” Kodiak (Figure 1-17). The building is situated at the northeast corner of East Marine Way and Center Street within what is now Sargent Park. The park, owned by the City of Kodiak, occupies the entire block bounded by East Marine Way on the south, Center Street to the west, Mission Road to the north, and Kashevaroff Avenue to the east. The Holy Resurrection Cathedral is located to the east at the southwest corner of Mission Road and Kashevaroff Avenue. Just to the south of the church are a series of large oil storage tanks along East Marine Way. To the west is the Kodiak National Wildlife Refuge Visitor Center at the southwest corner of Mission Road and Center Street. The Kodiak Visitor Center, the Kodiak Ferry Terminal and Petro Marine Services are located across East Marine Way on the north shore of the channel between Kodiak Island and Near Island.

The subject property sits on a bluff about 30 to 40 feet above the channel (Figure 1-18). The site slopes downward from north to south with a gentler slope from east to west. A stone retaining wall capped by a green metal fence lines the south and west sides of the property. A curved concrete path leads to the front porch of the Magazin. The path is accessed by a staircase leading from the Center Street public sidewalk.

Sargent Park, a city park, surrounds the Magazin on all sides. Within the elevated lawn area to the south of the building there are several site features including: a ship’s anchor; some whale ribs around an old mill stone (Figure 1-19); a stone bench; a picnic table; wood park benches; a commemorative



Figure 1-17. Aerial view of downtown Kodiak. Site indicated in red. (Google Earth, 2021)



Figure 1-18. Magazin viewed from the Kodiak Ferry Terminal. (BM, 08/24/2021)



Figure 1-19. Access drive to the east. (BM, 08/24/2021)

plaque for the 1964 tsunami (Figure 1-20); a concrete base and commemorative plaque for a flag pole; and a modern stone sculpture, *Island Song*, by Perry Eaton. An asphalt drive accessed from Mission Road leads to an asphalt parking lot at the east end of the site. Wood guard rails line the drive, separating the east side of Sargent Park from this vehicular access (Figure 1-21). Various types of signage and way-finding components line the fence and are also fixed on the south lawn. Some of these elements are temporary while others are permanent. To the east of the Magazin there is a low mound that corresponds to a buried fuel tank.

There are two buildings on the site: the Magazin and a small utility shed (Figure 1-22). The Magazin building sits at the southwest corner of the property and faces south, toward East Marine Way and the channel beyond. The small shed is located east of the Magazin and has a door at the north side. This modern shed is not within the scope of this HSR.

Building Overall

The main block of the two story plus attic Magazin has a rectangular footprint and measures approximately 66 feet 6 inches by 40 feet 2 inches. On the north end of the east elevation, there is a 16-foot by 14-foot 9-inch one-story addition (Figure 1-23). At the west elevation there is a 5-foot by 8-foot 2-inch projecting bay window that forms an interior alcove at the first floor (Figure 1-24). At the south facade, a porch was built across the full width of the building.

The concrete foundation and cement board skirting have metal vents. At the first floor, the exterior walls at the main block are the original horizontal log (Sitka Spruce) construction covered with two layers of



Figure 1-20. Commemorative plaque for the 1964 tsunami. (BM, 08/24/2021)



Figure 1-21. Magazin viewed from east access drive. (BM, 08/24/2021)



Figure 1-22. Magazin viewed from the east with shed in foreground. (BM, 08/24/2021)

siding: the inner is vertical wood siding, and the outer, visible layer consists of redwood shiplap clapboards.^{1.148} Vertical corner boards frame the walls. A steeply pitched longitudinal gable roof tops the building. The eaves are shallow and have enclosed soffits. A large gable dormer is located on the south roof slope, and a small gable dormer is located on the north roof slope (Figure 1-25 and Figure 1-26). The east addition has a gable roof, and the bay window has a hipped roof. Wood

1.148 Smith, National Register Nomination, 7:2.



Figure 1-25. Large roof dormer at south facade. (BM, 08/24/2021)



Figure 1-23. Northeast corner of the Magazin, Mechanical Addition in foreground. (BM, 08/24/2021)



Figure 1-26. Small roof dormer at north facade. (BM, 08/24/2021)



Figure 1-24. West facade, alcove in foreground. (BM, 08/24/2021)



Figure 1-27. Typical first floor window with historically compatible storm. (BM, 08/24/2021)

shingles clad the sloped roofs. Modern gutters and downspouts are mounted along the eave at the south and north elevations.

The building's windows are wood framed and surrounded by simple wood casing trim, headers and sills. See the Architecture Section for further discussion of the windows and storm windows. (Figure 1-27)

South (Front) Elevation

Excluding the enclosed porch, the south facade is symmetrical (Figure 1-28). The large front-facing gable dormer and the full-width porch dominate the south facade. A flat roof supported by eight wood columns covers the porch, and flat wood trim clads its fascia. The porch floor is wood and is accessed via a wood stair with simple wood railings at the center bay of the porch and a wood ramp at the east end of the porch (Figure 1-29). The western three bays of the porch are enclosed; wood clapboards cover the walls to approximately 3-feet high, and there is multi-lite glazing in each of the three bays (Figure 1-30). The east side of the enclosed porch has a multi-lite paneled wood door with a multi-lite transom above and a modern screen door. The door is surrounded by multi-lite glazing (Figure 1-31).



Figure 1-28. South facade. (BM, 08/24/2021)



Figure 1-29. East end of the open porch. (BM, 08/24/2021)



Figure 1-30. South facade of enclosed porch. (BM, 08/24/2021)



Figure 1-31. Door 100. (BM, 08/24/2021)

East of the enclosed porch, there are two windows, a door, and two more windows (Figure 1-32). The wood door has four-panels and glazing. Between the openings, four signs are mounted on the wall: a bronze National Historic Landmark plaque; a U.S. Department of the interior plaque; an Alaska Centennial plaque; and a modern hours of operation sign. See the Architecture Section for a description of doors (Figure 1-33). At the first story, modern flower boxes have been mounted beneath the south façade's windows. A pair of windows is centered in the large gable wall dormer.



Figure 1-32. South facade, enclosed porch at image left. (BM, 08/24/2021)

North (Rear) Elevation

At the first floor of the north elevation, there are five evenly spaced windows followed by two windows beyond. (Figure 1-34). The difference in the window spacing relates to the two original primary spaces at the lower story. This is also reflected in the piece of wood trim that aligns with the interior separation of these two rooms. There is a small dormer at the second floor which is centered within the area of the roof that corresponds to the eastern half of the building. A single window is set within the dormer. The other primary feature of this façade is the long expanse of the gable roof (Figure 1-35). There are modern vinyl gutters and downspouts across this façade.



Figure 1-33. Door 100. (BM, 08/24/2021)

The eastern, one-story, Mechanical Room addition aligns with the north façade. This is a modern addition. The horizontal wood siding on this façade is similar to the older portion of the Magazin. The foundation for the addition is concrete and this is visible at the north elevation. The roof shingles on the north slope of the addition's roof were patched in April 2020 when the boiler chimney was removed.



Figure 1-34. Northeast corner. (BM, 08/24/2021)

East (Side) Elevation

The gable end of the east façade has a fairly deep overhang with a wood finish (Figure 1-36). At the first floor of the east elevation, there is a pair of windows and a single window (Figure 1-37). At the second floor, there are two windows. A single window is located at the attic level (Figure 1-38). There are modern electrical equipment and conduits running between the original portion of the building and Mechanical Room addition.

To the north of the first-floor windows, there is a one-story gable-roofed modern addition. On the south side of the addition, there is a door with wood porch, on the east side of the addition, there is a vent in the gable end, and on the north side, there is a small vent close to the eave (Figure 1-39).

West (Side) Elevation

The gable end of the west façade has a fairly deep overhang with a wood finish (Figure 1-24). Two small, wood access doors are located at the west elevation's crawl-space (Figure 1-40). The dominant feature of this elevation is the projecting boxed bay window with a hipped roof that corresponds to an



Figure 1-35. North facade. (BM, 08/24/2021)



Figure 1-36. Southeast corner, Mechanical Addition at image right. (BM, 08/24/2021)



Figure 1-37. Window 26A/B. (BM, 08/24/2021)



Figure 1-38. Second and third floor windows at west facade. (BM, 08/24/2021)

alcove at the interior (Figure 1-41). On the first floor, there is also a single window to the north of the projecting boxed bay window (Figure 1-42). At the second floor of the west façade, there are two windows, and a third window is located at the attic level at the apex of the gable (Figure 1-43).



Figure 1-41. West elevation of alcove. (BM, 08/24/2021)



Figure 1-39. West elevation. (BM, 08/24/2021)



Figure 1-42. Window 17. (BM, 08/24/2021)



Figure 1-40. West elevation of enclosed porch. (BM, 08/24/2021)



Figure 1-43. Window 29 at image center. (BM, 08/24/2021)

Interior: Historical Floor Plan Configuration

Russian-American Company Era (1804-1868)

The first floor of the Magazin was historically separated into two unequal sections by a roughly one-foot thick, rough-hewn log dividing wall with no interior communicating doorway between the two rooms (Figure 1-44). The eastern side of the building was slightly larger than the western. Centered on the first floor of the eastern side was an entrance hall and a stairway to the second floor, which was either an original feature, or an early alteration. (Figure 1-45). At the exterior, this aligns with an original doorway centered on the eastern end of the south façade flanked by two windows on either side. Aside from the stair and stair hall, the east portion of the first floor was one large room and was the commercial store and a more public room during the Russian-American Company era. The western room, which was one large open space, was used for storage of furs. These varying and somewhat incompatible uses, fur storage, compared to a commercial enterprise and possible food storage requirements, likely dictated the lack of interior connection between the two spaces during this era. Further, the more public uses at the eastern end of the building explain the decorative detailing of the stair. The stairwell was sheathed in horizontal wood boards, and had a decorative handrail, balustrade, and newel post, all of which remain and may be original to the building.

The stair hall was centered within the eastern end of the building. It seems logical that the second floor may have originally only been finished at the east end where the stair would have accessed the space. This area of the second floor may have been used for sleeping quarters. The stair aligns with a small dormer centered at the north slope of the roof and



Figure 1-45. Historic log wall dividing interior spaces on the first floor. (BM, 08/24/2021)



Figure 1-46. Facing north at the bottom of the stairs to the second floor. (BM, 08/24/2021)



Figure 1-44. Looking west into the alcove. (BM, 08/24/2021)

which provided light to this area of the second floor. The stair hall ran north-south, but the detailed configuration of this second story space during the Russian-American Company era is not fully known. It is possible this space was just one large room. Two additional windows on the east façade would have provided further daylight to the eastern end of the second floor.

Alaska Commercial Company (1868-1911)

It is believed that during the Alaska Commercial Company era the building was further altered to accommodate additional residential use. An open-air porch was added across the front (south) façade of the building with views to the water. A boxed bay window protruded at the southern end of the west façade of the first story replacing a single, double-hung window (Figure 1-46). This created additional interior space in the form of an alcove and brought additional light to the western side of the building indicating a change of use. The interior dividing wall was opened in two places, one toward the north wall and one toward the south wall indicating there was no longer a need to separate the two spaces (Figure 1-47).

Additionally, during this period a large, steeply-pitched dormer was added to the south façade at the second story. As noted in the Structural Section, the dormer is overframed on the primary roof structure, indicating that it is a later addition. This would have greatly increased the light and usable space at the second floor, further indicating changing uses of the building (Figure 1-48).

Lastly, a one story addition to the building, extending from the northeast corner provided additional storage space during this era.



Figure 1-47. Facing west towards CO 103. (BM, 08/24/2021)



Figure 1-48. Facing south in Office I 205. (BM, 08/24/2021)

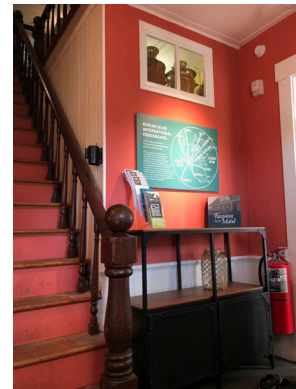


Figure 1-49. North wall of Entry 100. (BM, 08/24/2021)

Erskine Family Era (1911-1948)

See *Appendix E - 1985 Carolyn Erskine Floor Plans* for the Erskine Family Era layout.

The Erskine family further modified the interior spaces for residential use. During their time in the building the entry hall and stair remained, but a small pantry was inserted adjacent to the stair (Figure 1-49). At the eastern side of the building, clockwise around from the stair was a dining room, daughter Carolyn Erskine's bedroom, the kitchen, and son Wilson Erskine's room. Between the kitchen and Wilson's room was a bathroom. On the west side of the building, from the dining room there was a curio hall which led to the living room and its boxed bay window. The northwest corner of the building housed Wilbur and Nellie Erskine's bedroom, a bathroom and closet. At the second floor to the east of the stair was a dark room and a spare bedroom. To the west of the stair was another large living room, a second spare bedroom and a bathroom.

In the mid-1920s the east, one-story addition that extended from the northeast corner of the building was removed. This addition had been badly damaged in the 1912 volcanic eruption, but was not fully removed until this time. Little is known of the configuration or interior appearance of this addition.

The Erskines enclosed the western end of the front porch late in their tenure in the building (Figure 1-50). It was, and remains, a single room with extensive glazing.

Interior: Current Floor Plan Configuration and Finishes - First Floor

See *Appendix C - Annotated Plan Diagrams* for the current layout.



Figure 1-51. Facing west in the Sun Porch 103. (BM, 08/24/2021)



Figure 1-52. Ceiling at Entry 100. (BM, 08/24/2021)



Figure 1-50. Facing west in Gift Shop 101. (BM, 08/24/2021)

Entry (100)

The Entry Hall consists of a small foyer with access to the historic stair. The exterior door, which is centered on the original eastern portion of the Magazin, opens directly into the Entry Hall, which contains a straight-run, wood stairway oriented north/south. The Entry Hall has a low wainscot of vertical boards. The vertical boards continue at the west wall of the Pantry, up the stair. The stairway has a decorative turned wood baluster, wood hand rail, and newel post (Figure 1-45). The north wall of the Entry Hall has a fixed window to the Pantry, centered at the upper portion of the wall (Figure 1-49). Walls and ceiling are finished in gypsum wallboard. See the Architecture Section for further description of finishes (Figure 1-51). The Entry Hall also provides access to the Gift Shop (101), and Museum IV (112). There are cased openings at the east and west wall of the Entry Hall to these rooms, but no doors.

Gift Shop (101)

The west wall of the Gift Shop is the southern half of the original, interior log dividing wall of the Magazin. One of the two openings that were cut into the original log dividing wall is located here (Figure 1-52). The Gift Shop is separated from Room 104, Museum II, by a modern wood slat partition and there is a modern cash register and shop administration desk. The wood slat partition aligns with a heavy beam that runs east-west (Figure 1-53). The south wall of the Gift Shop is the original hewn log exterior wall, unfinished at the interior. Moss chinking is visible in the original log walls in this room. The east wall has horizontal wood boards.

The ceiling in this room consists of unpainted wood boards, and there are remnants of wallpaper or canvas cladding in places (Figure 1-54). The ceiling boards are original



Figure 1-53. Facing north in Gift Shop 101. (BM, 08/24/2021)



Figure 1-54. East wall of Gift Shop 101, up close (BM, 08/24/2021)



Figure 1-55. South wall of Museum I 102. (BM, 08/24/2021)

or from an early period of the building's evolution. There are various pieces of modern shelving and casework for merchandise display throughout the space.

Museum I (102)

Presently, the western side of the first floor is occupied by museum exhibits Museum I (102) (Figure 1-55). The original, interior log dividing wall of the Magazin forms the eastern wall of this space (Figure 1-56). The south, west, and north interior walls of this room are also exposed logs corresponding to the primary exterior walls of the structure. The logs are rough-hewn and in some places are planed to create relatively flat surfaces. The logs are grooved longitudinally, convex on the top and concave on the bottom, to create a saddle fit between the logs (Figure 1-57). Joints in their length are square-notched (Figure 1-58). The logs are chinked with moss. Although there are no corners visible, they have been described as dovetailed. As noted above, two openings have been cut in this wall. Neither of these openings has doors or jamb trim; the cut logs are visible (Figure 1-59).

There is a modern partition-wall that extends from mid-point of the original log dividing wall, westward, terminating halfway to the west wall of the room. This partial enclosure separates the museum space into two exhibit areas and provides exhibit wall space (Figure 1-60).

The ceiling in this room consists of unpainted wood boards, and there are remnants of wallpaper or canvas cladding in places (Figure 1-61). The ceiling boards are original or from an early period of the building's evolution.



Figure 1-57. Facing east towards CO 102. (BM, 08/24/2021)

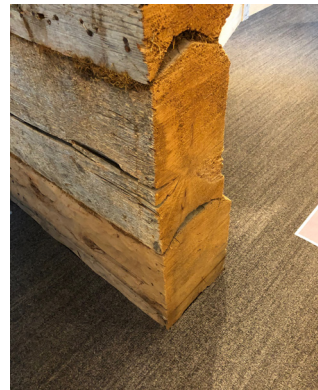


Figure 1-58. Exposed cut logs at CO 102. (BM, 08/24/2021)



Figure 1-56. Logs with moss chinking and square-notched joint. (KAC, 08/24/2021)

An alcove, created by a boxed bay window, is situated at the southern portion of the west wall (Figure 1-62). The walls of the alcove are covered with recently-installed, decorative wall paper. Fixed to the walls, below the tall windows on the three sides of the alcove is a wood enclosure for base board heaters. There are a few remnant metal peg stops at the window frames, but no other window hardware (Figure 1-62).

The alcove ceiling is wood boards, painted white. There is dark wood trim surrounding the alcove opening. (Figure 1-64).



Figure 1-61. Remnants of wallpaper at ceiling. (BM, 08/24/2021)



Figure 1-59. Facing east towards CO 103. (BM, 08/24/2021)



Figure 1-62. Facing west towards the alcove. (BM, 08/24/2021)



Figure 1-60. New partition wall in Museum I 102 abuts the historic log wall. (BM, 08/24/2021)



Figure 1-63. Windows are painted shut. (BM, 08/24/2021)

At the eastern end of the south wall there is a wood door with a single lite that accesses the Sun Porch (Figure 1-65). It is unknown if this door predates the Sun Porch enclosure in 1942.

Sun Porch (103)

The north wall of the Sun Porch is the former exterior wall of the building. It retains its horizontal siding and two windows (Figure 1-66). There is a low wall at the east, south, and west sides of this room which is topped by multi-lite windows. The west wall of the Sun Porch consists of a large multi-lite window that extends to the ceiling (Figure 1-67). The south wall has three large, multi-lite windows (Figure 1-68). The east wall has a door with a transom above and flanking side lites. The door has a single panel and multiple lites above (Figure 1-69). Recently constructed built-in seating lines the north and west walls of the Sun Porch (Figure 1-70).

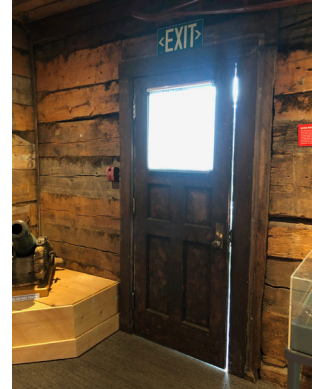


Figure 1-65. Door 103A. (BM, 08/24/2021)



Figure 1-66. Window 05. (BM, 08/24/2021)



Figure 1-64. Alcove ceiling. (BM, 08/24/2021)



Figure 1-67. Facing west in the Sun Porch 103. (BM, 08/24/2021)

Museum II (104)

Museum II (104) is separated from the Gift Shop by a modern wood slat partition. The west wall of this space is the northern half of the original, interior log dividing wall of the Magazin. One of the two openings that were cut into the original log dividing wall is located here (Figure 1-71). The north wall of Room 104 is the original hewn log exterior wall, unfinished at the interior. Moss chinking is visible in the original log walls in this room. The north wall has two original window openings with deep sills and wood trim (Figure 1-72). The east wall is finished in modern gypsum board with a cased opening leading to the Hall (105) that accesses the Kitchen (108), Pantry (106) and Restroom (107) (Figure 1-73).

The ceiling in this room consists of unpainted wood boards, and there are remnants of wallpaper or canvas cladding in places. The ceiling boards are original or from an early period of the building's evolution. There are various modern display cases throughout the space. At the southeast corner of this room, just adjacent to the Hall doorway, at the ceiling there is infill that relates to the location of the chimney removed in 1984 (Figure 1-74).



Figure 1-69. East wall of the Sun Porch 103. (BM, 08/24/2021)



Figure 1-70. Modern built-in seating in the Sun Porch 103. (BM, 08/24/2021)



Figure 1-68. South wall of the Sun Porch 103. (BM, 08/24/2021)



Figure 1-71. Facing west at CO 103. (BM, 08/24/2021)

Hall (105)

This small space serves as a circulation point to access the Kitchen, Pantry and Restroom, as such much of the wall space is occupied by doors and doorways. The walls and angled under stair ceiling of this room are finished in gypsum wallboard, similar to the Entry Hall (Figure 1-75). The other portions of the ceiling in this space consists of a system of modern, dropped, decorative, pressed tin panels. The lighting in this room is modern track lighting similar to the system in the exhibit spaces on the first floor (Figure 1-76).



Figure 1-75. Ceiling in Museum II 104. (BM, 08/24/2021)



Figure 1-73. North wall of Museum II 104. (BM, 08/24/2021)



Figure 1-76. South wall of Hall 105. (BM, 08/24/2021)



Figure 1-74. CO 104. (BM, 08/24/2021)



Figure 1-72. West wall of Hall 105. (BM, 08/24/2021)

Pantry (106)

A wood door leads to the pantry. The door frame is wood and painted white. The Pantry walls and ceiling consist of vertical wood boards similar to those found at the Entry Hall and Stair. The Pantry has wood shelving that wraps around the south, east and west walls (Figure 1-77 and Figure 1-78).

Restroom (107)

The Restroom (107) has a wood panel door. The door frame is wood and painted white (Figure 1-79). The Restroom walls are finished in gypsum wallboard, similar to the Entry Hall and the adjacent Hall. The ceiling in this space consists of a system of modern, dropped, decorative, pressed tin panels similar to other portions of the east side of the first floor of the Magazin (Figure 1-79). The configuration of this room and the fixtures present in this room date to after the Erskine era as the bathroom during the Erskine era was located where Museum III (111) is now.



Figure 1-78. Ceiling of Pantry 106. (BM, 08/24/2021)



Figure 1-79. Southeast corner and modern ceiling in Restroom 107. (BM, 08/24/2021)



Figure 1-77. Facing south into Pantry 106. (BM, 08/24/2021)



Figure 1-80. Facing northeast in Restroom 107. (BM, 08/24/2021)

Kitchen (108)

The Kitchen is an L-shaped space that was altered in 2019 with the addition of the Staff Kitchen (109). Kitchen walls are a mix of two different eras of vertical wood beadboard wainscot, gypsum wallboard, and modern gypsum board. The east wall contains the door to the Mechanical Addition and the far end of the south wall has cased opening leading to Museum III (Figure 1-81). The ceiling in this space consists of a system of modern, dropped, decorative, pressed tin panels similar to other portions of the east side of the first floor of the Magazin. There are two built-in kitchen elements that likely date to the Erskine era: an enameled cast iron sink with wood cabinets and drawers below and a symmetrical wood cabinet with two centered doors flanked by three drawers on either side (Figure 1-82). Along the north wall there is one original window opening with deep sills and wood trim painted white.

Staff Kitchen (109)

This is a new room at the northeast corner of the kitchen, enclosed in 2019. The east and north walls are covered in gypsum wallboard above a vertical wood wainscot. The ceiling in this space consists of a system of modern, dropped, decorative, pressed tin panels similar to other portions of the east side of the first floor of the Magazin (Figure 1-83). The north wall has two original window openings with deep sills and wood trim painted white (Figure 1-84).

Mechanical Addition (110)

This addition was built after the period of significance. See the Architecture Section for a description of finishes.



Figure 1-83. Facing east in Kitchen 108. (BM, 08/24/2021)

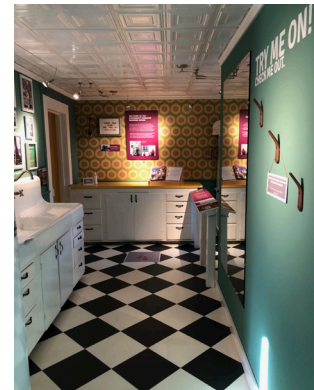


Figure 1-81. Facing west in Kitchen 108. (BM, 08/24/2021)



Figure 1-82. Facing east in Staff Kitchen 109. (BM, 08/24/2021)

Museum III (111)

This small space is accessed from a cased opening along the south wall of the Kitchen (Figure 1-85). The room has a mix of gypsum wallboard and modern gypsum board, for its wall surface. The ceiling in this space consists of a system of modern, dropped, decorative, pressed tin panels similar to other portions of the east side of the first floor of the Magazin. The header and sill of the window on the east wall is located higher than other windows throughout this section of the building. This window may have changed when this room was used as a restroom, perhaps as early as the first part of the twentieth century (Figure 1-86).



Figure 1-84. Window at north wall of Staff Kitchen 109. (BM, 08/24/2021)



Figure 1-85. Facing south towards CO 111. (BM, 08/24/2021)



Figure 1-86. Window 25. (BM, 08/24/2021)

Museum IV (112)

This room is roughly square in shape and the south wall has two original window openings with deep sills and wood trim painted white. The walls are covered in gypsum wallboard and there is a modern wood picture rail and ceiling trim (Figure 1-87). The east wall has a pair of windows that appear to have replaced a single window sometime in the Erskine era, as the single window appears in photographs from the 1912 volcanic eruption (Figure 1-88). The ceiling in this space consists of a system of modern, dropped, decorative, pressed tin panels similar to other portions of the east side of the first floor of the Magazin.

Interior: Current Floor Plan Configuration and Finishes - Second Floor

See *Appendix C - Annotated Plan Diagrams* for the current layout.

Stair Hall (200)

The west wall of the stair to the second floor of the Magazin is clad in horizontal wood boards. The dark stained wood balustrade and railing march up the east side of the stair (Figure 1-89). Newel posts book-end the top and bottom of the railing, where a third newel post at the second floor and the balustrade ends at the southern portion of the Stair Hall, near the attic entry. The infill Pantry projection forms a shallow shelf at the east wall of the stair, behind the stair balustrade (Figure 1-90). The shelf continues to just below the top stair. The east wall of the Pantry projection is clad in vertical tongue-and-groove wood boards. The second floor Stair Hall (200) wraps around the stair to the south where there is an attic stair with a door; the Stair Hall continues to the north wall of the Magazin terminating at a dormer window set in the north slope of the roof (Figure 1-91). Just in front of the dormer is a non-functioning cinder block flue, a remnant



Figure 1-89. Facing southwest in Museum IV 112. (BM, 08/24/2021)



Figure 1-87. Facing east in Museum IV 112. (BM, 08/24/2021)



Figure 1-88. Looking up the stairs to the second floor. (BM, 08/24/2021)

of an earlier stove at the first floor. This does not extend into the attic.

The underside of the attic stair forms the ceiling of the second floor stair and is clad in horizontal painted wood boards. The underside of the attic stair curves slightly as it meets the ceiling of the Entry Hall below (Figure 1-92). The wood board wall finish is also found on the east wall of the attic stair visible in the second floor Stair Hall. The horizontal wood boards continue through the Stair Hall, interrupted by several doors into adjoining rooms on both the east and west side of the Stair Hall (Figure 1-93). The ceiling in the Stair Hall consists of the wood boards.

Collections I (201)

Located on the east side of the Stair Hall (200), this room serves as collections storage for the Kodiak History Museum (KHM). It is accessed via a wood panel door from the Stair Hall. The door frame has wood trim (Figure 1-94). Walls in this room are also finished in horizontal wood boards. The ceiling is finished with modern square acoustical tiles. In the northeast corner of the room there is a vertical wood board door that accesses the Mechanical Attic (201B) (Figure 1-95). A



Figure 1-91. Facing north in Stair Hall 200. (BM, 08/24/2021)



Figure 1-92. Facing southwest in Stair Hall 200. (BM, 08/24/2021)



Figure 1-90. East wall adjacent to the stairs to the second floor. (BM, 08/24/2021)



Figure 1-93. Door 205. (BM, 08/24/2021)

second storage area off this room is located along the north side, situated under the roof slope (Eunice 201A). This small storage room does not have a door and the walls and ceiling of this space are also finished in horizontal wood boards (Figure 1-96). There is a single wood window at the southeast corner of Collections I. The south wall of this room appears to be an infill wall; the wood boards of this wall do not align with the those of the east wall. This is evident beside the window (Figure 1-97).

Collections II (202)

Located to the south of Collections I (201), this rooms also serves as collections storage for the KHM. It is accessed by a wood panel door (Figure 1-98). Also, similar to Collections I (201), the walls are finished in horizontal wood boards. The ceiling is finished with modern square acoustical tiles (Figure 1-99). There is a small storage room (Anjuli 202A) along the south wall of Collections II. This storage space is located under the slope of the roof (Figure 1-100). It has a vertical wood board door similar to that found at the Mechanical Attic 201B (Figure 1-101). There is a wood window at the southeast corner of the room (Figure 1-102).



Figure 1-94. Facing northeast in Collections I 201. (BM, 08/24/2021)



Figure 1-95. CO 201A. (BM, 08/24/2021)



Figure 1-97. Door 201. (BM, 08/24/2021)



Figure 1-96. Window 31 at interior. (BM, 08/24/2021)

Collections III (203)

This room spans both the east and west sides of the original Magazin, but there is not a corresponding interior north-south dividing wall in this space as there is on the first floor. This may indicate that originally there was just one large space at the second floor. The door to Collections III (203) is a wood panel door similar to the doors at Collections I and II, across the Stair Hall (Figure 1-103). This room is almost 25-feet long but just under four-feet wide. The walls and ceiling in this room are finished in horizontal wood boards (Figure 1-104). Near the door from the Stair Hall is another wood panel door along the north wall the leading to Ellen (203A) (Figure 1-105). This room, like other storage areas at the second floor, sits under the slope of the roof and has wide wood boards at the wall and ceiling (Figure 1-106).



Figure 1-99. Facing east in Collections II 202. (BM, 08/24/2021)



Figure 1-100. Door 202A. (BM, 08/24/2021)



Figure 1-98. Door 202. (BM, 08/24/2021)



Figure 1-101. Door 202A. (BM, 08/24/2021)



Figure 1-105. Window 32 at interior. (BM, 08/24/2021)



Figure 1-103. Door 203A. (BM, 08/24/2021)



Figure 1-106. Door 203. (BM, 08/24/2021)



Figure 1-104. Facing west in Ellen 203A. (BM, 08/24/2021)



Figure 1-102. Facing west in Collections III 203. (BM, 08/24/2021)



Figure 1-107. Storage 204. (BM, 08/24/2021)

Storage (204)

This small room is located just off the northeast portion of the Stair Hall. There is no door to the space and the cased opening is not a standard-size door opening. The north wall is formed by the slope of the roof (Figure 1-107). The walls and underside of the roof slope are unfinished plywood.

Office I (205)

This room opens off the Stair Hall and is a large open office with the central feature being the dormer window at the south wall. The wood panel door leads to Office I from the Stair Hall (Figure 1-108). The door opens to a roughly square space of 21 feet by 22 feet, not including the large dormer, which projects south creating a space roughly 5 feet by 9 feet (Figure 1-109). The wall finish in this space consists of horizontal wood boards as found in other second floor rooms; however, there has been some intermittent patching of differing widths. These likely relate to various repairs, wiring or plumbing changes over the years. The ceiling finish in this space is wood boards running east west (Figure 1-110). On the east and west sides of the dormer there are similar doors leading to Storage (205A) and Storage (205B). At the east, Storage (205A) is very small, whereas the western storage area (205B) is larger, running the remaining length of the south wall (Figure 1-111). Visible inside Room 205B are several members of the roof framing system. (Figure 1-112).



Figure 1-108. Door 205. (BM, 08/24/2021)



Figure 1-109. Facing south in Office I 205. (BM, 08/24/2021)



Figure 1-110. Facing southeast in Office I 205. (BM, 08/24/2021)

Office II (206)

Room 206 is separated from Room 205 by a dividing wall that terminates mid room and does not have a door. At the far southwest corner there is a double-hung, six-over-six, wood window with wide wood trim. The wall finish in this space generally consists of the five-inch-wide, horizontal, tongue-and-groove, wood boards that are found in other second floor rooms; however, there has been some intermittent patching of differing widths. These likely relate to various repairs, wiring or plumbing changes over the years (Figure 1-113).



Figure 1-113. Facing southwest in Office II 206. (BM, 08/24/2021)

Staff Restroom (207)

See the Architecture Section for a description of finishes.



Figure 1-111. Storage 205A. (BM, 08/24/2021)



Figure 1-112. Storage 205B. (BM, 08/24/2021)



Figure 1-114. Door 208. (BM, 08/24/2021)



Figure 1-115. Facing northwest in Director's Office 208. (BM, 08/24/2021)

Director's Office (208)

The Museum Director's office has a modern, wood panel door painted to match other doors on this floor (Figure 1-114). The west, north and east walls of this room are finished in horizontal tongue-and-groove wood boards that are found in other second floor rooms. However, there is vertical wainscot on the lower portion of these walls (Figure 1-115). The south wall is modern drywall. At the far northwest corner there is a double-hung, six-over-six wood window with wide wood trim. There is a wood, four panel door leading to Storage 208A at the far west side of the north wall. Like Storage Room 205B several structural members are visible in this space (Figure 1-116). The space has a raised floor requiring a step up to the space at the door.

Interior: Current Floor Plan Configuration and Finishes - Attic

A door of vertical boards leads to the attic; the door is painted similarly to other doors at the front, Stair Hall side, but the back, Attic side is unpainted (Figures 1-117 and 1-118). A steep, wood stair from the Magazin's second floor leads to the unfinished attic. The west wall of the attic stair is finished in horizontal wood boards (Figure 1-119). However, the east wall of the attic stair is finished in vertical wood boards (Figure 1-120). The stair has a simple wood railing at the east side. This space is one large room running the length of the building, the roof structure is exposed, and there is no ceiling finish (Figure 1-121). The flooring consists of wide wood boards running north south with some areas of flooring further covered with plywood panels (Figure 1-122). At each gable end is one, double-hung, six-over-six, wood window (Figures 1-123 and 1-124).



Figure 1-116. Facing east in Marian 209. (BM, 08/24/2021)



Figure 1-117. Door 300. (BM, 08/24/2021)



Figure 1-118. Door 300. (BM, 08/24/2021)

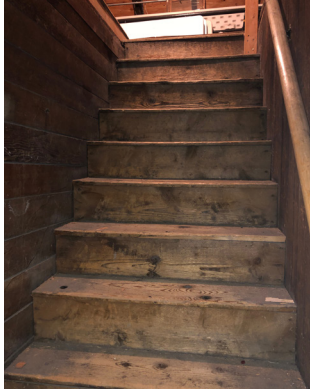


Figure 1-119. Facing north towards the stairs to the attic. (BM, 08/24/2021)



Figure 1-122. Facing east in Attic I 300. (BM, 08/24/2021)

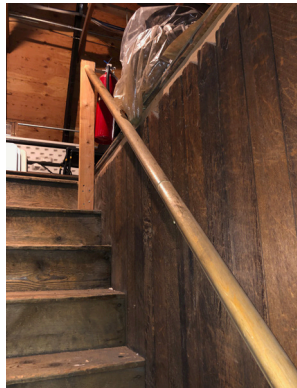


Figure 1-120. East wall of stairs to attic. (BM, 08/24/2021)



Figure 1-123. Window 34. (BM, 08/24/2021)



Figure 1-121. Facing west in Attic I 300. (BM, 08/24/2021)



Figure 1-124. Window 33. (BM, 08/24/2021)

Character-Defining Features

Site

- Gently sloping site
- Sited on hill above channel
- Expanse of lawn and areas for gardens adjacent to the building

Building Overall

- Orientation toward the channel
- Two-story-plus-attic height
- Rectangular footprint (main block of the building)
- Hewn floor joists and beams
- Horizontal Sitka Cedar log construction, grooved longitudinally, with dovetailed corners and modified lap joints known as a square splice joint
- Moss chinking
- Vertical board-and-batten siding between the log structure and exterior clapboards
- Redwood clapboards covering the exterior of the walls (3-1/2-inch exposure)
- Steeply pitched (12:12 slope) longitudinal gable roof with shallow eaves and exposed soffits
- Roof structure of sawn lumber with no ridge pole
- Wood, one-over-one, double-hung windows (replacements in kind)
- Wood, six-over-six, double-hung windows
- Simple wood window surrounds, lintels and sills
- Wood trim at façade junctures and indicating the interior dividing wall at the north elevation
- Large dormer at south roof slope and small dormer at north roof slope (both with 12:12 slope)

South (Front) Elevation

- Symmetrical façade (excluding enclosed porch)

- Large front-facing gable dormer
- Full-width porch enclosed at the west end with multi-lite glazing and clapboards which dates to Erskine era
- Chamfered wood porch columns
- Simple flat wood molding at the porch fascia
- Wood porch floor
- Nine-lite paneled wood door with three-lite transom at enclosed porch
- Four-panel, wood door with upper single lite centered at the east portion of the building
- Four-panel, wood door with upper single lite at the western section of the building within the enclosed porch (this door later but within the Erskine era)
- Location of the four wood, one-over-one, double-hung windows at the east end of the building; windows themselves are replacements in kind.
- Location of the two one-over-one, double-hung windows at the west end of the building, now within the enclosed porch; windows themselves are replacements in kind.

North (Rear) Elevation

- Small dormer at the second floor centered on the original east second floor room
- Location of all seven wood, one-over-one, double-hung windows at the north elevation; windows themselves are replacements in kind.
- Wood trim indicating the interior dividing wall

East (Side) Elevation

- Location of the double hung, six-over-six, wood attic window centered under the gable; window is a replacement in kind
- Location and double hung, six-over-six, wood window at the south side of second story; this is an original or very old

- window
- Location of the awning style window at the north side of the second story; this window was likely made smaller to accommodate the roof slope a now removed east addition
- Windows at the first floor of the east are not original nor in their original configuration

West (Side) Elevation

- Location and double hung, six-over-six, wood attic window centered under the gable; this is an original or very old window.
- Location of the double hung, six-over-six, wood windows at the second story; windows are replacements in kind
- Location of the one-over-one, wood window at the north side of first story.
- Boxed bay projecting window at the first floor forming an interior alcove
- Wood, triple-hung windows at the boxed bay window.

Interior - First Floor

- Entry hall configuration
- Stair including wood treads and risers
- Dark-stained wood balustrade, railing, and newel posts
- West stair wall sheathed in horizontal tongue-and-groove wood boards
- Pantry insertion with three-inch, tongue-and-groove, vertical wood boards
- Transom lite in the south wall of the pantry visible at the Entry Hall
- Rough-hewn log dividing wall running north south, separating the east and west sides of the building, planed in some locations to create flat surfaces that could have had interior finishes
- Logs are grooved longitudinally, convex on the top and concave on the bottom, to create a saddle fit between the logs

- Moss chinking used between logs and still visible in many locations at the west side of the first floor
- Original two room configuration with east room slightly larger than the west room
- Two later cut openings in the original log dividing wall
- Ceiling of five-inch, unpainted, tongue-and-groove wood boards at the west side of the first floor
- Wallpaper and canvas remnants
- Four walls of the original Magazin structure with exposed rough-hewn logs visible at interior locations throughout the west side of the first floor
- Deep wood sills at the windows
- Alcove created by the boxed bay window at the west wall
- Ceiling in the alcove of 3-inch, tongue-and-groove wood boards, painted white
- Metal peg stops in the wood windows at the alcove
- Interior finishes at the east side of the building that relate to residential uses in the building including the wainscot and Celotex and batten wall finishes
- Built-in wood kitchen cabinets; including one with the porcelain sink and counter
- North wall of the Sun Porch which retains its exterior siding
- Window walls of the Sun Porch

Interior - Second Floor

- Shelf created by projecting Pantry wall ascending the stair
- Wood panel doors, of varying configuration, with older hardware throughout the second floor
- Configuration of second floor Stair Hall
- Dormer window at north wall aligned with stair
- Five-inch-wide, horizontal, tongue-and-groove, wood boards as wall and ceiling finish at the second floor
- Three-inch, tongue-and-groove wall and

- ceiling finish in the second floor Stair Hall
- Storage areas formed by the slope of the gable roof
- Room area created by the second floor south window wall dormer
- Three-inch, tongue and groove ceiling in Office I
- Structural members visible in Storage (205A) and (205B)

Interior - Attic

- Configuration of second floor Stair Hall with Attic entry and stair near south wall
- Vertical board door to Attic painted at the Stair Hall side and unpainted at the Attic stair side
- Steep wood stairs to attic (typical 8-inch riser height and 8-1/2-inch tread depth)
- Horizontal wood boards at west wall of stair (6-inch exposure)
- Vertical wood boards at east wall of stair (4-inch exposure)
- Configuration of one large room at the Attic running the length of the building
- Exposed wood roof structure
- Wide board flooring running north south throughout the Attic
- Window at each gable end to light the Attic

Evaluation of Integrity

Under the National Register of Historic Places criteria, there are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Most of these aspects must be retained for a property to retain integrity as a whole. Assessing the overall integrity of a property assists in measuring the ability of the property to convey its historical significance. Retention of specific elements of historic integrity to the defined period of significance

is important. The aspects of integrity apply to the entire site: the building exteriors and interiors, the landscape characteristics, as well as site features.

Overall, the historic integrity of the National Historic Landmark-listed Magazin is good; however, several key interventions over time have somewhat impaired its integrity of design and materials.

Location

The Magazin has very strong integrity of location. It remains in its original location on a slight bluff above the waterfront in Kodiak, Alaska. The original south-facing orientation of the building is intact, with the primary façade facing the channel and overlooking Near Island.

Design

The Magazin retains integrity of design, to its early eras (pre-1911) and to the Erskine era. All four rough-hewn log exterior walls remaining under the later siding, except for the southeast corner where the wall has been replaced with more modern material. The west façade boxed bay window, the front dormer with steeply pitched gable, and the dormer at the east end of the north roof slope likely all date to an early accommodation of residential use in the building. The windows at the lower portion of the north façade are all in their original location. At the east façade, the window at the south end of the lower story has been enlarged. The south façade windows are in their original location on the east end but are not in their historic locations at the west end. The main gable roof is either original or from very early in the historic period.

The interior rough-hewn dividing wall is also intact, but with two openings inserted to

create circulation between the two primary first floor spaces. The interior staircase, handrail, baluster, and newel post likely date to the earliest use of the building as a residence and are perhaps even original. The building also retains integrity to the Erskine era interior floor plan with the kitchen and dining room at the first floor and several second-floor room partitions in the locations from that era. Late in the Erskine era the front porch was enclosed to form a sunroom or small greenhouse. However, much of the first-floor interior finishes from the Erskine era are no longer intact.

The design of the landscape has moderate integrity. There is a recently constructed retaining wall of textured concrete masonry unit construction which replaced an earlier stone wall (dating to 1972) along a portion of the western and southern lot lines. This is capped with a modern metal fence. Concrete steps with a metal pipe railing are also replacement features in the landscape. The drive that arcs toward the building from the intersection of Mission Road and Kashevaroff Street is likely an older circulation route that connected the Magazin to the Holy Resurrection Russian Orthodox Church. There are several modern sculptures and plaques in the landscape. The current flagpole base dates to 1972. The mill stone that sits to the east of the house dates to the Russian era.

Setting

The setting of the Magazin has been somewhat impaired by modern development, but it retains its relationship to the Holy Resurrection Russian Orthodox Church which is visible from the Magazin. The area surrounding the Magazin was once more residential in character, but the conversion of the remainder of block to a park has opened up views of the building. The large oil tanks

which sit to the east of the building block the views of the water and detract from the historic setting of the Magazin. Modern day Kodiak has grown up around the site with the Kodiak Ferry Terminal, the Petro Marine Services, and the Kodiak National Wildlife Refuge Visitor Center in very close proximity.

Materials

Overall, the integrity of materials of the Magazin exterior has been somewhat impacted by alterations and replacement of materials over the years. However, the horizontal wood siding dates to the mid to late nineteenth century with sporadic repairs replacing some original boards. All four log-hewn exterior walls remain under the later siding, except at the southeast corner where the wall has been repaired. The majority of the wood, double-hung windows are recent, but were replacements in kind. The roof has new roofing material and the porch has been repaired numerous times with in kind materials.

At the interior, the rough hewn log interior dividing wall is intact, but with two openings inserted. Much of the interior finishes from the Erskine era at the first story have been removed. The interior stair, handrail, baluster, and newel post remain intact. The second floor has some wall and ceiling finishes that are from an early era of the building's history.

Workmanship

The integrity of workmanship at the Magazin's rough hewn log walls is of the highest quality. As the oldest of only four Russian-built structures that remain standing in the United States, its workmanship has stood the test of time and Alaska's harsh climate to serve as an example of Russian log construction.

Feeling

The building and landscape retain integrity of feeling, especially to the Erskine era of residential use. The large city park surrounding the site also gives the impression of residential use.

Association

The building retains a strong association with both the Russian-American Company and the San Francisco-based Alaska Commercial Company which used it as a storehouse and commercial enterprise. It also retains its association with the Erskine family. Lastly, the building's close proximity to Kodiak's Holy Resurrection Russian Orthodox Church which sits nearby at the intersection of Mission Road and Kashevaroff Street, provides a visual relationship with another important Russian building in Kodiak.

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Site

Site - General Description

The Russian-American Company (RAC) built the Magazin between 1804 and 1808 for storage, office space, and possibly living quarters. The building and site are owned and maintained by the City of Kodiak. The City of Kodiak leases the building to the Kodiak Historical Society and the site surrounding the building is public parkland. The Magazin is a National Historic Landmark and is the oldest of only four remaining RAC structures in the United States.

Site - Site Design

The Magazin is set on a rise overlooking St. Paul Harbor in the historic center of Kodiak. The building was originally part of a larger RAC settlement that included the Governor's House, a church, workshops, and residences. The siting and orientation give the building a commanding presence and prominent views along the waterfront. Prominent views from the site are south to the harbor. Prominent views to the site are also from the harbor and Kodiak Ferry Terminal.

The Magazin is sited at the south corner of the city block, at the intersection of Center Street and East Marine Way. Its primary façade is oriented south towards the harbor. The primary entrance and porch face south in alignment with East Marine Way and the historic shoreline of St. Paul Harbor. A gravel walkway/administrative vehicular route connects the primary entrance to a gravel parking area to the east and a concrete walkway connects the primary entrance to concrete steps along Center Street. The steps descend 8'-0" +/- to an attached sidewalk along Center Street. A gravel access drive provides vehicular access from Mission Road to the parking area.



Figure 1-125. The Magazin is set on a rise overlooking the harbor in the center of Kodiak (Anderson Hallas, 2021).



Figure 1-126. Concrete steps and walkway to primary entrance (Anderson Hallas, 2021).



Figure 1-127. Gravel walkway/administrative vehicular route from the Magazin to gravel parking (Anderson Hallas, 2021).

The topography of the site gradually slopes downward 10'-0" +/- from the northeast to the top of a concrete block retaining wall to the southwest. The retaining walls vary in height and rise along Center Street and East Marine Way sidewalks to match the higher elevation of the area surrounding the Magazin. A mound to the east of the building marks the location of a buried fuel tank and a linear mound with low stone retaining wall parallels the north façade.

Condition: Good

The Magazin's historic spatial organization and its proximity to St. Paul Harbor remains. The prominent location on the rise overlooking the harbor and views to and from the harbor remain. While its setting is modified by the removal of outbuildings and adjacent buildings; modifications to the property boundary; removal of the walk and steps leading directly from the primary entrance to the harbor and to the intersection of Center Street and East Marine Way; introduction of the gravel parking area and park amenities—e.g., benches, signage; and introduction of adjacent development—e.g., large oil storage tanks along East Marine Way and Kodiak Ferry Terminal, and Petro Marine Services to the south. Historic views to the harbor are obscured by evergreen trees planted along the southern perimeter of the site. Historically lawn, trees, and flowering plants surrounded the Magazin and were enclosed by a perimeter fence to the north, east, and west. A rubble stone wall was established along Center Street.

The site is generally in good condition. Concrete walks, steps, and walls are in good condition. Gravel walks and parking vary in condition and require repair. Much of the site drains to the foundation of the building. Repair is needed to establish positive



Figure 1-128. Concrete block retaining walls rise along Center Street and East Marine Way (Anderson Hallas, 2021).



Figure 1-129. A mound to the east of the building marks the location of a buried fuel tank (Anderson Hallas, 2021).



Figure 1-130. Historic wall and perimeter fence (Kodiak Historical Society P-467-26).



Figure 1-131. The Magazin was set prominently on a rise overlooking St. Paul Harbor with direct visual and physical connections to the harbor. A walk and steps provided a direct connection from the Magazin to the harbor (Kodiak Historical Society P-335-22, c. 1870 to 1890)



Figure 1-132. The Magazin retains its prominent location on the rise overlooking the harbor (Anderson Hallas, 2021)

drainage away from the building.

Site - Small Scale Features

Small scale features primarily serve visitor functions. These include signage; a ship anchor; whale ribs arranged around a millstone; stone and wood benches; picnic tables; a plaque commemorating the 1964 tsunami; stone sculpture; wood guardrails along portions of the access drive; and a green metal fence capping the concrete block retaining wall. Large boulders line the south edge of the parking area. Small scale features are non-contributing contemporary additions.

Condition: *Good to Fair*

Small scale feature condition varies. Historic material does not remain from the period of significance. Historic photographs indicate small scale features varied during the period of significance. Historic small scale features included a perimeter fence to the north, east, and west, garden fences, and a flagpole. The design and extents of historic fencing varied. Contemporary small scale features are non-contributing but assist with visitor orientation and interpretation.

Site - Vegetation

Low mown lawn and deciduous trees and shrubs surround the Magazin. Evergreen trees and tall grasses and perennials line the eastern perimeter of the site.

Condition: *Good to Fair*

The vegetation of the study area has been modified since the period of significance. Vegetation species and locations varied throughout the period of significance. Plantings associated with the RAC occupation were likely sparse. The Erskine family were avid gardeners and planted local spruce and cottonwood trees, imported ash trees, purple irises, and flowering plants.



Figure 1-133. Historic photographs illustrate open lawn was established and enclosed by a perimeter fence to the north, east, and west (Kodiak Historical Society P-87-1-20).



Figure 1-134. The Erskine family established trees, flowering plants, and gardens within the open lawn of the Magazin (Kodiak Historical Society P-467-26).

Architecture

See *Appendix C - Annotated Plan Diagrams* for the building layout, room names and numbering of windows and doors.

Architecture - Roofing System

The sloped roofs of the Magazin are clad in a historically compatible cedar shingle roofing assembly installed in 2003. Construction documents from the 2003 roof replacement project call for the following assembly to be installed:

Wood Shingle Roof

Ice & Water Shield

Roofing Paper

Over New 1/2" Plywd Sheathing^{1.148}

No apparent provisions are made for ventilation of shingles in the new 2003 assembly.

The underside of this plywood sheathing is exposed in the attic. This indicates that the board sheathing visible in the attic in 1997 repair photos was removed during the 2003 roofing project.

The 18-inch cedar shingles are installed with 5-inch exposure. A continuous ridge vent runs the length of the primary ridge and the large dormer, as visible in the attic. Zinc strips, intended to inhibit bio-growth, run at ridges. Metal flashing runs along the valleys.

At the alcove, the hipped roof has a similar roofing system with copper flashing at the ridges and a zinc strip installed below it. Where the alcove roof meets the siding of the west facade, there is no flashing at the roof-wall intersection. Instead, a joint sealant has been applied to mitigate water entry. The construction documents from the 2003



Figure 1-135. Magazin viewed from southeast. The primary gable roof, large dormer, mechanical addition, and porch are visible here. (EAV, 08/24/2021)



Figure 1-136. Lapped cedar shingles viewed at gable end of dormer. Visible here is the historic fascia profile. (KAC, 08/24/2021)



Figure 1-137. Alcove roof and connection to the west facade. (KAC, 08/24/2021)

1.148 Koonce Pfeffer Bettis. "Baranov Museum Roof Replacement, City of Kodiak." Roof Plan, Sections, and Details, 2000.

roofing replacement project indicate that the alcove roof was not included in the scope of the project.^{1.149}

The roof of the mechanical addition has the same roofing assembly as the main building. On the north slope, shingles have been patched in where the boiler flue was removed in 2020. Where the addition roof meets the building, shingles are lapped behind a strip of wood trim.

There are two types of fascia at the eaves. The first, which exists at the historic roof and dormers, consists of a 2x4 lapped over a 2x6. The second fascia type only appears at the addition and is historically compatible. This consists of a single 2x6. All fascias are painted dark green to match exterior trim elements.

The sloped roofs drain to 5-inch plastic gutters with square downspouts. These are not historically compatible. The earliest indication of gutters on the building is in images from foundation repairs dated 1972-1980.

All eaves are enclosed with 3-inch tongue and groove board soffits. This is painted white to match the board siding. Along the north and south eaves are metal fixed louver vents. These are covered on the interior, accessed by the second floor under-eave spaces.

Along the south side of the Magazin, the porch is protected by a flat roof, dating to the Erskine Era. This was also repaired during the 2003 roofing project. Construction documents call for “PVC roofing over existing roofing material.”^{1.150}



Figure 1-138. Magazin viewed from northeast. Note the small dormer, center, and the patch of replaced shingles at the addition roof, image left. (EAV, 08/24/2021)



Figure 1-139. Eave condition at the addition showing fascia, gutter, and downspout. (KAC, 08/24/2021)



Figure 1-140. Enclosed eave with fixed louver vent. (KAC, 08/24/2021)

1.149 Ibid.
1.150 Ibid.

Metal flashing is installed at the edges of this roofing membrane. Reglet and counterflashing run where the roof meets the south facade of the building. Metal scuppers along the south side have been replaced with downspouts at each column.

Areas of patching are located at the west end of the roof from recent projects attempting to fix roof leaks in this location.

Condition: Poor

The roofing assemblies are in poor condition. Significant bio-growth has been observed on the cedar shingles of all sloped roofs. Some zinc strips at the ridges are missing. Where extant, zinc strips do not appear to be inhibiting growth and are collecting debris, which encourages additional growth. No indication of water leaks through the shingles was observed in the attic spaces.

As noted in the description of the roofing assembly, no ventilation of shingles is provided in the 2003 assembly. This is critical to the roofing assembly performance and has likely prematurely deteriorated the roofing.

The alcove roof is in poor condition. The Kodiak History Museum has reported leaks during heavy rain at the alcove. This is likely due to insufficient and improperly installed flashing. Sealant where the alcove roof meets the building is cracked but mostly intact.

The roof of the mechanical addition is in similarly poor condition to the main roof. Approximately 50% of zinc strips are missing at the ridge.

Wood trim and fascia elements are in fair to poor condition. Where exposed, ends of wood trim are rotted. Paint is mostly intact. Although nail-heads are concealed with paint,



Figure 1-141. Significant bio-growth at cedar shingles. (KAC, 08/24/2021)



Figure 1-142. Deterioration at the end of wood fascia and trim. (KAC, 08/24/2021)



Figure 1-143. Shingles overhang the undersized gutters. (KAC, 08/24/2021)

rust stains from moisture penetration are visible.

The gutters are undersized for the cedar shingle assembly. Shingles overhang the gutters, leaving only 1-inch of the gutter exposed to above. As a result, they fail to catch much of the run-off water and are not sufficiently protecting the building elements below.

Soffit boards are in fair condition. Some loss of paint and deterioration is typical at the lowest board and at board ends. The soffit vents are intended to work in conjunction with the ridge vent to provide passive ventilation in the attic. They are currently inoperable due to interior coverings and so do not provide any venting.

The flat roof above the porch is in poor condition. The roof does not slope towards drains, but towards the northwest where ponding is observed. The Kodiak History Museum has reported significant seasonal leaks in the west end of the Sun Porch just below this. Recent patches have been made in the roof, in an effort to halt the leaks, which were not effective. Without an opportunity to observe an active leak, cause is assumed to be related to improperly directed drainage and/or areas at the flashing and counterflashing, which are not correctly sealed.

Architecture - Exterior Porches

Eight square wood columns, evenly spaced, delineate the south edge of the porch. Tops of columns terminate at a square wood beam. The columns and beam have chamfered corners along the middle two-thirds of their length, which flare out to square corners at the ends.

As described in the Chronology section, the



Figure 1-144. Ponding water at the west end of the porch roof. Recent patches visible in white. (KAC, 08/24/2021)



Figure 1-145. Porch viewed from east. (KAC, 08/24/2021)



Figure 1-146. NHL designation plaque. (KAC, 08/24/2021)

west end of the porch was enclosed after initial construction. This results in the Sun Porch spanning three column bays, and the remaining open porch to the east spanning four column bays. This section describes the open porch.

The porch acts as the primary entrance to the building. On the south, one step leads to the porch and spans the distance between the two western columns. On the east end, the porch is accessed by a short ramp.

The floor is finished in unpainted 2x4 spaced redwood decking that runs east-west. This same decking covers the step and ramp.

The ceiling of the porch is finished with painted plywood. This is wrapped at the edges with a beveled 1-inch trim. Surface-mounted conduit runs the length of the ceiling, connecting to three surface-mounted light fixtures. A chase, enclosed with plywood, runs along the north side of the ceiling. Sidewall fire sprinkler heads are mounted in this chase.

On the north side of the porch, the building's main entrance (Door 100) is centrally located and flanked by two windows on each side. Below each window is a wood window box with a single wood support. The window boxes are not historic.

The west end of the porch is terminated by the Sun Porch. Here, Door 103B opens onto the porch.

Three bronze plaques are mounted to the wall west of the front door. These commemorate the building's National Historic Landmark status and its designation as the oldest Russian structure remaining in Alaska.



Figure 1-147. Porch viewed from west. (EAV, 08/24/2021)



Figure 1-148. Stoop at the mechanical addition. (KAC, 08/24/2021)



Figure 1-149. Step leading to the porch. (KAC, 08/24/2021)

All wood elements at the porch, except for the floor decking, are painted.

A 48-inch wide by 35-inch deep stoop is attached to the mechanical addition at Door 110. One step leads from the stoop to the ground. The stoop and associated step are finished in unpainted 2x6 spaced wood decking. Risers and exposed stringers are of treated wood.

Condition: *Good*

The porch is in good condition. Four of the wood columns are in good condition, however, some checked and missing paint was observed at column bases and corners. The column immediately west of the steps is in fair to poor condition. Rotted wood and missing paint was observed at the base of this column.

Some bio-growth was observed along south and east decking boards, where they are most exposed to weathering. The bottom riser of the step is dark with water damage and bio-growth where it meets the ground.

Paint at the ceiling is mostly intact with some cracking. The ceiling is in good to fair condition.

The stoop at the mechanical addition is in fair condition. Vegetation directly against the wood is contributing to deterioration. Bio-growth was observed on the decking. Debris has collected between decking boards and is hosting additional growth.

Architecture - Exterior Walls and Trim

Exterior walls are clad in the historic redwood clapboard siding. These horizontal boards are lapped with 3-1/2-inch vertical exposure. All exterior wood elements are painted. Photographs from 2009 repair work



Figure 1-150. Deteriorated column base. (KAC, 08/24/2021)



Figure 1-151. South facade. (KAC 08/24/2021)



Figure 1-152. East facade. (EAV, 08/24/2021)

indicate that the siding and trim were most recently repainted at this time. The Silent Paint Remover infrared system was used to strip wood elements prior to application of paint.

Each corner is wrapped with edge trim consisting of two butt-jointed boards, approximately 5-inches wide and painted dark green. This edge trim does not lap the siding, but sits flush with the proud edge of the siding. See Figure 1-159.

At the south facade, three window boxes are attached to the Sun Porch, one below each south-facing window. These are not historic. Each wooden window box sits below the window sill and is supported by two angled wood brackets.

On the north and south facades, a 4-1/2-inch wide piece of wood trim runs vertically, aligned with the log-construction interior dividing wall. Without the investigative removal of this trim piece, it is unclear what purpose it serves. This piece is painted white at both elevations.

Below the wood siding, the concrete foundation, painted white, is visible at the base of the exterior walls. Metal vents with fixed louvers are intended to provide ventilation to the crawlspace through the foundation. These are painted white on the exterior and covered with sheet metal on the interior, blocking the flow of air through the vent. Along the north facade, the wood siding is notched to accommodate the vents. The vents are not historic elements.

A skirt of cement board wraps the porch below the redwood decking boards. This is also painted white and is not historic.



Figure 1-153. North facade. (EAV, 08/24/2021)



Figure 1-154. West facade. (EAV, 08/24/2021)



Figure 1-155. Alcove and sun porch viewed from the west. (EAV, 08/24/2021)

At the Sun Porch the wood siding terminates at an angled 2x trim piece. Below this, a 7-1/2-inch skirt of trim is built up of two boards measuring 7/8-inches by 5-1/2-inches and 7/8-inches by 2-inches. All trim here is painted white. Below the trim, a painted cement board and plywood skirt extends to grade.

On the west end of the Sun Porch, two access doors provide entry to the crawlspace. One, measuring 25-inches wide by 30-inches tall, is hinged on the north side. This is padlocked from the exterior. The other door measures 50-inches wide by 30-inches tall and is hinged at the top. This is fastened by a key and eye latch hook at the interior. A pull-out drawer behind the wider door is intended for storm window storage. Both doors are constructed of plywood with a 1x4 frame, all painted white.

At the alcove the wood siding terminates without trim. A skirt of painted cement board wraps the foundation below the siding, extending to grade.

On the east elevation, below windows 26A and 26B, is a window well surrounding a crawlspace vent. This is not a historic element.

Condition: Fair

The exterior walls and trim are generally in fair condition. Approximately 15% of exterior wood elements are in poor condition. This is concentrated in areas of greatest weather exposure.

Paint is mostly intact, but is peeling in some areas. Repainting has occurred in select areas in a slightly different shade of white.

Similar to the wood fascia, nail-heads on



Figure 1-156. Window well on the east elevation. (KAC, 08/24/2021)



Figure 1-157. Loose siding board on the north facade. (KAC, 08/24/2021)



Figure 1-158. Deteriorated siding on the north facade, below the missing downspout. (KAC, 08/24/2021)

wood siding are concealed with paint but rust stains from moisture penetration are visible. Some siding boards are splitting. One board on the north facade has become loose and is hanging down, exposing unpainted vertical boards beneath.

A downspout centrally-located on the north facade fell off during the 2020-2021 winter. Water is no longer diverted away from the building in this location, but falls directly against the siding. Bio-growth and deterioration of paint and siding was observed here. Siding below the missing downspout is in poor condition.

At the northeast corner of the building, edge trim is deteriorated at the base and is in poor condition. At the southwest corner of the building, bubbling paint was observed on the edge trim. Elsewhere, edge trim is in good condition.

Painted cement board skirting the porch and alcove foundations is in poor condition. Paint is partially intact and the cement board is peeling away. This material is in contact with grade and grass is growing against it.

Vents in the foundation are in poor condition. These are covered on the interior with sheet metal, blocking the flow of air and rendering the vents inoperable. All vents show some signs of rust.

The window well on the east elevation is collecting water against the building and hosting growing plants.

Architecture - Exterior Window Trim

Windows have a wood exterior trim, which varies in size but is typically 6-to 8-inches in width and is butt-jointed at corners. A mitered head casing and sloped 2-inch sill



Figure 1-159. Deteriorated edge trim at northeast corner of the building. (KAC, 08/24/2021)



Figure 1-160. Foundation vent and notched siding at the north facade. (KAC, 08/24/2021)



Figure 1-161. Window 22 with typical window trim. (EAV, 08/24/2021)

typically project approximately 2-inches beyond the face and sides of the trim. Window 30 does not have a head casing. There is typically no apron trim below sills, consistent with the historic conditions. Exterior window trim is typically painted dark green. Trim at Windows 20 through 24 and 26A and B was recently reconstructed in kind.

At the south facade, trim surrounding Windows 01 through 06 deviates from the typical fashion. Note that with the enclosure of the Sun Porch, Windows 05 and 06 now function as interior windows. Windows 01 through 06 are wrapped in a chamfered 1x4 trim with mitered corner joints. The sill here is similar to the casing trim and does not project beyond. As mentioned in the Exterior Porches section, window boxes were recently added to Windows 01-04.

Windows 07 through 12, which enclose the Sun Porch, are wrapped with a quarter-round trim. These windows sit atop a sloped 2-inch sill. Trim at windows 07 through 12 is painted white.

Condition: *Good to Fair*
Exterior window trim is in good to fair condition. Where most protected by overhanging roofs, these elements are in good condition. Trim at less protected windows, such as the Type F windows surrounding the Sun Porch, is more exposed and deteriorated.

There are several screw and nail holes on the trim surrounding Windows 05 and 06.

Some bio-growth was observed at the head casing of Windows 25 and 26A/B, on the east side of the building.

The sill at Window 30 is significantly deteriorated and in poor condition. Casing



Figure 1-162. Trim with mitered corners and window box at Window 02, Type A. (EAV, 08/24/2021)



Figure 1-163. Deteriorated sill at Window 30, Type C. (EAV, 08/24/2021)



Figure 1-164. Historic storm windows along north facade. (Kodiak History Museum, ca. 1970s)

trim is also deteriorated near this sill.

Architecture - Exterior Windows and Storm Windows

All exterior windows are wood-framed and painted, with glazing putty at the exterior.

Window 22 and Windows 26A and B were reconstructed in 2007 and 2009, respectively. Both of these were reconstructed in kind.

Photographs indicate that historic storm windows had twelve lites, arranged in a six-over-six pattern similar to Type D windows. None of these historic storms remain. Historically sympathetic one-over-one storms were added in 2009 to Windows 01 through 04, 17 through 26A/B, 27A/B, 29, and 32. A similarly sympathetic single-lite storm was added to Window 31. These storms are wood framed, painted, and hung on metal clips. Clips on the trim at Window 28 indicate that a storm was also added to this window, although it is no longer extant.

Windows that did not receive a new storm are either missing a storm or have an incompatible aluminum storm.

The Magazin has 6 types of exterior windows:

Type A - Double-hung with single lites in the top and bottom sash. These were historically operable, but are typically painted shut and not currently operated. (17 instances)

Type B - Triple-hung with single lites in all three sash. These were historically operable, but all are painted shut and are not currently operated. (four instances)

Type C - Double-hung with two lites in both top and bottom sash. Lites are arranged two-wide in each sash. (one instance)



Figure 1-165. Window 01, Type A. (EAV, 08/24/2021)



Figure 1-166. Window 03, Type A. (EAV, 08/24/2021)



Figure 1-167. Window 04, Type A. (EAV, 08/24/2021)

Type D - Double-hung with six lites in both top and bottom sash. Lites are arranged three-wide by two-high. These were historically operable, but in some instances are painted shut and none are currently operated. (seven instances)

Type E - Single-sash in-swing casement with six lites, arranged three-wide by two-high. (one instance)

Type F - Fixed pane consisting of multiple lites, each 10-inches wide by 17-inches tall. These are four lites tall and vary in width. On the interior, mullions have a beveled profile. At the exterior, they are square in profile with glazing putty creating the appearance of a chamfered edge. (six instances)

Windows 01 through 04

These are Type A windows with historically-compatible storm windows.

Windows 05 and 06

These historically exterior Type A windows became interior with the enclosing of the Sun Porch. These do not have storm windows. Both of these windows have vinyl decals on



Figure 1-169. Window 06, Type A. (EAV, 08/24/2021)



Figure 1-170. Window 07 at right and Window 08 at left, Type F. Door 103B at center. (EAV, 08/24/2021)



Figure 1-168. Window 05, Type A. (EAV, 08/24/2021)



Figure 1-171. Right to left: Windows 09, 01, 11, Type F. (EAV, 08/24/2021)

the interior of the glass to display information and protect exhibits from sunlight.

Window 07

This Type F window has twelve lites, arranged three-wide. This does not have a storm window.

Window 08

This Type F window has eight lites, arranged two-wide. This does not have a storm window.

Windows 09 and 11

These Type F windows each have 36 lites, arranged nine-wide. Neither has a storm window.

Window 10

This Type F window has 40 lites, arranged ten-wide. This does not have a storm window.

Window 12

This Type F window has 32 lites, arranged eight-wide. This does not have a storm window.

Windows 13 through 16

These Type B windows surround the alcove. Each window has an aluminum storm



Figure 1-173. Windows 14 and 15, Type B. (EAV, 08/24/2021)



Figure 1-174. Window 16, Type B. (EAV, 08/24/2021)



Figure 1-172. Window 12, Type F. (KAC, 08/24/2021)



Figure 1-175. Window 17, Type A. (EAV, 08/24/2021)

with tinted glazing. These storms are not historically compatible. These windows have a UV-protection decal on the interior of the glass.

Windows 17 through 21

These Type A windows have vinyl decals on the interior of the glass to display information and protect exhibits from sunlight. These all have historically sympathetic storms.

Window 22

This Type A window was reconstructed in kind to replace an incompatible vinyl window



Figure 1-178. Window 20, Type A. (EAV, 08/24/2021)



Figure 1-176. Window 18, Type A. (EAV, 08/24/2021)



Figure 1-179. Window 21, Type A. (EAV, 08/24/2021)



Figure 1-177. Window 19, Type A. (EAV, 08/24/2021)



Figure 1-180. Window 22, Type A. (EAV, 08/24/2021)

unit in 2007.^{1.151} Vinyl decals on the interior of the glass protect exhibits from sunlight and display information. This window has a historically compatible storm.

Windows 23 and 24

These Type A windows have historically compatible storms. These do not have any decals on the interior of the glass.

Window 25

This Type A window has a UV-protection decal on the interior of the glass and a historically compatible storm. Although this window is the same overall dimension as other Type As, is it located approximately 10-inches higher.

The 1985 floor plans developed by the Kodiak Historical Society with Caroline Erskine identify Room 111 (now Museum III) as a bathroom during the Erskine Era. This indicates that the window was likely located higher for privacy.

1.151 Corwin, Don. "Summary of Work: Erskine House - Baranov Museum." 11 September 2007 - 11 October 2007.



Figure 1-182. Window 24, Type A. (EAV, 08/24/2021)



Figure 1-183. Window 25, Type A. (EAV, 08/24/2021)



Figure 1-181. Window 23, Type A. (EAV, 08/24/2021)



Figure 1-184. Window 26A/B, Type A. (EAV, 08/24/2021)

Windows 26A/B

These Type A windows have a UV-protection decal on the interior of the glass and historically compatible storms.

Windows 27A/B, 29, and 32

These Type D windows have historically sympathetic storms.

Window 28

This Type D window does not have a storm.

Window 30

This Type C window has an incompatible aluminum storm with tinted glazing. This is the only instance of a Type C window.

Window 31

This is the only instance of a Type E window. This window has two storms: the historically sympathetic single-lite storm at the exterior, and a six-lite historic storm that sits behind it. Although the historic storm is painted a dark green, similar to all other painted exterior elements of the windows, the sash is painted red at the exterior. This is one of two windows which pre-date all others in the building and may be original.



Figure 1-185. Window 27A/B, Type D. (EAV, 08/24/2021)



Figure 1-186. Window 28, Type D. (EAV, 08/24/2021)



Figure 1-187. Window 29, Type D. (EAV, 08/24/2021)



Figure 1-188. Right to left: Windows 31 and 32, Type E and D. (EAV, 08/24/2021)

Window 33

This Type D window has an incompatible aluminum storm with tinted glazing. This is one of two windows which pre-date all others in the building and may be original.

Window 34

This Type D window has an incompatible aluminum storm frame that is missing glazing and so does not protect the window.

Condition: Fair

Windows are overall in fair condition. All glazing is intact, with the exception of the storm at Window 34.

Most windows that were historically operable are now painted shut and do not provide passive ventilation to the interior.

The historically sympathetic storm windows are in good to fair condition. These appear to only have received a single layer of paint. Some paint is missing or thin.

Glazing putty at historic sash was not cleanly applied and is visible from the interior. Little to no paint is observed on the glazing.

Storm windows have previously been stored beneath the Sun Porch during the summer. This space is difficult to access. With inadequate storage and a short dry season, the storm windows have remained on the windows continuously for the past two years. Windows that do not have storms remain unprotected year-round.

Windows 01 through 04

Good condition.

Windows 05 and 06

Good condition. A built-in bench was added in the Sun Porch in 2019. This bench runs



Figure 1-190. Window 33, Type D. (EAV, 08/24/2021)



Figure 1-189. Window 34, Type D. (EAV, 08/24/2021)



Figure 1-191. Built-in bench in front of Windows 05 and 06. (EAV, 08/24/2021)

in front of Windows 05 and 06 such that a person sitting down may lean back against the single-pane untempered glass of the bottom sash. This is a concern both for the safety of building occupants and for the condition of the windows.

Windows 07 through 12

Fair condition. All panes are intact. Estimated 5% of vertical mullion paint is missing and 40% of horizontal mullion paint is missing. Approximately 10% of glazing putty is cracked.

Windows 13 through 16

Good condition. Glazing putty is not cleanly applied and is visible from the interior. UV-protection decals are peeling away at the corners of the glazing.

Windows 17 through 21

Good condition.

Window 22

Good to fair condition. The rubberized sealant strip between the storm and sash is loose and hanging down. Without a strong seal between storm and sash, water infiltration and damage will occur.

Windows 23 and 24

Good condition. Some plant debris is trapped between the storm and sash of Window 24.

Windows 25 and 26A/B

Good condition. UV-protection decals are peeling away at the corners of the glazing.

Window 27A/B

Good condition.

Window 28

Good condition. Without a storm to protect the window, water infiltration and damage



Figure 1-192. Missing paint and cracked glazing putty at Window 09. (EAV, 08/24/2021)



Figure 1-193. Window 15, interior. Note visible paint on glazing and sashes painted shut. (EAV, 08/24/2021)



Figure 1-194. Loose sealant strip at storm of Window 22. (EAV, 08/24/2021)

will occur.

Window 29

Good condition.

Window 30

Good condition. Access to this window on the interior is limited by collections storage. Operation could not be tested.

Window 31

Good to fair condition. This window is covered on the interior by a sheet of tin foil loosely affixed with scotch tape. Access to this window on the interior is limited by collections storage. Operation could not be tested. Paint on the interior is thickly applied and cracked. There is also paint on the glazing.

Window 32

Good condition. Access to this window on the interior is limited by collections storage. Operation could not be tested.

Window 33

Fair to poor condition. Glazing is intact. Glazing putty and paint are not cleanly applied and are visible from the interior. Wood elements are not painted on the interior. Water staining was observed on both sash and the interior sill. A paper towel has been stuffed between the bottom sash and sill, possibly intended to stop a leak. Debris has gathered on interior surfaces.

Window 34

Fair condition. Glazing is intact. Glazing putty and paint are not cleanly applied and are visible from the interior. Paint is in poor condition on the exterior, estimated 20% missing or cracked. Wood elements are painted on the interior. Approximately 15% of paint on the interior sill is missing. Water



Figure 1-195. Window 31, interior. (KAC, 08/24/2021)



Figure 1-196. Window 33, interior. (EAV, 08/24/2021)



Figure 1-197. Debris and water damage at sill of Window 34. (EAV, 08/24/2021)

staining was observed at the interior sill. Debris has gathered on interior surfaces.

Architecture - Exterior Doors

Door 100

This Erskine-era four-panel stile and rail wood door measures 30-inches by 78-inches. This is a left-hand in-swing door. Stiles are 4-inches wide. At the top is a half-lite with beveled edges, measuring 22-inches by 22-inches. This glazing is not tempered and is not believed to predate the Erskine Era.

All wood elements are painted white at the interior and exterior. The four wood panels are raised on the exterior and flat on the interior.

On the exterior, a brass door knocker mounted to the top cross-rail is engraved with the words "Erskine House." This is not historic. A matte black deadbolt and door handle with thumb-latch were added recently. Historic images show a door knob without a deadbolt.

On the interior is a matte black deadbolt latch and lever handle. The three brass hinges are not original to the door. Screws where the door knocker is attached are visible on the interior.

Rubberized weatherstrips are attached to the head and jambs of the door casing. A weatherstrip is also attached to the bottom rail of the door. This meets a black extruded metal threshold that is not original to the door.

This door acts at the building's primary entrance.

Door 103B

This Erskine-era stile and rail wood door



Figure 1-198. Door 100 exterior. (EAV, 08/24/2021)



Figure 1-199. Door 100 interior. (EAV, 08/24/2021)



Figure 1-200. Door 103B exterior. (EAV, 08/24/2021)

measures 31-1/2-inches by 80-inches and is accompanied by a historically incompatible metal and plastic exterior storm. This is a right-hand in-swing door.

All wood elements are painted white at the exterior and interior. A single cross-rail divides the door into a flat panel at the bottom and nine-lites above. Lites are arranged three-by-three.

On the exterior, a brass knob with keyed lock appears to be original to the door. The brass back plate is painted white. Above this is a deadbolt that was added later. A metal weatherstrip is attached to the exterior face of the bottom rail.

On the interior, two sliding latches have been added recently, one above the knob and deadbolt and one below. These are both unpainted. Similar to the exterior, the brass back plate around the knob is painted white. Two ball hinges are visible on the interior. These appear to be original to the door and are painted white. A rubberized weatherstrip is attached to the interior face of the bottom rail.

The threshold is composed of two pieces. At the interior is a 1-inch wide stained wood strip. This butts against a 2-inch wide painted wood strip, sloped to the exterior.

This door has a three-lite transom with in-swing hopper operation. A brass transom operator extends down the interior face of the latch-side of the jamb. Two brass hinges are visible at the interior. A black transom latch appears to have been added later.

Door 110

This door is not historic. Door 110 is a 30-inch by 80-inch hollow-metal panel in a hollow-metal frame. This is a left-hand out-



Figure 1-201. Door 103B exterior side of interior panel. (EAV, 08/24/2021)



Figure 1-202. Door 103B interior. (EAV, 08/24/2021)



Figure 1-203. Door 110 exterior. (EAV, 08/24/2021)

swing door. The panel and trim are painted white at the exterior and interior.

Hardware consists of a door knob with a key-less lock and a deadbolt. A hydraulic door closer is mounted on the interior side.

Condition: *Good to Fair*
Door 100

Good to fair condition. Multiple layers of paint are thickly applied. Scratches and wear in the paint were observed near the latch and lock on both interior and exterior faces. Some missing paint was observed on the exterior near the latch and handle. Shallow gouges in the wood of the bottom rail were observed at both exterior and interior. These gouges have been painted over.

Glazing in the lite is intact. Operation of the door is smooth.

On the interior, plastic brackets are screwed into each stile near the door head. These appear to have been used for a window covering that has since been abandoned. A security door sensor is mounted to the top rail. This has been abandoned and the paired trim-mounted element is missing.

Door 103B

Fair condition. Paint is worn and missing where the door meets the casing. Paint on the exterior hardware is worn and missing. Paint on the exterior face of the door is darkened from dirt, scratched, and selectively repainted in areas.

On the interior, paint is worn and scratched. Paint is selectively repainted in a brighter white. Approximately 95% of paint on the door knob back plate is missing. Some rust and missing paint was observed at the hinges.



Figure 1-204. Door 110 interior. (EAV, 08/24/2021)



Figure 1-205. Worn and missing paint near hardware of Door 100, exterior. (EAV, 08/24/2021)



Figure 1-206. Missing and worn paint on and near hardware of Door 103B, exterior. (EAV, 08/24/2021)

Glazing in the door is intact. Glazing putty is cracked. Paint is mostly intact at mullions.

Glazing and paint at the transom is intact. Operation could not be tested.

Estimated 70% of paint is missing on the wood threshold.

Door 110

Fair condition. Paint is scratched and worn on both sides. Rust was observed on the exterior near the door knob and hinges and on the frame. Operation is smooth.



Figure 1-207. Rust at frame of Door 110. (EAV, 08/24/2021)

Architecture - Interior Windows

Between the Pantry (106) and Entry (100) is a fixed-pane window with two lites. Glazing putty is applied on the Pantry (106) side of the window.

Trim on the Entry (100) side is intricately beveled, unlike trim elsewhere in the building. Mullions are also beveled similar to Type D exterior windows.

All wood elements are painted white.

Condition: Fair

The glazing in the east lite is cracked, but remains within the sash. Paint is intact.



Figure 1-208. Fixed interior window, Entry 100 side. (EAV, 08/24/2021)



Figure 1-209. Fixed interior window, Pantry 106 side. (EAV, 08/24/2021)

Architecture - Interior Doors

The Magazin has four historic door types. Trim is typically butt-jointed 1x4 wood. Trim is typically painted white on the first floor and red at the second floor. Instances where trim varies are noted below.

Type A - This door is similar in construction and dimensions to Exterior Door 100. Type A is an Erskine-era four-panel stile and rail wood door measuring 30-inches by 78-inches. Stiles are 4-inches wide. At the top is a half-lite with beveled edges, measuring 22-inches by 22-inches.

The four wood panels are raised on one side and flat on the other. Panels have beveled edges where raised. Panels are arranged two-wide by two-high.

Type B - This is an Erskine-era four-panel stile and rail wood door. Stiles are 4-inches wide. Panels have beveled edges where raised. Panels are arranged two-wide by two-high.

Type C - This is an Erskine-era four-panel stile and rail wood door with a half lite in the top panel. Stiles are 4-inches wide. The three wood panels are raised on each side and arranged vertically.

Type D - This door is built-up of 3-inch beaded tongue and groove boards secured on one side by horizontal rails with chamfered edges.

Cased Opening 101

Originally a door was mounted in this frame but has now been removed and hardware locations on the frame are patched. Images from the 2019 exhibit construction process reveal that a historically incompatible modern four-hinge door was mounted here



Figure 1-210. CO 101 centered on the west wall of Entry 100. (EAV, 08/24/2021)



Figure 1-211. CO 102, Museum I 102 side. (EAV, 08/24/2021)



Figure 1-212. Head at CO 102, Gift Shop 102 side. (EAV, 08/24/2021)

and removed in 2019. The 1985 floor plans showing the Erskine Era layout of the Magazin indicate that this existed as a doorway during the proposed expanded period of significance.

Cut Openings 102 and 103

These openings are cut into the interior log wall east of Museum I (102). These openings are not cased.

Roughly plumb exposed log ends act as the jambs. Each log is notched lengthwise along the bottom face to meet the curved top of the log below. Moss chinking is visible in the gaps between logs. A transversely-notched log runs at the head. This is rough-hewn at the underside. Drill holes, approximately 1-inch in diameter, are present at the two notched corners.

All finishes are unpainted.



Figure 1-213. CO 103, Museum I 102 side. (EAV, 08/24/2021)



Figure 1-214. Hewn logs and moss chinking at CO 103. (EAV, 08/24/2021)



Figure 1-215. Hewn logs and moss chinking at CO 103. (KAC, 08/24/2021)

Door 103A

This is the only instance of a Type A door. This is a left-hand swing door. All wood elements are painted white on the Sun Porch (103) side. Wood elements have a dark stain on the Museum I (102) side.

Trim on the Museum I (102) side is unpainted and finished with a dark stain.

Hardware consists of a brass door knob with a thumb turn lock. Three brass ball hinges are exposed on the Museum I (102) side. All hardware appears to be original to the door.

Cased Opening 104

Originally a door was mounted in this frame but has now been removed and hardware locations on the frame are patched.

Cased Opening 105

Originally a door was mounted in this frame but has now been removed and hardware locations on the frame are patched. Historic photos indicate that a half-height door existed here during the Erskine Era and Fields Family occupation. This door is now stored in the attic with its hinges. Markings on the cased opening corroborate this: indentations from two hinges on the bottom-half of the opening are visible.



Figure 1-217. Door 103A, Sun Porch 103 side. (EAV, 08/24/2021)



Figure 1-218. CO 104, Museum II 104 side. (EAV, 08/24/2021)



Figure 1-216. Door 103A, Museum I 102 side. (EAV, 08/24/2021)



Figure 1-219. CO 105, Hall 105 side. (EAV, 08/24/2021)

Door 106

This is the only instance of a Type C door. Door 106 has a right-hand swing. Hardware consists of a door knob with keyed lock and a keyed deadbolt. Two ball hinges are visible on the Hall (105) side. All wood elements and hardware are painted white.

A small brass plaque on the Hall (105) side is inscribed with “Pat Branson & Gordon Gould.”

Door 106 typically remains closed and locked.

Door 107

This is a Type B right-hand swing door, painted white. Hardware consists of a door knob with keyed lock and deadbolt.

On the Restroom (107) side of the door, there is a key and eye latch hook and two brass ball hinges. A coat hook was also mounted on this side in 2019. All hardware is unpainted.

Door 108

This door is not historic. Door 108 is a 30-inch by 80-inch hollow-metal door in a hollow-metal frame. This is a left-hand swing door. The panel and trim are painted off-white on both sides.

Hardware consists of a lever door knob with a thumb turn lock. A hydraulic door closer is mounted on the Kitchen (108) side. A vinyl decal covers the entire panel on this side.



Figure 1-220. Door 106, Hall 105 side. (EAV, 08/24/2021)



Figure 1-221. Door 107, Hall 105 side. (EAV, 08/24/2021)



Figure 1-222. Door 108, Kitchen 108 side. (EAV, 08/24/2021)

Door 109

This door is not historic. Door 109 is a pocket door constructed in 2019. 1x3 butt-jointed trim is historically-compatible.

Cased Openings 111, 112A, and 112B

Originally a door was mounted in each of these frames but has now been removed and hardware locations on the frames are patched.

Door 201

This is a Type B right-hand swing door, modified by the addition of a fixed louver vent in the cross-rail. Hardware consists of a brass door knob, thumb turn lock, and a deadbolt. Two flat-head hinges on the Collections I (201) side are painted red. All wood elements are painted red. A plaque on the Stair Hall (200) side is engraved with "Collection I."



Figure 1-224. CO 111, Kitchen 108 side. (EAV, 08/24/2021)



Figure 1-225. CO 112A, Museum IV 112 side. (EAV, 08/24/2021)



Figure 1-223. Historically compatible trim at Staff Kitchen 109 side of Door 109. (EAV, 08/24/2021)



Figure 1-226. CO 112B, Museum IV 112 side. (EAV, 08/24/2021)

Cased Opening 201A

This opening may have hosted a door historically. Wood 1x4 trim is historically-compatible, but thin paint and pneumatic nail heads indicate that it is recent.

Door 201B

This is a Type D left-hand swing door with three horizontal rails. A triangular piece of plywood has been patched in at the top corner of the strike side. This modification likely occurred when the historic addition was removed or when the mechanical addition was constructed.

Hardware consists of a door knob and keyed lock. Two flat-head hinges are visible on the Collections I (201) side. All wood elements are painted red.

Door 202

This is a Type B left-hand swing door, modified by the addition of a fixed louver vent in the cross-rail. Hardware consists of a brass door knob, thumb turn lock, and a deadbolt. Two hinges on the Collections II (202) side are painted red. All wood elements are painted red. A plaque on the Stair Hall (200) side is engraved with "Kodiak Historical Society."



Figure 1-228. CO 201A, Collections I 201 side. (EAV, 08/24/2021)



Figure 1-229. Door 201B, Collections I 201 side. (EAV, 08/24/2021)



Figure 1-227. Door 201, Stair Hall 200 side. (KAC, 08/24/2021)



Figure 1-230. Door 202, Stair Hall 200 side. (KAC, 08/24/2021)

Door 202A

This is a Type D right-hand swing door with three horizontal rails. All wood elements are painted red. Hardware consists of a door knob with a lever on the Anjuli (202A) side. A drilled hole in the door panel near the knob indicates that this hardware replaced the original latch.

Door 203

This is a Type B left-hand swing door. Hardware consists of a brass door knob, keyed lock, and a padlock on the Stair Hall (200) side. All wood elements are painted red. A plaque on the Stair Hall (200) side is engraved with "Collection II."

Door 203A

This is a Type B right-hand swing door. Hardware consists of a brass door knob and keyed lock.

Door 203B

This is a Type B right-hand swing door, which opens into Office I (205). 2014 HABS drawings and unpatched hardware locations on the frame indicate that the door operation was historically left-hand swing into Collections III (203). This was likely changed during 2019 work. All wood elements are painted red.

Hardware consists of a brass door knob, thumb turn lock, and a padlock attached to the Office I (205) side.



Figure 1-231. Door 202A. (KAC, 08/24/2021)

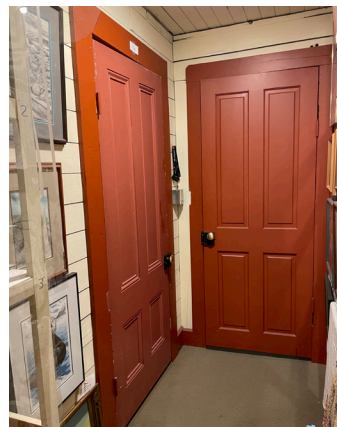


Figure 1-232. Doors 203 and 203A, Collections III 203 side. (KAC, 08/24/2021)



Figure 1-233. Door 203B is blocked by collections in Collections III 203. (EAV, 08/24/2021)

Cased Opening 204

No evidence has been found to indicate that this cased opening historically hosted a door. The frame is clipped diagonally on the north end to accommodate the underside of the sloped roof. All trim is painted red.

Door 205

This is a Type B left-hand swing door. Hardware consists of a door knob and keyed lock. Two flat-head hinges on the Stair Hall (200) side are painted red. All wood elements are painted red.

Door 205A

This is a Type B right-hand swing door. Hardware consists of a door knob and keyed lock. Two steeple tip hinges on the Office I (205) side are painted red. All wood elements are painted red.

Door 205B

This is a Type B left-hand swing door. Hardware consists of a door knob and keyed lock. Two ball hinges on the Office I (205) side are painted red. All wood elements are painted red.



Figure 1-234. CO 204, Stair Hall 200 side. (EAV, 08/24/2021)



Figure 1-235. Door 205, Office I 205 side. (EAV, 08/24/2021)

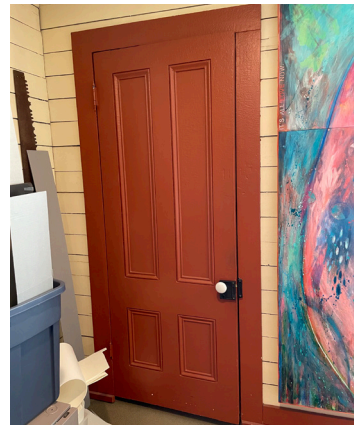


Figure 1-236. Door 205A, Office I 205 side. (KAC, 08/24/2021)

Door 207

This is a Type B left-hand swing door. Hardware consists of a door knob with a button lock. Unpatched marks on the door and frame indicate that this hardware replaced a knob and keyed lock system as seen on other interior doors. Two flat head hinges on the Staff Restroom (207) side are painted red. All wood elements are painted red.

A rubberized weatherstrip is attached to the base of the door on the Staff Restroom (207) side.



Figure 1-237. Door 207, Staff Restroom 207 side. (EAV, 08/24/2021)

Door 208

This door is not historic. Door 208 is a historically compatible four-panel stile and rail door, similar to Type B. Hardware consists of a brass door knob. Three flat head hinges are visible on the Director's Office (208) side. All wood elements are painted red. Operation is left-hand swing.

Door 208A

This is a Type B right-hand swing door. Hardware consists of a door knob and padlock, attached to the Director's Office (208) side. Two ball hinges on the Director's Office (208) side are unpainted. All wood elements are painted blue.

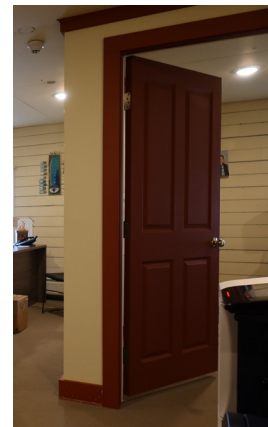


Figure 1-238. Door 208, Office II 206 side. (EAV, 08/24/2021)



Figure 1-239. Door 208A, Director's Office 208 side. (EAV, 08/24/2021)

Door 300

This is a Type D right-hand swing door with two horizontal rails. Hardware consists of a door knob and sliding bolt latch, attached to the Stair Hall (200) side. Two ball hinges on the Stair Hall (200) side are painted red. All wood elements on this side are painted red. The Attic (300) side is unpainted.

Condition: Good

Cased Opening 101

Fair condition. The trim is gouged and deeply scratched from wear. Paint has since been applied and is intact.

Cut Openings 102 and 103

Good condition.

Door 103A

Fair condition. Glazing is intact. The door and hardware operate smoothly.

On the Museum I (102) side, wood trim is heavily gouged near the floor. The door is also scratched and gouged from wear. A roll-down UV-filter is mounted over the glazing.

Similar scratches and indications of wear are present on the Sun Porch (103) side. Some paint is missing, particularly at the corners of the door panel and trim.

Cased Opening 104

Good condition.

Cased Opening 105

Good condition.

Door 106

Good condition. Glazing and paint are intact. Operation is smooth.

Door 107

Good condition. Paint is intact and operation



Figure 1-240. Door 300, Attic I 300 side. (EAV, 08/24/2021)



Figure 1-241. Gouged and painted trim at CO 101. Note also mark at right from previous door hinge, painted over. (EAV, 08/24/2021)



Figure 1-242. Missing paint at trim on Sun Porch 103 side of Door 103A. (EAV, 08/24/2021)

is smooth.

Door 108

Good condition.

Door 109

Good condition.

Cased Openings 111, 112A, and 112B

Good condition.

Door 201

Good condition. Paint is intact and operation is smooth.

Cased Opening 201A

Good condition.

Door 201B

Fair condition. Wood is gouged and deeply scratched. Some paint is missing on the door and trim. Operation is smooth.

Door 202

Good condition. Paint is intact and operation is smooth.

Door 202A

Good condition. Paint is mostly intact and operation is smooth.

Door 203

Fair condition. Some paint on the door frame is scratched and missing. There is a large gap below the door, approximately 2-inches high.

Door 203A

Fair condition. Some paint is scratched and missing at the edges of the door panel and frame.

Door 203B

Fair condition. Historic hardware locations on the frame are unpainted.



Figure 1-243. Mechanical Attic 201B side of Door 201B. (EAV, 08/24/2021)



Figure 1-244. Stair Hall 200 side of Door 300. (EAV, 08/24/2021)

Cased Opening 204

Fair condition. Paint is intact. Some cracks in the wood trim are observed.

Door 205

Good condition. Paint is intact and operation is smooth.

Door 205A

Good condition. Paint is intact and operation is smooth.

Door 205B

Good condition. Paint is intact and operation is smooth.

Door 207

Good condition. Paint is missing where hardware has been removed.

Door 208

Good condition.

Door 208A

Fair condition. Gouged wood and chipped paint has been covered with additional paint layers.

Door 300

Good condition. Paint is mostly intact and operation is smooth.

Architecture - First Floor Interior Finishes
Entry (100)

Floors are finished with dark grey carpet, installed in 2019. The ceiling is finished in gypsum wallboard with battens - painted white. Track lighting is suspended from the ceiling.

Two wall finishes exist in this room: 3-inch wide vertical bead board, painted white, terminating at a rounded chair rail 28-inches above the floor, also painted white; Gypsum



Figure 1-245. East wall of Entry 100. (EAV, 08/24/2021)



Figure 1-246. North wall of Entry 100. (EAV, 08/24/2021)



Figure 1-247. West wall of Entry 100. (EAV, 08/24/2021)

wallboard above the chair rail, with battens at seams, painted salmon. A 7-inch wood wall base wraps the east, south, and west walls. This is painted white.

In the southeast corner, a 1x4 rail with coat hooks was added in 2019, 46-inches above the floor. Below this is a wood wall base heater enclosure, also added in 2019. These are both painted white.

Trim around Door 100 and both cased openings is painted white.

Gift Shop (101)

Alterations to the Gift Shop in 2019 include:

- Construction of a wood slat partition wall at the north.

- Installation of a picture rail along the east, south, and west walls.

- Installation of casework along the east and south walls.

- Construction of a stand-alone transaction counter.

- Installation of grey carpet floor finish.

The ceiling is finished in unpainted tongue and groove boards, running north-south, with 5-1/2-inch exposure. Residual wallpaper fibers and adhesive are visible. Nail heads indicate structural members running east-west above the boards. Track lighting is suspended from the ceiling, with conduit concealed above the boards.

The east wall is similarly finished in unpainted horizontal tongue and groove boards with 5-1/2-inch exposure. These boards also historically acted as a substrate for wallpaper. Nail heads indicate stud spacing varies from 12- to 16-inches on-center. There is no trim at the top or base of the wall. Casework, added in 2019, covers most of the wall. The trim around Cased



Figure 1-248. West wall of Gift Shop 101. (EAV, 08/24/2021)



Figure 1-249. North wall of Gift Shop 101. (EAV, 08/24/2021)



Figure 1-250. East wall of Gift Shop 101. (EAV, 08/24/2021)

Opening 101 is painted white.

The historic rough-hewn log structure is exposed at the south and west walls. This is only visible at the top 25% of the south wall, above casework installed in 2019. Wood elements of the two windows are painted white. Historic 1x4 window trim is also painted white. Window sills are blocked from view by the casework.

A painted 2x4 runs along the top of the west wall, tucked behind the ceiling boards. This board has split and broken off lengthwise, revealing large square nails with round heads.

Museum I (102)

The ceiling is finished in unpainted tongue and groove boards, running east-west, with 5-1/2-inch exposure. Residual wallpaper fibers and adhesive are visible. Nail heads indicate structural members running north-south above the boards. Track lighting is suspended from the ceiling, with conduit concealed above the boards.

At the south end of the room, a kayak is suspended from the ceiling. This is a museum collections artifact. At its lowest point, the kayak is approximately 6'-8" above the floor.

The historic rough-hewn log structure is exposed at all four walls, except at a portion of the west wall where the structure is concealed by painted gypsum board. A dividing wall, which was installed in 2019, is finished on the south face with painted gypsum board and on the north face with wallpaper.

There is no wall base at the historic log walls. A 1x4 trim piece runs along the top of the south wall, concealing conduit. This is stained dark and is visually unobtrusive against



Figure 1-253. South wall of Gift Shop 101. (EAV, 08/24/2021)



Figure 1-251. East wall of Museum I 102, south of dividing wall. (EAV, 08/24/2021)



Figure 1-252. South wall of Museum I 102. (EAV, 08/24/2021)

the exposed logs. Wood enclosures for wall base heating units are not historic and are unpainted.

Floors are finished in non-historic gray carpet.

The alcove at the west wall is finished in a non-historic wallpaper. Wall base heating units are concealed by painted wood enclosures below the alcove windows. These are not historic. The alcove ceiling is finished with painted 3-inch beaded tongue and groove boards.

On the north side of the room, near Window 19, a vertical plumbing chase is enclosed by unpainted wood boards. The resultant column is approximately 11-inches wide in each direction. Two ceiling boards running from the column to the west wall are not historic. These boards are not tongue and groove and building wrap is visible through the gaps between them.

Near the center of the room, 15-inches north of the dividing wall, is a patch in the ceiling indicating the location of a previous chimney. This 20-inch by 20-inch patch is infilled with



Figure 1-255. North wall of Museum I 102. (EAV, 08/24/2021)



Figure 1-256. East wall of Museum I 102, north of dividing wall. (EAV, 08/24/2021)



Figure 1-254. West wall of Museum I 102. (KAC, 08/24/2021)



Figure 1-257. Alcove at west wall of Museum I 102. (EAV, 08/24/2021)

similar 5-inch tongue and groove boards. A strip of wallpaper remains on the patched area.

Sun Porch (103)

The ceiling of the Sun Porch is finished with painted plywood. This is wrapped at the edges with a beveled 1-inch trim. Surface-mounted conduit runs the length of the ceiling, connecting to three surface-mounted light fixtures. A chase, enclosed with plywood, runs along the north side of the ceiling. Sidewall fire sprinklers are mounted to this.

Floors are finished with laminate faux-wood flooring, recently installed.

The north wall is finished with painted horizontal clapboard siding with a 3-1/2-inch exposure, same as the building's exterior siding. The other walls are finished in painted gypsum wallboard and battens, below the windows. A painted wood enclosure for wall base heating units runs the length of the south wall. This is not historic. A painted 1x4 wall base runs the length of the other walls.

Built-in benches were recently added to the west wall and the west-half of the north wall. The wood benches are painted white.

Remote-operated blinds have been installed along the ceiling at each window.

Museum II (104)

The ceiling is finished in unpainted tongue and groove boards, running north-south, with 5-1/2-inch exposure. Residual wallpaper fibers and adhesive are visible. Nail heads indicate structural members running east-west above the boards. Track lighting is suspended from the ceiling, with conduit concealed above the boards.



Figure 1-258. Facing west in Sun Porch 103. (EAV, 08/24/2021)



Figure 1-259. Facing northeast in Sun Porch 103. (EAV, 08/24/2021)



Figure 1-260. East wall of Museum II 104. (EAV, 08/24/2021)

Floors are finished in non-historic gray carpet.

The historic rough-hewn log structure is exposed at the north and west walls. A wood enclosure for a wall base heating unit runs along part of the north wall. This is not historic and is unpainted.

The east wall is finished with painted gypsum board, installed in 2019. An unpainted 1x4 wall base runs the length of the wall.

A wood slat partition wall at the south was recently added. This is unpainted.

At the southeast corner of the room are two patches in the ceiling. One of these patches is the location of a previous chimney. Both are infilled with wood boards.

Markings on the ceiling indicate a previously removed partition running east-west across the south end of the room.

Hall (105)

A historically-incompatible suspended ceiling with metal tiles was recently added. Floors are finished in a non-historic gray carpet.

Walls are finished with painted gypsum wallboard and battens. A painted 1x8 wall base runs along each wall. A historically-incompatible beveled crown molding caps each wall.

At the south wall, the underside of the stair projects into the room. This is finished in painted gypsum wallboard and battens, similar to the walls.



Figure 1-261. Facing northwest in Museum II 104. (EAV, 08/24/2021)



Figure 1-262. East wall of Hall 105. (EAV, 08/24/2021)



Figure 1-263. South wall of Hall 105. (EAV, 08/24/2021)

Pantry (106)

The ceiling is finished in painted tongue and groove boards, running north-south, with 5-1/2-inch exposure. Floors are finished in a non-historic gray carpet.

Walls are finished in painted wood boards of varying configurations.

The north wall is finished in horizontal board of varying widths.

At the base of the east wall is a 1x8 board, flush with the wall above. 3-inch tongue and groove boards run vertically above this to 29-inches above the floor. The rest of the wall is finished in horizontal board of varying widths.

The south wall is finished in 4-inch vertical tongue and groove boards.

The west wall is finished in 4-inch vertical tongue and groove boards. A triangular area at the base of the wall is finished in painted gypsum wallboard and battens.

A painted 1x1 shoe runs along the north, east, and south walls. A similar painted 1x1 trim runs along the top of the walls.

Painted wood shelves are mounted to the east, south, and west walls with 1x wood ledgers.



Figure 1-264. Looking south into Pantry 106. (EAV, 08/24/2021)



Figure 1-265. Base of south wall of Pantry 106. (EAV, 08/24/2021)



Figure 1-266. Ceiling and top of south wall of Pantry 106. (EAV, 08/24/2021)

Restroom (107)

A historically-incompatible suspended ceiling with metal tiles was recently added. Floors are finished in a sheet vinyl with a historically-incompatible black and white checked pattern.

Walls are finished with painted gypsum wallboard and battens. A historically-compatible painted 1x4 wood wall base runs along the east wall. The other three walls have an older painted 1x8 wall base. A historically-incompatible beveled crown molding caps each wall.

Casework in this room was added in 2019.

Kitchen (108)

A historically-incompatible suspended ceiling with metal tiles was recently added. The historic ceiling finish is visible above the suspended ceiling, along with wall paper from the period of significance.

Floors are finished in a sheet vinyl with a historically-incompatible black and white checked pattern.

The kitchen historically occupied the northeast corner of the first floor. The Staff Kitchen (109) was created in 2019 with the addition of partition walls in the northeast corner of the kitchen. The new partition walls are finished in painted gypsum board.

The north and south walls are finished in painted gypsum wallboard and battens with a rounded 1-inch chair rail at 36-inches above the finish floor. A painted wainscot consists of 3-inch beaded tongue and groove boards. The west wall has a similar finish, except for the recent addition of gypsum board and wallpaper over the existing battens.



Figure 1-267. Facing northeast in Restroom 107. (EAV, 08/24/2021)



Figure 1-269. Historic ceiling finish above the suspended ceiling in Kitchen 108. (EAV, 08/24/2021)



Figure 1-268. North wall of Kitchen 108, west of Staff Kitchen 109. (EAV, 08/24/2021)

The east wall is finished in painted gypsum wallboard and battens with a square 1-inch chair rail at 36-inches above the finish floor. A painted wainscot consists of 1-1/2-inch tongue and groove boards with a “v” groove.

All walls in the kitchen have a historically-compatible painted 1x4 wood wall base. A historically-incompatible beveled crown molding caps each wall.

Fields Family-era casework at the south and west walls is painted white. The historic emerald green paint is visible at the interior. Hinges from this time remain, but door pulls have been replaced. A large cast-iron sink sits on the south casework. Laminate counter tops on at the west casework are historically compatible to the Erskine era of the building.

Staff Kitchen (109)

A historically-incompatible suspended ceiling with metal tiles was recently added. Floors are finished in a sheet vinyl with a historically-incompatible black and white checked pattern.

The south and west walls were constructed in 2019 and are finished in painted gypsum



Figure 1-271. Facing southeast in Kitchen 108. (EAV, 08/24/2021)



Figure 1-272. Facing southwest in Kitchen 108. (EAV, 08/24/2021)



Figure 1-270. Facing northeast in Kitchen 108. (EAV, 08/24/2021)



Figure 1-273. West wall of Staff Kitchen 109. (EAV, 08/24/2021)

board with a historically-compatible painted 1x4 wood wall base.

The north wall is finished in painted gypsum wallboard and battens with a rounded 1-inch chair rail at 36-inches above the finish floor. A painted wainscot consists of 3-inch beaded tongue and groove boards. A wood enclosure for a wall base heating unit runs the length of the north wall. This is not historic and is painted white.

The east wall is finished in painted gypsum wallboard and battens with a square 1-inch chair rail at 36-inches above the finish floor. A painted wainscot consists of 1-1/2-inch tongue and groove boards with a "v" groove. A one-foot-tall horizontal plumbing chase runs along the base of the wall and is capped with a painted 1x5 board. A historically-compatible painted 1x4 wood wall base runs along the front of the chase.

A historically-incompatible beveled crown molding caps each wall. Casework in this room is not historic.

Mechanical Room (110)

The Mechanical Room is an addition after the period of significance. Floors are concrete. Walls and ceiling are finished in painted gypsum board. Patches are unpainted where equipment has been removed. A painted 1x4 wall base is missing at portions of the south and west walls.

Museum III (111)

A historically-incompatible suspended ceiling with metal tiles was recently added. Floors are finished in a non-historic gray carpet.

Walls are finished in painted gypsum wallboard and battens, except at the north wall where painted 1/8-inch plywood has



Figure 1-274. East wall of Staff Kitchen 109. (EAV, 08/24/2021)



Figure 1-275. South wall of Mechanical Room 110. (EAV, 08/24/2021)



Figure 1-276. North wall of Mechanical Room 110. (EAV, 08/24/2021)

been installed over the battens.

The west wall has a historically-compatible painted 1x4 wood wall base. All other walls have an older painted 1x8 wall base. A painted quarter-round shoe runs along the base at the south wall. A wood enclosure for a wall base heating unit runs along part of the east wall. This is not historic and is painted white.

A historically-incompatible beveled crown molding caps each wall.

Museum IV (112)

A historically-incompatible suspended ceiling with metal tiles was recently added. Floors are finished in a non-historic gray carpet.

Walls are finished in painted gypsum wallboard and battens with a painted 1x8 wood wall base. A historically-incompatible beveled crown molding caps each wall. A historically-incompatible beveled picture rail runs along each wall, seven feet above the finish floor.



Figure 1-278. East wall of Museum III 111. (EAV, 08/24/2021)



Figure 1-279. South wall of Museum IV 112. (EAV, 08/24/2021)



Figure 1-277. North wall of Museum III 111. (EAV, 08/24/2021)



Figure 1-280. North wall of Museum IV 112. (EAV, 08/24/2021)

Stairs to Second Floor

The painted wood risers are typically 7-1/2-inches tall. The 9-inch deep treads have an anti-slip coating created by crushed walnut shells, sealed with clear lacquer, a typical method of providing anti-slip surfaces in stairs of ships. Treads have a rounded nosing that extends 1-inch past the riser. Beneath the nose is a strip of unpainted ogee trim.

Three steps near the bottom are missing the ogee trim. These risers were replaced when ventilation grilles were removed from the risers.

A stringer on the west side is painted and acts as a wall base. This wall is finished in painted horizontal tongue and groove board with a 5-inch exposure.

A wood guardrail with balustrades runs along the east side of the stair.

Condition: Good to fair

Entry (100)

Good condition. Paint at walls and ceiling is intact. Paint at trim is thickly layered, but intact. Warped gypsum wallboard and battens were observed at the west wall above Cased Opening 101. Cause of the warping is assumed to be structural and not moisture-



Figure 1-281. North wall of Museum IV 112. (EAV, 08/24/2021)



Figure 1-282. Facing north at the bottom of the stairs to the second floor. (EAV, 08/24/2021)

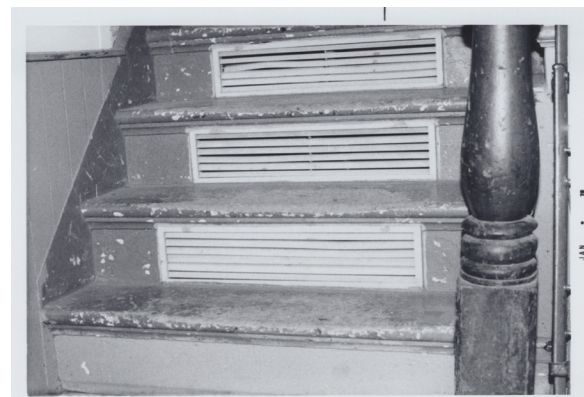


Figure 1-283. Ventilation grilles in risers of three steps, since removed. (Kodiak History Museum, photograph developed January, 1978).



Figure 1-284. Facing north at the bottom of the stairs to the second floor. Note missing trim at replaced risers. (EAV, 08/24/2021)

related. Paint is intact here, indicating no active movement. Floor is in good condition.

Gift Shop (101)

Good condition. Where not covered by casework, historic walls are in good condition. Portions of the south and east walls were not visible and thus could not be assessed. Some staining was observed at the ceiling above Window 04. Floors are in good condition.

Museum I (102)

Good to fair condition. Floor finish is in good condition, however, the floor slopes strongly to the southwest. See Structural Section for additional information on floor slope. Ceiling finishes are in good to fair condition. Mycelium growth was observed on ceiling boards adjacent to the plumbing chase, indicating a leak. Water staining was observed on the alcove ceiling, indicative of a roof leak.

Sun Porch (103)

Good condition. The floor and ceiling are in good condition. The north wall is in good to fair condition. Paint is mostly intact, with some scratches. Other walls appear to be in good condition. The west and north walls could not be assessed where obstructed by the built-in benches.



Figure 1-285. Warped gypsum wall board and battens in Entry 100. (EAV, 08/24/2021)



Figure 1-288. Stained ceiling boards in Gift Shop 101. (EAV, 08/24/2021)



Figure 1-286. Growth on ceiling boards near the plumbing chase in Museum I 102. (EAV, 08/24/2021)



Figure 1-287. Water staining at alcove ceiling in Museum I 102. (EAV, 08/24/2021)

The Kodiak History Museum has reported seasonal water pooling at the northwest corner of the room. No water was observed at the time of the site visit.

Museum II (104)

Good to fair condition. Floors are in good condition. The east and west walls are in good condition.

The north wall is in good to fair condition. The bottom log is not original. The face of this log sits shy of the interior face of the wall and is not hewn flat like the other logs. Evidence of past insect infestation was observed. Gaps in the wall around this log are filled with wood plugs and cotton rags.

The ceiling is in good to fair condition. Dark staining is observed at the southeast corner.

Hall (105)

Good condition. All finishes are in good condition. Paint on the trim is gouged from wear, but has been painted over. Paint is intact.

Pantry (106)

The Pantry is in good condition. Paint at ceiling, walls, and shelves is intact.



Figure 1-291. Scratched paint at north wall of Sun Porch 103. (EAV, 08/24/2021)



Figure 1-289. Previously replaced log at north wall of Museum II 104. (EAV, 08/24/2021)



Figure 1-292. Previously replaced log at north wall of Museum II 104. (EAV, 08/24/2021)



Figure 1-290. Patched and stained ceiling boards in Museum II 104. (EAV, 08/24/2021)

Restroom (107)

The Restroom is in good condition. Paint at walls is intact.

Kitchen (108)

The kitchen is in good condition. Although gouges and scratches are observed in the historic wainscot, recently applied paint is intact.

Staff Kitchen (109)

The Staff Kitchen is in good condition.

Mechanical Room (110)

The mechanical room is in fair to poor condition. Gypsum board at the north wall is in fair condition. Some staining, gouges and water damage is observed.

Gypsum board on the west wall is in poor condition. Water damage from past pipe leaks has significantly degraded the material. Holes remain in the wall from pipes and conduit that have since been removed.

The ceiling and other walls are in good to fair condition with some missing paint and signs of wear. Floor is in good condition.

Museum III (111)

Museum III is in good to fair condition. Plywood and trim on the north wall are heavily gouged and show signs of wear. Paint is intact. All other finishes are in good condition.

Museum IV (112)

Museum IV is in good condition. Trim is lightly gouged from wear. Paint is intact.

At the south side of the room, gypsum wallboard and battens below Window 01 is warped. The window sill is cracked, indicating movement within the wall. Paint is intact



Figure 1-293. Scratched finishes with thickly applied paint in Kitchen 108. (EAV, 08/24/2021)

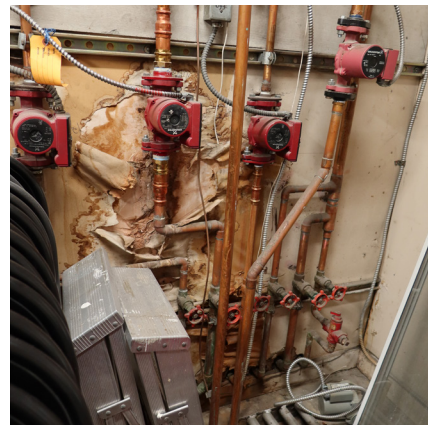


Figure 1-294. Damaged gypsum wall board in Mechanical Room 110. (EAV, 08/24/2021)



Figure 1-295. Worn plywood and wall base at north wall of Museum III 111. (EAV, 08/24/2021)

and surfaces are dry. Observed warping is assumed to be from past settlement and/or water damage that is not currently active.

Stairs to Second Floor

Good to fair condition. Paint on risers is scuffed and marked from wear. Wood elements are slightly worn but mostly intact.

Architecture - Second Floor Interior Finishes

Stair Hall (200)

Floors are finished in a non-historic gray carpet. Ceilings are finished in a 3-inch tongue and groove bead board, painted white. A painted plywood patch on the ceiling indicates the location of a chimney that has been removed.

Walls are finished in a horizontal tongue and groove board with a typical 5-inch exposure, painted white. The width of the boards vary slightly throughout the room. A CMU chimney at the north end of the wall is painted white. This is no longer an actively used chimney.

Patched horizontal boards on the west wall near Cased Opening 204 indicate that this opening once had a square head and was later modified.

Horizontal board widths vary at the north end of the west wall. The outside corner here is sanded down to a rounded profile.

The east and south walls of the attic stair enclosure are finished in vertical bead board with 3-1/2-inch exposure, painted white. South of Storage (204) is another section of wall with similar painted vertical bead board.

Insulated pipes run along the walls near the ceiling at the north end of the room. Small soffits, 5-inches or less in width and height, run along the top of the east and west walls,



Figure 1-296. Warped sill and finishes at Window 01 in Museum IV 112. (EAV, 08/24/2021)



Figure 1-297. Scuffed risers and thick paint at the stairs. (EAV, 08/24/2021)



Figure 1-298. Facing south in Stair Hall 200. (EAV, 08/24/2021)

enclosing conduit.

Wall base in the Stair Hall is a painted 1x5 wood board. Carpet flooring is installed in front of the wall base, rather than under the base.

At the top of the stairs is a wood guardrail with balustrades. The top of the guardrail is 29-inches above the finish floor.

Collections I (201)

Floors are finished in a gray carpet. Ceilings are finished in light gray acoustic ceiling tile, in an 8-inch by 8-inch concealed suspended grid with gaps at wall edges. Floor and ceiling finishes are not historically compatible.

Walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. The width of the boards vary slightly throughout the room. Wall base is a painted 1x5 wood board with a painted quarter-round shoe. The shoe is partially covered by the carpet.

A pass-through in the west wall is finished in painted wood 1x boards. This connects to the Stair Hall (200) and is currently covered on both sides by collections storage.

A non-historic vertical chase runs floor-to-ceiling south of Door 201B. This is finished in painted gypsum board with an ogee crown trim.

Eunice (201A)

Floors are finished in a non-historic brown carpet. Ceiling and walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. The sloped ceiling follows the slope of the roof.

There is no wall base. Built in wood shelving



Figure 1-299. Facing north in Stair Hall 200. (EAV, 08/24/2021)



Figure 1-300. Facing northwest in Stair Hall 200. (EAV, 08/24/2021)



Figure 1-301. East wall of Collections I 201. (EAV, 08/24/2021)

for vertical document storage is painted white. Insulated pipes and conduit are exposed.

A patch of missing carpet at Cased Opening 201A reveals unpainted wood floor boards, running north-south.

Mechanical Attic (201B)

This space and its finishes are not historic. Walls, floors, and sloped ceilings are finished in unpainted plywood. In the middle of the space are built-in plywood shelves. A hole in the plywood floor and ceiling indicate the location of the boiler flue that was removed in 2020.

Collections II (202)

Floors are finished in a gray carpet. Ceilings are finished in light gray acoustic ceiling tile, in an 8-inch by 8-inch concealed suspended grid with gaps at wall edges. Floor and ceiling finishes are not historically compatible.

Walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. The width of the boards vary slightly throughout the room. Wall base is a painted 1x5 wood board with a painted quarter-round



Figure 1-303. Pass-through to Collections I 201 viewed from Stair Hall 200. (EAV, 08/24/2021)



Figure 1-304. Looking north into Eunice 201A. (EAV, 08/24/2021)



Figure 1-302. West wall of Collections I 201. (EAV, 08/24/2021)



Figure 1-305. Missing carpet reveals wood floor boards at CO 201A. (KAC, 08/24/2021)

shoe. The shoe is partially covered by the carpet.

Anjuli (202A)

Floors are finished in a non-historic gray carpet. Ceiling and walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. The sloped ceiling follows the slope of the roof.

There is no wall base. Built in wood shelving is painted white. Insulated pipes and conduit are exposed.

A patch of carpet has been cut back where the fire suppression pipe penetrates the floor. Unpainted wood floor boards, running north-south, are exposed. These are 1x6 tongue and groove boards with 5-1/2-inch exposure.

Collections III (203)

Floors are finished in a non-historic gray carpet. Ceilings are finished in painted bead board with 3-1/2-inch exposure, running east-west. Walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. The 1x5 wood wall base with a chamfered edge is painted red.



Figure 1-307. Facing southeast in Collections II 202. (EAV, 08/24/2021)



Figure 1-308. South wall of Collections II 202. (EAV, 08/24/2021)



Figure 1-306. Facing east in Mechanical Attic 201B. (EAV, 08/24/2021)



Figure 1-309. Looking south into Anjuli 202A. (EAV, 08/24/2021)

Built-in wood shelving lines the north wall. This is painted white.

Ellen (203A)

Floors are finished in painted plywood. Ceiling and walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted green. The sloped ceiling follows the slope of the roof.

The lower two-thirds of the west wall has been cut away. A clear plastic sheet hangs from the wall, separating this room from the adjacent Marian (208A).

Storage (204)

Floors are finished in a gray carpet. Walls and ceiling are finished in unpainted plywood. The sloped ceiling follows the angle of the roof-line above. A 5-inch tall painted strip of plywood acts as a wall base. All finishes in this room are not historically compatible.

Office I (205)

Floors are finished in a non-historic gray carpet. The ceiling is finished in painted bead board with 3-1/2-inch exposure, running east-west.

Walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. Where exposed, corners are sanded to a rounded profile. Gaps between wall boards vary. The 1x6 wood wall base is painted red. A 1/2-inch square shoe runs along the wall base, also painted red.

Storage (205A)

Floors are finished in a non-historic gray carpet. Walls and ceiling are finished in horizontal tongue and groove boards with 5-inch exposure, painted white. The ceiling slope follows the slope of the roof. A 1x4 wood wall base, painted red, runs along the



Figure 1-310. Looking west into Collections III 203. (EAV, 08/24/2021)

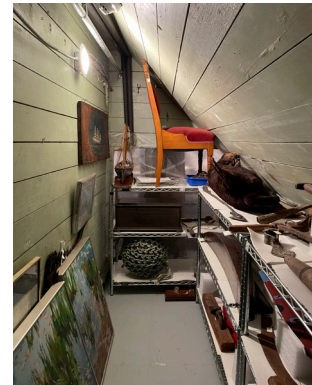


Figure 1-311. West wall of Ellen 203A. (KAC, 08/24/2021)

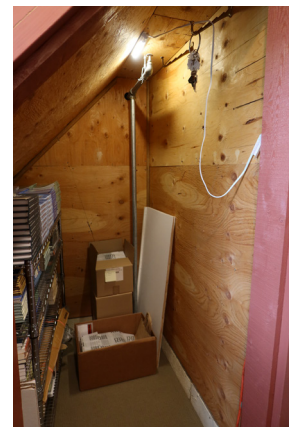


Figure 1-312. Looking southeast into Storage 204. (EAV, 08/24/2021)

south and west walls. There is no wall base at the north and east walls. Pipes and conduit are exposed and mounted to the walls and ceiling.

Storage (205B)

This is an unfinished conditioned space. Floors are unpainted plywood. Walls and ceiling are unfinished. Building wrap, batt insulation, and wood framing members are exposed. The ceiling slope follows the roof slope.

Unpainted tongue and groove board sheathing is visible at the east wall. Wood framing is exposed around the door.

Conduit and pipes run through the room. Unpainted wood structural members bisect the room.

Office II (206)

Floors are finished in a non-historic gray carpet. The ceiling is finished in plywood, painted white.

Walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. Where exposed, corners are sanded to a rounded profile. Gaps between wall boards vary. The 1x6 wood wall base is painted red.



Figure 1-314. East wall of Office I 205. (EAV, 08/24/2021)



Figure 1-315. Facing southwest in Office I 205. (EAV, 08/24/2021)



Figure 1-313. North wall of Office I 205. (EAV, 08/24/2021)



Figure 1-316. Looking south into Storage 205A. (EAV, 08/24/2021)

A 1/2-inch square shoe runs along the wall base, also painted red.

Modern wall base heating units run along the south and west walls, concealing the wall base and shoe.

Two walls were recently constructed in the northwest corner of the room to create the Director's Office (208). These are finished in painted gypsum board with a historically compatible 1x5 painted wood wall base and 1x2 shoe. These walls have a historically incompatible crown trim, also painted red.

Staff Restroom (207)

Floors are finished in a historically incompatible gray sheet vinyl with an integral 6-inch wall base. The vinyl wall base is lapped over a painted 1x8 wood wall base. Walls are typically finished in vertical tongue and groove boards with 3-1/2-inch exposure, painted white. Gaps between boards are tight. These boards terminate at a curved chair rail 54-inches above the finish floor, painted red. Above this are horizontal tongue and groove boards of varying widths, painted white.

Horizontal boards at the west, north, and east walls are typically 5-inches wide with large gaps. At the west wall, the large gaps have been filled with caulking and painted. The south wall has 3-1/2-inch wide bead boards.

The ceiling is finished in painted tongue and groove bead board with a 3-1/2-inch exposure, running east-west.

Director's Office (208)

Floors are finished in a non-historic gray carpet. The ceiling has two finishes, divided into a north and south section. At the north, the ceiling is finished in painted tongue and groove boards with 3-1/2-inch exposure,



Figure 1-319. Facing east in Storage 205B. (EAV, 08/24/2021)



Figure 1-317. Looking southwest into Office II 206. (EAV, 08/24/2021)



Figure 1-318. Facing southeast in Office II 206. (EAV, 08/24/2021)

running east-west. The south half is finished in painted plywood.

The south wall and the south half of the east wall were recently constructed. These are finished in painted gypsum board with a historically compatible 1x5 painted wood wall base and 1x2 shoe. These walls have a historically incompatible crown trim, also painted red.

The other walls are finished in a horizontal tongue and groove board with 5-inch exposure, painted white. Gaps between boards vary and are filled with caulking on the east wall. These walls have a 1x8 wood wall base and 1/2-inch square shoe, both painted red.

A wainscot runs along the north wall and the north halves of the east and west walls. The wainscot consists of vertical tongue and groove boards with 3-1/2-inch exposure, painted white. These boards terminate at a curved chair rail 56-inches above the finish floor, also painted white.



Figure 1-321. West wall of Staff Restroom 207, upper half. (EAV, 08/24/2021)



Figure 1-322. Lapped wall base at west wall of Staff Restroom 207. (EAV, 08/24/2021)



Figure 1-320. Facing northeast in Staff Restroom 207. (EAV, 08/24/2021)



Figure 1-323. West wall of Director's Office 208. (EAV, 08/24/2021)

Modern wall base heating units run along the north and west walls, concealing the wall base and shoe.

Marian (208A)

This is an unfinished conditioned space. Floors are plywood, painted blue. Walls and ceiling are unfinished. Building wrap, batt insulation, and wood framing members are exposed. The ceiling slope follows the roof slope.

The west wall is finished in unpainted horizontal tongue and groove boards with 5-inch exposure. The lower two-thirds of this wall has been cut away. A clear plastic sheet hangs from the wall, separating this room from the adjacent Ellen (203A).

Conduit and pipes run through the room. Wood structural members bisect the room and are covered in building wrap.

Stairs to Attic

Risers and treads are of unfinished wood boards with an approximately 1-inch square nose. The west wall is finished in horizontal tongue and groove boards with 5-inch exposure, unpainted. The east wall is finished in vertical tongue and groove boards with 3-1/2-inch exposure, also unpainted. A recently added unpainted wood handrail runs along the east wall, terminating at a vertical 2x4 board at the top of the stairs.

Condition: Text
Stair Hall (200)

Good to fair condition. Walls and ceilings are patched in some areas. Paint is intact. Floors are in fair condition. The carpet has some staining and is worn from use. The wall base is in good condition and paint is intact.



Figure 1-324. North wall of Director's Office 208. (EAV, 08/24/2021).



Figure 1-325. East wall of Director's Office 208. (EAV, 08/24/2021)



Figure 1-326. Facing west in Marian 208A. (EAV, 08/24/2021)

Collections I (201)

Good to fair condition. The carpet flooring is worn and stained and in fair condition. Walls are in good condition. There are some holes and patched paint on wall boards from previous attachments. Ceiling is in fair condition with patched areas.

Eunice (201A)

Good to fair condition. Carpet flooring is in good condition. Walls and ceiling are in good to fair condition. Paint is missing from previous attachments, but is otherwise mostly intact. Patches of paint are slightly off-color. Gaps between boards vary.

Mechanical Attic (201B)

Good condition.

Collections II (202)

Good condition. Ceiling tiles are in fair condition with some chipped edges. Carpet flooring is in good condition. Walls are in good condition. Some missing paint and small holes remain from previous attachments. Paint is otherwise intact.

Anjuli (202A)

Good condition. Carpet flooring is in good condition. Walls and ceiling are in fair condition with missing paint from previous attachments. Gaps in wall and ceiling boards are filled with sealant and painted.

Collections III (203)

Good to fair condition. Carpet flooring is in good condition. Ceiling is in fair condition. There are several gaps between boards and patched areas on the ceiling. Walls are concealed by museum collections in many areas. Where visible, walls are in good condition.



Figure 1-327. Facing north at the bottom of the stairs to the attic. (EAV, 08/24/2021)



Figure 1-328. Patched ceiling and abandoned chimney in Stair Hall 200. (KAC, 08/24/2021)



Figure 1-329. Missing paint from previous attachments in Eunice 201A. (EAV, 08/24/2021)

Ellen (203A)

Good condition. Walls and ceiling are in good condition with a few marks and holes from previous attachments. Floors are in good condition. Paint on the floors is chipped in a few places, but is mostly intact.

Storage (204)

Good condition.

Office I (205)

Good condition. The ceiling is in good condition with a few small patches. Walls are in good condition and also have a few small patches. Paint at walls and ceiling is intact. The carpet flooring is in good condition.

Storage (205A)

Fair condition. Carpet flooring is in good condition. Walls and ceiling are in fair condition and have holes from previous attachments. Paint is scratched and worn.

Storage (205B)

Fair condition. Blown-in insulation from the attic is falling into the room at gaps where the ceiling meets the wall. The board sheathing on the west wall has some water staining.

Office II (206)

Fair condition. Carpet flooring is in good condition. Walls have been patched and are marked from previous attachments. Paint is missing on the ceiling from previous attachments. Walls and ceiling are in good to fair condition.

Staff Restroom (207)

Fair condition. Floors are in good condition. Walls and ceiling are in good to fair condition. All wood finishes at the walls and ceiling are thickly painted with multiple coats. Missing paint and nail holes indicate previous crown trim. There is a large gap between the south wall and the ceiling - up to 1-inch at the west.



Figure 1-330. Ceiling tiles and wall boards at northeast corner of Collections II 202. (EAV, 08/24/2021)



Figure 1-331. Missing paint from previous attachments in Anjuli 202A. (EAV, 08/24/2021)



Figure 1-332. Scratched paint and holes from previous attachments in Storage 205A. (EAV, 08/24/2021)

Director's Office (208)

Fair condition. The carpet flooring is in good condition. Walls and ceiling are in good to fair condition. Paint is thickly applied in multiple layers. Gaps between boards and at the top of walls vary. Walls are marked from previous attachments. The ceiling is patched with painted plywood and marked.

Marian (208A)

Good condition.

Stair to Attic

Fair condition. Wood boards are scratched and worn from use.

Architecture - Attic Interior Finishes

Attic I (300)

Floors are finished in unpainted plywood. Below this, rough-hewn 1x8 floor boards run north-south, extending beyond the plywood. Loose cellulose insulation has been spray-installed between the floor framing. This is visible at the perimeter of the room. There are no wall or ceiling finishes in the attic.

Wood structural members of the roof framing are exposed. The underside of the plywood roof sheathing is visible between



Figure 1-333. Insulation from above falling into Storage 205B. (EAV, 08/24/2021)



Figure 1-335. Gap at the top of the south wall of Staff Restroom 207. (EAV, 08/24/2021)



Figure 1-334. Missing paint at ceiling of Office II 206. (EAV, 08/24/2021)



Figure 1-336. Thickly applied and missing paint at wall boards in Director's Office 208. (EAV, 08/24/2021)

the structural members. Roofing nails poke through the plywood at 5-inch intervals. Daylight can be seen through the continuous ridge vent.

At the east wall, horizontal tongue and groove sheathing with a 3-1/2-inch exposure is attached to the exterior side of the exposed wall framing. An unpainted sheet of plywood is mounted to the wall framing for attachment of electrical and communications equipment.

Similar tongue and groove sheathing is exposed at the west wall, but with 5-inch exposure. Two signs, each a 1x4 unpainted board, are stenciled with the words “Guns Repaired” and “Guns for Repair” One sign is nailed to the wall framing and the other is resting on the window framing.

Conduit and pipes run through the space, mounted to structural members. Elements of an abandoned knob and tube wiring system remain without wires.

Attic II (301)

This is an unfinished and unoccupied space below the south gable dormer. It was previously inaccessible from the interior, divided from the rest of the attic by tongue and groove roof sheathing. An access hole is cut into the sheathing. Smoke staining on the face of the sheathing is not present at cut edges, indicating that the cut was made post-fire.

Loose cellulose insulation is exposed at the floor. A sheet of plywood acts as a floor for access.

At the north and south, tongue and groove sheathing with a 3-1/2-inch board width is exposed. On the east and west, plywood sheathing is exposed between roof framing



Figure 1-337. Looking east across Attic I 300 from the west end. (EAV, 08/24/2021)

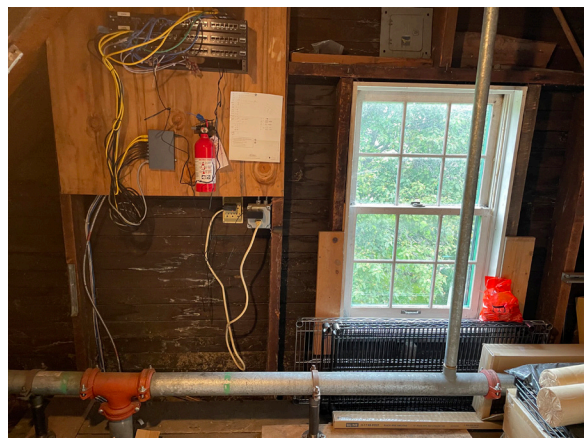


Figure 1-338. East wall of Attic I 300. (KAC, 08/24/2021)



Figure 1-339. West wall of Attic I 300. (EAV, 08/24/2021)

members, similar to in the main attic space.

Condition: Fair
Attic I (300)

Flooring is in good condition. Refer to Structural section for an assessment of exposed structural elements.

Exposed sheathing at the east end is stained dark from smoke. Efflorescence and water staining is visible on most of the east wall.

Some of the roof framing members are dark with smoke stains and charred from fire. This is particularly significant at the west end. The sheathing at the west end is dark with moisture staining, but not charred, indicating that the sheathing was replaced sometime after the fire occurred. As noted in the Exterior Windows section, differing muntin profiles in Window 34 (east) and Window 33 (west) indicate that Window 34 is original. Based on conditions of Window 33, it is assumed that this was also installed after the fire occurred.

Wood framing members on the west wall are water-stained near the sill of Window 33.

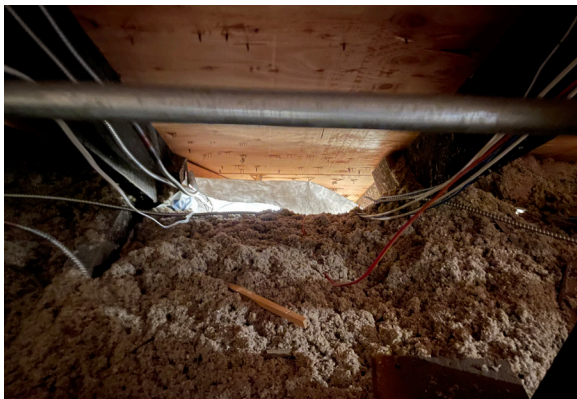


Figure 1-340. Loose insulation at perimeter of Attic I 300. Light is visible from Storage 205B below. (EAV, 08/24/2021)



Figure 1-341. South wall of Attic II 302. (EAV, 08/24/2021)



Figure 1-342. Sheathing with cut access hole, Attic II 301 side. (KAC, 08/24/2021)



Figure 1-343. Smoke stain and efflorescence on exposed sheathing at the east wall of Attic I 300. (EAV, 08/24/2021)

Attic II (301)

Refer to Structural section for an assessment of exposed structural elements.

Architecture - Code and Life Safety

This code information is based on proposed treatment options presented in Part 2 of this HSR.

Option A - Retain Current Use

First floor: Retain current use as museum exhibits

Second floor: Retain current use as museum offices and collections

Attic: Not used - collections removed

Mechanical addition: Retain current use

Option B - Relocate Collections

First floor: Retain current use as museum exhibits

Second floor: Remove collections and relocate to another facility. Current museum offices use is retained

Attic: Not used - collections removed

Mechanical addition: Retain current use

Option C - Relocate Collections and Mechanical

First floor: Retain current use as museum exhibits

Second floor: Remove collections and relocate to another facility. Current museum offices use is retained

Attic: Not used - collections removed

Mechanical addition: Remove addition and construct a small dedicated mechanical building on the site for relocation of mechanical equipment

The City of Kodiak utilizes the 2012 International Building Code (IBC). As discussed in the close out meeting on-site, our team recommends discussions with City code officials at the start of a design project



Figure 1-344. Water-stained wood around the sill of Window 33. (EAV, 08/24/2021)

to discuss utilization of the International Existing Building Code (IEBC), which is in the IBC family of codes. Since this building has such historic significance, utilizing the IEBC will allow the design team to retain historic fabric to the extent possible while meeting current codes.

Additionally, changes have been made to the building code since 2012, so if the City of Kodiak adopts a newer version of the building code, the requirements discussed here may have been updated and there may be different requirements for code compliance.

International Existing Building Code

The IEBC applies to the repair, alteration, change of occupancy, addition to and relocation of existing buildings. Within this code, work is categorized into Alteration Levels 1, 2, and 3 depending on the amount of work anticipated within the building. Additional categories include Change of Occupancy, Additions, Historic Buildings and Relocated Buildings. Requirements of the code are limited to work areas of the project for Levels 1-3. This means that Alteration projects are not required to upgrade the entire building per current code, just

elements that are within the project work area dependent on the nature of alteration work. Change of Use projects trigger more thorough upgrades and the building must be brought up to current code requirements for the new use. Proposed use for this building in Option A would not trigger a change of use.

Options B and C relocate collections, triggering a change of use of Storage Group S-1 spaces on the second floor to Business Group B. This would require a full building code study, which would likely require updates to egress paths to meet the requirements of the code utilized by the City at that time.

Construction Type

Buildings and structures are classified as one of the five construction types in the IBC. The construction type defines the fire resistance rating of the building structure, exterior walls, and interior walls.

The Magazin is construction type VB sprinklered. Per section 602.5, "Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are any material permitted by this code."

A breakdown of building floor area is provided below. Gross square feet (gsf) accounts for all area enclosed within the exterior walls. Net square feet (nsf) is this same area with fixed assemblies subtracted.

Existing Area

First Floor:	2,580 gsf (1,870 nsf)
Second Floor:	2,002 gsf
Attic:	1,130 gsf
Total:	5,712 gsf

Use and Occupancy Classifications

Currently the Magazin is in use as museum exhibit display, non-separated office use, and collections storage. It is unknown if this change of use was officially permitted and a code study conducted when the use changed from residential to museum and office. Options B and C recommend removal of collections storage use.

Museum: Assembly Group A-3 - which includes assembly uses intended for worship, recreation, or amusement and other assembly uses not classified elsewhere in Group A including museums.

Office: Business Group B - which includes the use of a building or portion of a building for office, professional or service-type transactions including storage of records and accounts.

Collections: Storage Group S-1 Moderate-hazard Storage - which includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy. S-1 includes storage of products that are considered combustible, such as baskets, books, and furniture.

Building Height

Table 504.3 limits allowable building height. Since this building is sprinklered, it is allowed to be 60' tall.

Table 503 indicates allowable height in stories. Per section 504.2, one additional story is allowed for each use if sprinklered. The allowable building height in stories is as follows:

A-3	2 allowable stories
B	3 allowable stories
S-1	2 allowable stories

Storage use in the attic space is not permitted with these occupancy-based height restrictions. Note that more recent editions of the IBC allow S-1 use up to 2 stories above grade for Type VB construction.

Occupant Load

Occupant load is dependent on the function of the space. Per IBC section 1004, the following occupant load factors apply:

<u>Function of Space</u>	<u>Load Factor</u>
Assembly (Museum)	30 net
Business Areas	150 gross
Storage Areas	300 gross
Mechanical Equipment Room	300 gross

Based on this, assuming assembly occupancy for the first floor (62 people), business for half of the second floor (6 people), storage for half of the second floor (3 people), and mechanical for the attic (3 people) the occupant load for the Magazin is 74 people.

Means of Egress

Occupant load determines the required size of the egress pathway, along with the number of exits. There are currently three exits from the first floor, but they are not separated by the code required distance and one requires egress through a mechanical room. Currently there is only one code compliant exit from the second floor and attic. Per occupant load and Table 1015.1, this is compliant. No accessible egress is currently provided.

Per Table 1015.1, assembly spaces with one exit are restricted to a maximum load occupancy of 49 persons per story. Since this is more restrictive than the allowable occupant load based on function of space, the maximum occupancy load of the first floor is 49 people, unless a second code compliant exit is provided.

Per the same table, storage areas on the second story above grade are permitted one exit if occupant load is limited to 29 people per story and exit access travel distance is limited to 75 feet. Business occupancy is allowed 49 people per story, however the more restrictive use determines allowed occupant counts. Posted maximum occupancy in the building is 29 for the second floor.

Per table 1021.2(2), no use is permitted in third story spaces with only one exit.

Stairs & Raised Walking Spaces

Per IBC section 1009, stairways serving occupied portions of the building shall have a minimum width of not less than 44" and shall comply with section 1005.1. If the occupant load of the floor is less than 50, then the requirement is 36" minimum width.

Stairs risers are required to be solid and shall be 7" maximum and 4" minimum. Rectangular treads shall be a minimum of 11". Stairway landings are required at the top and bottom of each stairway. Landings must have a width equal to or greater than that of the stairway.

Stairway handrails are required to be not less than 34" and not more than 38" above the stair nosing and shall have an outside diameter of not less than 1-1/4" or greater than 2". Per IBC section 1014, handrails are required to return to the wall, guard, or walking surface. Handrails "shall extend horizontally not less than 12" beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser."

Per IBC section 1015, guards are required at open sided walking spaces which are located more than 30" above the floor or grade below and shall not be less than 42" high. Guards shall not have an opening that allows the

passage of a 4" diameter sphere within the required guard height.

Roof Assemblies

Per the 2012 IBC section 1505: Fire Classification, Type VB buildings with roof areas exceeding 6,000 square feet must have a minimum Class C roof covering. Appendix D of the IBC, which requires Class A or B roof coverings within fire districts, has not been adopted by the City of Kodiak.

Per IBC 1507.2.8.2, an ice barrier underlayment is a requirement of the roofing assembly. This is also specifically noted in the City of Kodiak list of adopted and enforced codes.

Condition: Poor

Prior to undertaking any alterations, a full code study should be undertaken to address impacts and code requirements triggered by the project.

Existing Building Code

Several of the current conditions do not comply with code requirements stated above, so if a full building rehabilitation and change of use is undertaken, many of the deficiencies will be required to be addressed. However, IEBC allowances for historic buildings allow for provisions in the context of the historic character of the building. This code is "founded on broad-based principles intended to encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvements." This also limits extents of required upgrades to the work area(s).

Construction Type

Since there are no restrictions within the VB construction type, the Magazin is in compliance.

Use and Occupancy Classification

If Treatment Options B or C are pursued, or any other change of occupancy were to occur in the future, a full code study would be required. Additionally, a code study may be required for future projects if no study was done when the past change of use occurred.

Building Height

The building is less than 60' tall and therefore in compliance.

Means of Egress

The maximum occupancy of the first floor is limited to 49 people. Provision of a second code compliant exit would allow for a function-based occupant load of 67 people.

Attic use will be limited due to only one egress route.

Stairs & Raised Walking Surfaces

The attic is accessed only by a stair with a 36" clear width and 13 steps. A single handrail is mounted to one side, protruding approximately 5" into the clear width, 3'-3" above the top step and 2'-11" above the bottom step. Risers are typically 8" high with 8-1/2" treads. The top step has a 3-1/2" riser and 10" tread. There is no landing at the bottom. Door 300 is located on the bottom step. At the lowest point, head height above the stairs is 5'-8".

Stairs to the second floor are 36" wide with 16 steps. A guardrail on the east side acts as the single handrail (24" above stair nosing with a 3-1/2" wide rail). Space between rails is approximately 8". Risers are typically 7-1/2" high with 9" treads. At the lowest point, head height above the stairs is 6'-4".

The guardrail at the top of the second floor stairs has the same 3-1/2" wide rail profile

and 8" rail spacing. The guardrail is 29" above the finish floor.

Current riser and tread configuration does not comply with code requirements. Where extant, handrails and guardrails are not code compliant.

Door 100, which acts as the primary exit, swings into the building. With an occupant load of greater than 50 egressing through this route, this is not in compliance.

Fire Suppression

A fire suppression system is installed in the building. See Fire Protection Section for additional information.

Other Code Items

The first floor is served by one single-user restroom (gender-neutral). Per the 2012 IBC, one restroom per gender is required to serve this space. This requirement has changed in more recent editions of the IBC and if a new code is adopted by the City of Kodiak prior to this design project, requirements may change.

The second floor is also served by a single-user gender-neutral restroom. Similarly, the 2012 IBC requires one restroom per gender to serve this space. Per the 2021 IBC, one gender-neutral fixture can serve up to 25 people in a business space. With the 2021 IBC this would be compliant, but not with the 2012 IBC.

See Mechanical Section for kitchen and bathroom ventilation.

Glass in Door 100 could not be verified as tempered. This glazing appears to be original to the door and is therefore assumed to be untempered.

Architecture - Accessibility

Per the Americans with Disabilities Act (ADA), the Magazin is required to meet accessibility requirements. Buildings are required to provide a compliant access point to the building entrance, compliant access routes from the entrance to the public spaces and a compliant accessible restroom.

Currently access to the building is via exterior stairs or a gravel path to a ramp. See the Site Section for more information on site accessibility.

To comply with ADA standards, changes in floor level must be no greater than 1/4-inch vertical. A level change of up to 1/2-inch is permitted if half of the rise is beveled with a slope no greater than 1:2. This applies to all changes in height, including thresholds at doors.

Section 404.2.9 of the ADA Standards outlines door hardware requirements as follows:

- *allow on-hand operation*
- *not require tight grasping, pinching, or twisting of the wrist*
- *operate with 5 lbf maximum*
- *be located 34" to 48" above the floor or ground*

The building entrance (Door 100) has an ADA-compliant threshold but does not have adequate clear width (28") nor compliant hardware. Museum spaces inside the building have unlevel floors with non-uniform sloping in multiple directions. See the Structural Section for more information on unlevel floors.

Neither restroom has grab bars, compliant fixtures, nor required clearances.

Non accessible hardware exists throughout

the building with the exception of Door 208 between the Kitchen and Mechanical Room. This door, however has a non-compliant threshold.

Per ADA, common use (non-work) areas used by employees shall be fully accessible, in addition to workspaces. This applies to the Staff Kitchen (109). This space is not served by a compliant access route and does not have compliant fixtures, nor required clearances.

Condition: *Poor*

There is no accessible entrance to the building. Inside, there is no accessible route to public spaces. Restrooms do not meet ADA requirements. Employee areas not used for work purposes are not accessible. The second floor is not accessible. The attic is not accessible.

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Structural

Structural - General System Description

The Russian-American Company Magazin is composed of three main parts: the original Magazin with a small Alcove attached to the west elevation, the Sun Porch and Porch off the south elevation, and the Mechanical Room off the east elevation. The original Magazin is a two-and-a-half-story wooden structure constructed in the early 1800s. It is constructed of a combination of stacked log and wood stud framed walls on concrete and wood-framed foundations. The roof is framed with dimensional lumber while the first and second floors are framed with a combination of logs, dimensional lumber, and larger timbers. The Sun Porch and Porch date to the mid-20th century and are framed with dimensional lumber roof, floor, and foundation walls on a concrete footing. The one-story Mechanical Room added in the 1960s or '70s is framed with wood stud walls, dimensional lumber roof framing, a concrete slab on grade, and reinforced concrete stem wall and footing foundation.

Please note that all dimensional lumber member sizes noted thus (2x6) indicate that the member has nominal dimensions while if noted thus (2" x 6") the actual dimensions are listed. See the descriptions below for further information on each structural system.

Structural - Foundation

The perimeter walls of the Magazin are founded on 10" thick continuous reinforced concrete perimeter stem walls and footings. There is no known drawing documentation of these foundations constructed in the 1970s, so the spacing of reinforcing, exact depth of the footing, and size of the footing are unknown. However, there is photo documentation of the installation of the



Figure 1-345. Southeast corner of the Russian-American Company Magazin. Note the sun porch on the south elevation and the Mechanical Room addition on the east elevation (CBB, 08/24/2021)

concrete foundation confirming that the concrete is reinforced and that there is a footing. The entire crawlspace is lined with plastic sheeting over a soil floor.

Interior timber posts supporting the first floor (as described in the Floor Framing section below) are founded on isolated concrete footings of varying sizes.

The Alcove walls are founded on 2x6 stud walls that extend below grade and bear on a concrete footing.

The Sun Porch is founded on 2x6 stud walls on concrete footings.

The Mechanical Room addition is founded on continuous reinforced concrete perimeter stem walls and footings.

Condition: Fair to Poor

The condition of the Magazin's different foundation systems vary significantly.

Where visible, the perimeter concrete foundations of the main Magazin building and the Mechanical Room are in fair condition showing no signs of widespread distress. However water intrusion from poor site drainage, potentially high water table levels, and generally humid conditions is causing issues that can degrade the concrete. The moisture levels are further increased by the presence of the plastic sheeting which traps moisture against the foundation system. The main issue with the concrete perimeter walls is the presence of efflorescence which is caused by moisture traveling through the walls and depositing salts on the face of the material when the water evaporates. Over time this process can degrade the concrete and accelerate corrosion of reinforcing bars unless the moisture intrusion is remedied or



Figure 1-346. Interior face of the north wood stud foundation wall of the Alcove. Note the water staining and deterioration at the base of the wall (CBB, 08/25/2021)



Figure 1-347. Interior face of the south wood stud foundation wall of the Sun Porch as seen through the plastic sheeting (CBB, 08/24/2021)

slowed.

In Museum I (102) the first floor slopes down to the south and to the west through the Alcove, indicating that differential settlement of the foundation has occurred in this location. This settlement is exacerbated by the deterioration of the Alcove foundation and the hole cut in the log wall to construct the Alcove which created a discontinuity in the wall elevation.

The interior isolated concrete footings are in fair to poor condition. The concrete was deteriorating and disintegrating at the footings that were visible during the site visit. There is little structural integrity left in these isolated footings: the cementitious paste of the footings is disintegrating, leaving behind a pile of aggregate which cannot effectively transfer loads from the building above into the soil. This deterioration is likely caused by the high moisture content of the surrounding soils. Given the type of deterioration observed, it is likely that rising damp from a high water table or a perched water table may be close under the surface of the crawlspace. Many of the footings were covered by the crawlspace plastic sheeting and could not be observed at the time of the site visit. It is assumed that the condition of these footings is equal to or worse than those that could be observed since the plastic sheeting prevents the moisture in the soil from evaporating.

The wood stud foundation walls of the Alcove are in poor condition. Since the bases of the wood elements are below grade and in direct contact with the soil, the moisture in the soil encourages decay fungi to flourish in the wood members. The studs, plates, and exterior sheathing are all water-stained and deteriorating (Figure 1-346). The plastic sheeting lining the entire crawlspace further



Figure 1-348. Deteriorating and disintegrating concrete at the interior isolated concrete footings (CBB, 08/25/2021)

traps moisture against the wood elements.

The portions of the wood stud foundation walls of the Sun Porch that could be observed are in fair condition (the interior faces of the foundation walls are lined with plastic sheeting so could not fully be observed). Because the soil has not encroached on the foundation walls of the Sun Porch as it has at the Alcove, the wood elements are likely in better condition, especially near the tops of the foundation walls. However, given the high moisture levels of the rest of the crawlspace areas and the proximity of the wood elements to soil, the bases of the wood stud walls are likely deteriorating.

Structural - Floor Framing

The first floor of the Magazin is constructed of half-log deck boards spanning between timber beam lines. On the portion of the structure west of the interior log wall, these deck boards span in the east-west direction and are shaved down from 5"± to about 2" thick at the bearing points. East of the interior log wall, the deck boards span in the north-south direction and are approximately 3" thick.

To the west of the interior log wall, the beam lines consist of an original dropped beam that is an 8" to 12" deep and 12" to 16" wide log partial round hewn flat top and bottom. The variation of the log diameters can likely be attributed to the availability and variability of local trees. In the mid 20th century, creosote-treated 5 1/2"x10" timber beams were added below the log partial rounds to continuously support the original beams. Wood shims fill some of the gaps between the original beams and the creosote-treated beams. To the east of the interior log wall, the beam lines are only supported with the creosote treated timber beams and no hewn log beams. These



Figure 1-349. First floor framing of the Magazin west of the interior log wall. Note the deck boards framing to a dropped log beam that is now supported by a continuous dropped creosote treated member (CBB, 08/25/2021)



Figure 1-350. Dropped beam supporting the second floor visible at the dividing wall in Museum I (102) (CBB, 08/25/2021)

dropped beam lines throughout the building are spaced at 5'-6" to 6'-6" and supported on 4x4 pressure treated timber posts spaced at 7'-0" to 8'-0". The posts are connected to the isolated concrete footings with bolted steel angles.

Samples from several first floor framing members were studied microscopically. The floor framing members were determined to be of the Sitka Spruce species. Current-day Sitka Spruce design values were used to evaluate the load capacity of the respective Magazin structural members. Most of the members had some sporadically located grade-limiting defects, such as knots, classifying them as Grade No. 1 to Structural Select for the purpose of analysis.

Per previous documentation, the portion of the second floor to the west of the interior log wall was originally framed with 10" diameter logs spaced at 10'-0" on center spanning in the north-south direction between the tops of the stacked log walls. The documentation indicates that 2x members spanned between the logs and supported the subfloor. In the 1980s, this western portion of the second floor was strengthened by placing 2x12 joists spaced at 16" between the original log joists. A wrapped 5 1/2"x11 1/4" glulam beam aligned with the dividing wall in Museum I (102) was also installed at this time and is supported by 6x6 timber columns that extend down through the first floor to new isolated footings. Note that the draft drawings from this era of construction do not depict what was constructed.

The exact configuration of the second floor framing east of the interior log wall could not be verified due to ceiling and floor finishes. However at an opening in the first floor ceiling near the east wall of the Magazin



Figure 1-351. Timber post supporting dropped second floor glulam beam added in the 1980s as seen from the crawlspace (CBB, 08/24/2021)



Figure 1-352. Second floor beam of the Magazin on the east half of the structure. Note the large hole cut in the beam to allow the piping to pass up to the second floor (CBB, 08/26/2021)

and the entrance to the Mechanical Room, a small area of the second floor framing of the portion of the building east of the interior log wall is visible. The opening is relatively small so precise measurements could not be taken, but it appears that the 1x sheathing boards are supported on 4x4 beams spaced at approximately 3'-0" running in the east-west direction. Based on earlier descriptions of the framing, it is assumed that the 4x4 beams are supported on log beams approximately 7 1/2" in diameter at an unknown spacing that run in the north-south direction. The log beams are supported on large timber beams that are 6" deep and run in the east-west direction. The spacing and width of the large timber beams is unknown. The interior first floor walls are likely acting as bearing walls, supporting the second floor framing on this half of the building. The ceiling finishes are attached to the underside of the large timber beams. This portion of the second floor warrants further investigation which will require the creation of openings in the first floor ceiling finishes or second floor finishes to verify the configuration of the framing.

See the Roof Framing section below for information on the attic joists.

The Sun Porch and Porch floors are framed with 2x6 joists spaced at 24" on center in the east-west direction. The joists span between the east and west foundation walls as well as intermediate dropped 4x10 timber beams spaced at 5'-0" to 9'-0".

The Mechanical Room has a concrete-slab-on-grade floor.

Condition: First Floor - Fair to Poor. Second Floor - Good to unknown.

The first-floor framing of the Magazin is in fair to poor condition. Although the floor



Figure 1-353. Second floor framing cavity of the Magazin on the east half of the structure. Note the 4x4 joists at the top of the cavity and the mold or water staining visible on the wood members (CBB, 08/25/2021)



Figure 1-354. Joists and dropped beams of the first floor of the Sun Porch (CBB, 08/24/2021)

framing in its current condition has adequate capacity for public occupancy, the framing members are deteriorating and, in some cases, inadequately supported.

Many first floor members are deteriorating due to high moisture levels in the crawlspace. The bottom of the posts that are near grade are deteriorating due to attack by decay fungi. Many deck boards and dropped beams are water stained and show signs of active or dormant decay. Mold is growing on some of the wood members as well.

Many first floor framing members have been attacked by wood-eating insects, decreasing the structural integrity of the members. The insects have mostly attacked the original log beams, but they have also started attacking the deck boards. It is unknown if the infestation is active or dormant.

In some locations around the perimeter of the structure, the deck boards were not properly supported on the new concrete foundations when they were installed in the 1970s. Some of these areas (such as the entryway on the south elevation of the building) have been resupported with retrofitted beams, posts, and new foundation elements, but others still remain unsupported.

Across the entire first floor, several deck boards are missing. In these area either the finish floor spans the gaps or flat 2x4s span between the dropped beams. Both of these configurations are inadequate for the live load requirements of the first floor.

The steel angles connecting the posts to the foundations are heavily rusted and have completely corroded away in some locations.

As mentioned above, the first floor of the



Figure 1-355. Deteriorating base of a post supporting the first floor of the Magazin (CBB, 08/25/2021)



Figure 1-356. Deterioration visible on a first floor deck board (CBB, 08/25/2021)



Figure 1-357. Insect damage visible on a first floor dropped log beam (CBB, 08/26/2021)

Magazin slopes to the southwest due to foundation settlement. This situation is complicated by the fact that when the west half of the second floor framing was augmented in the 1980s, the second floor was constructed level.

The second floor is in good to unknown condition. The western portion of the second floor that was previously strengthened has adequate live load capacity for electronic office use.

Because most of the second floor framing to the east of the interior log wall was not visible, a live load capacity could not be assigned to the floor. As mentioned in the description above, the framing members are likely bearing on the interior first floor partition walls that were not originally intended to distribute load to the first floor or foundations. Therefore, these interior partition walls should not be removed or changed until more is known about this portion of the second floor framing.

At the eastern end of the second floor timber beam as seen outside of the Mechanical Room, the large sawed opening created for the piping to extend up to the second floor greatly diminishes the structural capacity of the beam. Also, there appears to be mold growth or water staining on some of the timber members in the second floor cavity caused by high moisture levels in the space.

The Sun Porch floor framing is in fair condition. Although there are no signs of deterioration, the framing does not have adequate live load capacity for its function as a deck accessible to the public.

The concrete slab on grade of the Mechanical Room is in good structural condition.



Figure 1-358. Insect damage visible on a first floor dropped log beam as exhibited by the penetration of the awl into the member (CBB, 08/26/2021)



Figure 1-359. Added dropped beam, posts, and footings to support the previously unsupported floor framing at the south elevation of the structure near the front door (CBB, 08/24/2021)



Figure 1-360. Deteriorating base of first floor post in the crawlspace. Note the corrosion of the steel angle that was intended to connect the post to the foundation (CBB, 08/25/2021)

Structural - Roof Framing

The 12 on 12 pitch gable roof of the Magazin is framed with dimensional lumber members. The main portion of the roof is sheathed with $19/32$ " thick plywood panel sheathing and framed with 2"x8" rafters spaced at an average of 30" on center. On the west half of the structure, the rafter pairs alternate between 2x8s and 4x4s. A fire started on the west end of the attic at some point, after which some of the rafters were sistered with a variety of member sizes. Sometime after the original construction (and subsequent fire), 2x4 collar ties were installed about 5'-0" below the roof ridge at each rafter pair along the length of the structure and 1x gussets of variable depth were added at the ridge at some rafter pairs. At some rafter pairs, an additional collar tie exists above the 2x4 collar ties. These additional collar ties vary in size.

The 2"x6" attic joists are aligned with each rafter pair and act as additional collar ties. The joists are located 11'-3" below the roof ridge. Approximately 2'-0" inboard of where the attic floor joists meet the rafters, 1x6 verticals extend between the rafters and the attic joists, effectively hanging the attic joists from the rafters. 2x4 joists at 30" run in the opposite direction atop the attic joists and support a mixture of intermittent sheets of plywood panel sheathing and 1x board sheathing to provide a walking surface.

The rafters are birdsmouthed to land on a 3"x10" top plate atop the north and south stud framed walls about 3'-0" above the second floor. At almost every other rafter pair, 2"x6" diagonals extend down from the rafters to the second floor framing where it meets the interior walls of the second floor storage areas along the eaves. 1" diameter metal rods extend up from the base of the diagonals to

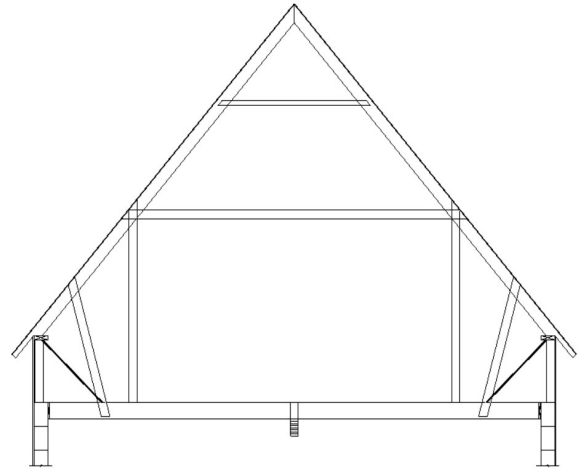


Figure 1-361. Roof framing schematic of the Magazin (CBB, 08/26/2021)



Figure 1-362. Roof framing of the Magazin. Note the rafters, collar ties, and plywood sheathing (CBB, 08/26/2021)



Figure 1-363. Charred 4x4 rafter with sisters (CBB, 08/26/2021)

the interior walls of the second floor storage areas along the eaves.

The gable on the south face of the main gable roof is framed with 2"x6" rafters spaced at 32" (Figure 1-366). The small gable roof dormer on the north aspect of the roof and the hipped roof over the Alcove were not accessible at the time of the site visit due to finishes, however, they are likely framed similarly to the main roof with dimensional lumber rafters and hip beams.

A sample from an original rafter was studied microscopically. It was determined that the rafter is of the Douglas Fir species. Current-day Douglas Fir design values were used to evaluate the load capacity of the structural roof framing members. Most of the members had some sporadically located grade-limiting defects, such as knots, classifying them as Grade No. 1 to Structural Select for the purposes of analysis.

The Sun Porch flat roof framing was not accessible at the time of the site visit due to finishes, however it is likely framed with dimension lumber spanning in the north-south direction between the south wall of the main structure and the exterior beam line.

The Mechanical Room addition has a 12 on 12 gable roof framed with 2x dimensional rafters. The depth of the rafters could not be verified due to the application of plywood on the underside of the roof framing members. This roof is likely sheathed with plywood to match the rest of the structure. The 2x8 rafter ties that also act as the attic floor joists are spaced at 16".

Condition: *Good*

Generally the roof framing is in good condition with only some minor structural



Figure 1-364. Verticals hanging the attic floor joists from the rafters (as seen behind the piping). (CBB, 08/26/2021)



Figure 1-365. Dimensional lumber and steel rod diagonals of the roof framing visible in the storage areas along the eaves of the north and south elevations (CBB, 08/26/2021)



Figure 1-366. Roof framing of the gable dormer on the south facet of the roof. (CBB, 08/26/2021)

deficiencies.

All of the original rafters are charred or blackened by fire exposure. Several rafters at the west end of the building have more severe charring that extends deeper into the wood member. These rafters also exhibit pillowing of the member surface. This extent of damage can weaken the wood members structurally, however, these rafters have previously been sistered. The remaining rafters that are merely blackened in color are structurally acceptable as is. No additional work is necessary.

Some deeper rafter and sister members are racking sideways due to lack of bracing.

In at least one location, the rafters are cut back from the ridge of the roof. Although 2"x4" sisters have been installed at this gap in the framing, these are inadequate to resist the loads required by code.

Several of the verticals that hang the attic joists from the roof rafters are missing.

The attic floor joists only have a live load capacity of 25 psf (see discussion below in the "Applicable Codes & Load Requirements" section). This floor is currently being used for non-residential light attic storage, which has a Code-suggested live load capacity of 80 psf in ASCE 7-10. The attic joists do not have adequate capacity to meet this load suggestion. The attic joists also do not have capacity to support any new mechanical equipment without strengthening measures.

Most of the members are connected to each other with nominal amounts of side nails. This is inadequate for the large lateral loads associated with the site.



Figure 1-367. In one location, the rafters have been cutback from the peak of the roof and sistered (CBB, 08/26/2021)

Where the rafters meet the top plate of the wall, toenails connect the roof framing to the wall framing to resist lateral loads. This is inadequate per Code requirements.

The diagonals and rods found in the eave storage areas have been removed in some locations. These elements are instrumental in making the roof and floor framing work structurally.

The condition of the Sun Porch and Mechanical Room roof framing is unknown, but likely in good to fair condition since no distress is visible from the exterior. The framing condition should be confirmed during the next reroofing campaign.

Structural - Wall Framing

From the foundation up to the first floor, the perimeter walls of the Magazin and the interior wall between Museum I (102) and Museum II (104)/Gift Shop (101) are framed with stacked logs that are hewn flat on both vertical faces and measure 8" to 10" in width. The top faces of the logs are left naturally rounded while the bottom faces are hewn concave to allow a saddle fit between the vertically adjacent logs. The logs vary in height from 8" to 16". Where not long enough to extend from corner to corner, logs are spliced using a horizontal interlocking lap joint with a wedge at the interface (Figure 5 – Wall 01). Previous documentation on the building indicates that the corners of the log structure are connected with dovetail joinery; however, the corner construction could not be verified at the time of the site visit due to the presence of exterior finishes. Although no spikes between the logs were observed, previous documentation indicates that some log spikes are installed. No connections between the original log walls and the newer concrete foundations were observed.



Figure 1-368. Typical log splice found in the first floor walls (CBB, 08/26/2021)

Above the second floor, the walls are framed with 2"x6" studs located under each rafter end or at approximately 30" on center. The connection between the bottom of the stud wall and the top of the log wall is unknown.

After the original construction, vertical board sheathing was installed on the exterior face of the log/stud walls under the horizontal siding.

The Mechanical Room addition is framed with 2x4 wood stud walls.

Condition: Good to Fair

Generally the walls are in good condition. They are performing well and do not show global signs of distress such as racking. However, there are some local areas of structural concern.

No connections between the log walls and the concrete foundations were observed. A positive connection is critical to pass the lateral loads associated with large wind and seismic events from the entire structural system above into the foundations and the surrounding soil below.

Some partition walls are acting as bearing walls without a continuous load path to foundation elements.

The presence and spacing of any spikes or dowels between logs are unknown. These connections are required to transfer lateral shear loads through the walls.

Two door openings were cut into the interior log wall after the original date of construction and there are no dedicated structural elements or connections to keep the portion of the wall between the openings in place (Figure 1-369). Similarly, an opening was



Figure 1-369. Opening created in the interior log wall after the original construction (CBB, 08/25/2021)

cut in the west exterior wall to allow for the construction of the Alcove. The wall logs slope vertically down from the north and south corners to Alcove opening sympathetically with the floor slope which is noticeable in this area.

There are no elements in place to keep the wall from kicking out (creating a hinge in the wall) or to transfer lateral loads between wall assemblies where the wall transitions from stacked log construction to stud framing at the second floor.

The Mechanical Room walls are in good condition showing no signs of distress.

Structural - Lateral System

The lateral force-resisting system (LFRS) of the structure consists primarily of the log and dimensional lumber framed perimeter walls which are stiffened by the wood-framed first, second, and attic floor diaphragms along with the roof diaphragm. The integral dovetail corners of the perimeter log walls and the connection where the interior log wall ties into the north and south walls also provide lateral resistance.

Condition: *Fair*

The LFRS is in fair condition. There is no indication that the system may have been overloaded during a previous lateral event; however, since the last large earthquake at the site, the foundation was updated. Per previous documentation on the building, the Magazin was originally constructed without a specific foundation system; rather the sills supporting the floor boards were placed directly on grade. In the early 20th century, a stacked stone foundation was installed. This was the system that was in place during a 9.2 magnitude earthquake that hit Alaska in 1964. The 1964 Great Alaskan Earthquake

caused an estimated peak ground acceleration of 0.147g compared to the expected site peak ground acceleration of 0.647g^{1.148}. The stones were not mortared together, which essentially isolated the structure from the ground motion. In other words, the wood building above only experienced minimal movement because the stones were able to move independently and absorb the ground movement. Since then, the foundation has been replaced with a concrete stem wall and footing system, which is much more rigid than the stacked stones. The rigidity of the new system coupled with a lack of connections between the system elements could cause issues in a future seismic event.

Although a Code-required LFRS has not been triggered by a change in Risk Category (see further discussion in the Applicable Codes & Load Requirements below), it is best practice to upgrade certain elements of the system to increase the system's resistance to major lateral loads given the change in our understanding of how buildings behave during a lateral event since the original construction date of the building. For example, several Code-required connections between structural elements, such as anchors from the roof framing to the wall framing or the wall framing to the foundation, were not found or could not be verified during the limited scope site visit for this report. See the above building system element descriptions above for further discussion. Additionally, no anchorage of non-structural elements such as bookcases was observed and is required in higher seismic zones.

1.148 Reuben Kachadoorian and George Plafker, "Effects of the Earthquake Of March 27, 1964 On the Communities of Kodiak and Nearby Islands," Geological Survey Professional Paper 542-F. 1967, Washington, DC: Government Printing Office.

Structural - Applicable Codes & Load Requirements

The code references for this assessment include the 2012 International Building Code (IBC), the 2012 International Existing Building Code (IEBC), and ASCE 7-10 Minimum Design Loads for Buildings and Other Structures per the Department of Building Safety for the City of Kodiak. The specific load requirements for the Magazin are based on the type of occupancy and geographical location of the building.

The required floor live load capacity per the 2012 IBC for public use is 100 pounds per square foot (psf) and for office use is 65 psf (50 psf for an office and an additional 15 psf for partition walls). For paper and collection storage, the most appropriate Code-required load is for libraries with a required capacity of 150 psf. Code requires that the Sun Porch/ Porch has a live load capacity of 100 psf.

Both office and public building uses classify the structure as Risk Category II for standard occupancy.

The ground snow load required for the Magazin per ASCE 7-10 is 30 psf. However, the City of Kodiak Department of Building Safety requires a roof snow load of 40 psf with no reductions. Additionally, the Structural Engineers Association of Alaska (SEAAK) has recently completed an in-depth study of the snow loads around the state based on statistical analysis of historical snow data acquired from the Global Historical Climate Network. Their report titled "Alaska Snow Loads for the 2022 Update of ASCE 7", which will be included in the next ASCE 7 code update, indicates a ground snow load in Kodiak of 35 psf. Since this ground snow load is based on historical snow data in the area, it is recommended to utilize a ground snow load

of 35 psf at the Magazin pending approval from the local jurisdiction, the City of Kodiak Department of Building Safety. This ground snow load translates to a flat roof snow load on the structure of 25 psf or a sloped roof snow load of 18 psf per ASCE 7-10 when wind exposure and thermal conditions are considered.

The ultimate design wind speed at the Magazin per ASCE 7-10 Figure 26.5-1B is 165 miles per hour (mph). This is greater than the wind speed required by the City of Kodiak Department of Building Safety of 160 mph, therefore the ASCE 7-10 wind speed governs. The equivalent nominal wind speed is 128 mph. The Exposure Category for the building is C.

The Magazin falls within Seismic Design Category E. The Seismic Design Category is a classification given to a structure that is based on the Risk Category of the building and the severity of the design earthquake ground motion at the site. The earthquake ground motion properties of the site are catalogued by the United States Geological Survey (USGS). The two mapped acceleration parameters for the site per the USGS are short period ($S_s = 1.558 g$) and 1 second period ($S_1 = 0.917 g$). Without site-specific soil testing, site soil conditions are assumed to comply with Site Class D resulting in a Seismic Design Category for the structure of E. This also meets the City of Kodiak Department of Building Safety requirements for a Seismic Design Category of E. This is a relatively high Seismic Design Category that requires seismic-specific detailing to resist lateral forces.

Condition: *Good to Poor*

The live load capacities of the floor systems of the structure are as follows:

- First Floor – 100+ psf
- Sun Porch Floor – 45 psf
- Second Floor, west portion – 65+ psf
- Second Floor, east portion –
indeterminate at this time without further
information
- Attic Floor – 25 psf (maximum)

The first floor framing is adequate for its function as a museum.

The first floor Sun Porch framing is inadequate for its function as a deck with public access.

The western portion of the second floor framing is in good condition and no requirements are necessary for this space to continue in use as office space.

The live load capacity condition of the eastern portion of the second floor framing is in unknown due to the lack of visibility of the second floor framing at the time of the observation visit. Further investigation will be necessary to determine the configuration and live load capacity of this portion of the second floor.

The attic floor framing is in fair condition. Although there have been no catastrophic failures, the floor framing can only handle minimal storage.

The roof framing is adequate for the City of Kodiak and SEAAK snow load associated with the site.

See the Lateral System description above for further discussion on the wind and seismic loads.

As mentioned in the LFRS description above, since there is little to no seismic-specific detailing yet the building is located in a high seismicity zone, it is in the best interest of the building and its occupants to strengthen the LFRS where possible.

Mechanical

Mechanical - General System Description

The existing mechanical system consists of a heating water boiler system with baseboard radiators throughout the building and (1) unit heater located in the crawlspace. The boiler is #2 fuel oil fired (served by fuel tank buried outside of the building) and has a draft inducer fan (Figure 1-370). The boiler was manufactured in 2011. There is currently no cooling system and no mechanical ventilation to the main occupied spaces. There is currently no mechanical ventilation serving the crawlspace.

The boiler expansion tank is supported by pipe fittings only and is not supported via any structure. Figure 1-373

The boiler system combustion air enters via an exterior mounted louver on the North wall of the mechanical room. Figure 1-374

The boiler system has (5) temperature of control zones, each of which has a dedicated pump that operates on a call for heating. It was noted that the zone serving the East side of the first level has no thermostat located in the space. There is no building-level controls system. Figure 1-375

The hydronic piping throughout the building is copper excepting a few areas in the crawlspace where the piping was noted to have been replaced with PEX. The piping is poorly supported in many places throughout the building. The copper piping's exact age is unknown but is assumed to have been installed as part of the 1980 Heating Replacement scope. Figure 1-376

The hydronic piping serving the second level is routed exposed in the storage rooms on the



Figure 1-370. Hydronic System (JSW 8/24/2021)

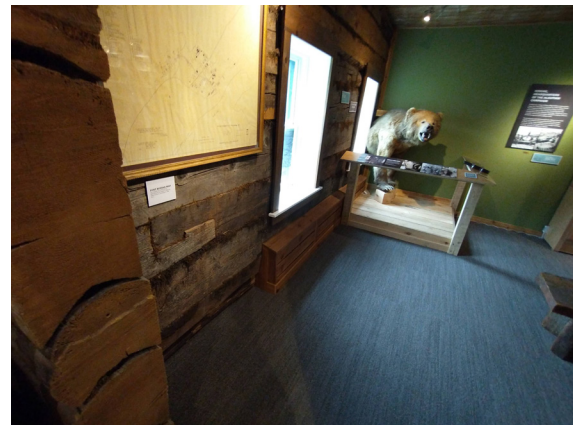


Figure 1-371. Baseboard Radiator in Exhibit Space (JSW 8/24/2021)



Figure 1-372. Boiler Flue Draft Inducer (JSW 8/24/2021)

extremities of the building. Piping was noted to be insulated with elastomeric insulation which is noticeably hard to the touch and corroded automatic air valves were noted on the second level. Piping is uninsulated in the mechanical room. Baseboard radiators on the second level do not have decorative covers. Figure 1-377

Four of the temperature control zones consist of baseboard radiators piped in series. The other temperature control zone consists of a unit heater located in the crawlspace for crawlspace piping freeze protection. Figure 1-379

There is one ceiling mounted exhaust fan in each of the two restrooms. The main level exhaust fan discharges to the building exterior and the 2nd level exhaust fan discharges into the attic space. Figure 1-380

Mechanical - Common to All

Condition: Poor
Needs full new mechanical system.



Figure 1-374. Combustion Air Louver (JSW 8/24/2021)



Figure 1-375. Hydronic Thermostat (JSW 8/24/2021)



Figure 1-373. Poorly Supported Expansion Tank (JSW 8/24/2021)



Figure 1-376. Hydronic Piping In The Crawlspace (JSW 8/24/2021)



Figure 1-377. Second Level Baseboard Radiator (JSW 8/24/2021)



Figure 1-380. Exhaust Fan in First Floor Restroom (JSW 8/24/2021)



Figure 1-378. Hydronic Piping on The Second Level (JSW 8/24/2021)



Figure 1-381. Second Level Restroom Exhaust Into Attic (JSW 8/24/2021)

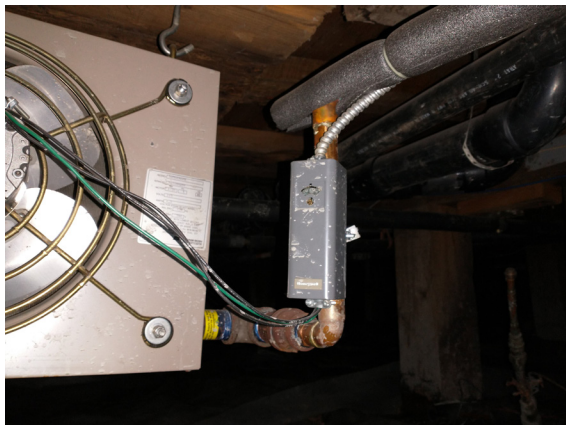


Figure 1-379. Unit Heater in Crawlspace (JSW 8/24/2021)



Figure 1-382. First Level Restroom Exhaust and Vent Out Of Building (JSW 8/24/2021)

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Plumbing

Plumbing - General System Description

The main water line for the building enters in the mechanical and is a combined domestic water/fire service line. The main water line appears to have been replaced in 2009 based on construction photos from that year. The 1" domestic cold water line taps off the side of the water service main and is routed to a pressure reducing valve (PRV).

The water lines throughout the building are a mix of copper and PEX piping. PEX piping serves the more recently installed fixtures (break room sink, first level restroom) while copper piping serves the older fixtures (main distribution, second level restroom). The hot and cold water piping is ½" diameter throughout the building. The majority of the domestic water piping is uninsulated. Figure 1-385

Waste piping in the crawlspace is ABS and appears to be in fair condition. The waste piping in the crawlspace is poorly supported and fittings were noted to be poorly joined in some locations. Figure 1-386

Waste drop from the second level restroom is cast iron where exposed in the Crawlspace. Figure 1-387

Water filters are installed under the break room sink and the second level restroom lavatory. Figure 1-388

Domestic hot water is generated via a side-arm off of the hydronic boiler system. There is no domestic hot water recirculation in the building. Figure 1-389

There are two restrooms (each with a water closet and a lavatory) in the building along



Figure 1-383. Combination Fire and Water Entry (JSW 8/24/2021)



Figure 1-384. Domestic Water PRV (JSW 8/24/2021)



Figure 1-385. Copper to PEX Domestic Water Transition (JSW 8/24/2021)

with a breakroom sink and one exterior mounted hose bibb. Domestic supply piping is routed within the crawlspace to serve the break room sink. There is a floor drain in the mechanical room the piping for which could not be located in the crawlspace. The exact routing of this piping is unknown. Figure 1-390

The building is supplied with #2 fuel oil (diesel) via a 500-gallon tank buried outside of the building that was installed in 1989. The diesel tank only serves the boiler in the mechanical room as there are no other fuel-fired pieces of equipment. Based on the 2004 RSA report, this tank is not believed to be a double-walled vessel. Figure 1-393

Plumbing - Crawlspace waste piping, domestic water PEX piping, first level breakroom sink, first level restroom fixtures

Condition: Fair

Plumbing - All other plumbing lines and fixtures

Condition: Poor

Needs a majority of the plumbing replaced. None of the current fixtures are ADA-complaint. Refer to the Architectural - Accessibility section for additional accessibility-related information.



Figure 1-386. ABS Piping in Crawlspace (JSW 8/24/2021)



Figure 1-387. Damaged Cast-Iron Waste Pipe (JSW 8/24/2021)



Figure 1-388. Second Level Lavatory Filter (JSW 8/24/2021)



Figure 1-389. Domestic Hot Water Mixing Valve (JSW 8/24/2021)



Figure 1-392. Second Level Restroom Fixtures (JSW 8/24/2021)



Figure 1-390. PEX Piping Down in Restroom Wall to Crawlspace (JSW 8/24/2021)



Figure 1-393. Fuel Tank Location (JSW 8/24/2021)



Figure 1-391. First Level Restroom Fixtures (JSW 8/24/2021)

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Fire Protection

Fire Protection - General System Description

The existing fire protection system is a dry-pipe system consisting of a 6" combined fire/ domestic water entry, double check backflow preventer, compressor, and steel piping with Victaulic fittings for large piping and threaded fittings for smaller piping.

Fire sprinkler heads in the enclosed porch are fully recessed with white cover plate. Fire sprinkler heads in the exhibit area of First level are fully recessed with brown cover plates. Fire sprinkler heads in the tin ceiling are fully recessed with white cover plates. Fire sprinkler heads on the Second Level are pendant type and either exposed or installed in ceilings with white escutcheon rings. Fire sprinkler heads in the attic are exposed pendant-type heads. Figure 1-396

Fire Protection - Piping and equipment

Condition: Good

System type needs reconsideration to protect historic artifacts and exhibits during a fire event. The system should be protected in the event of any rehab work.



Figure 1-394. Fire Suppression Equipment and Water Entry (JSW 8/24/2021)



Figure 1-395. Compressor for Dry Pipe Fire Protection (JSW 8/24/2021)



Figure 1-396. Fire Sprinkler Heads in Porch (JSW 8/24/2021)



Figure 1-397. Exhibit Area Fire Sprinkler Heads (JSW 8/24/2021)



Figure 1-400. Second Level Exposed Fire Sprinkler Head and Pipe (JSW 8/24/2021)



Figure 1-398. Tin Ceiling Fire Sprinkler Heads (JSW 8/24/2021)



Figure 1-401. Attic Fire Sprinkler Heads and Piping (JSW 8/24/2021)



Figure 1-399. Second Level Fire Sprinkler Heads (JSW 8/24/2021)

Electrical

Electrical - Infrastructure

The existing service is underground 120/240V, single-phase, fed from a pad mounted utility transformer and Kodiak Electric Association meter #99086244. The utility transformer is located on the southeast side of the building and the utility meter and service entrance is located on the northeast side of the building, approximately 100 ft away from the meter.

The main electrical panel, Panel A, is in the Mechanical Room on the South Wall. Panel A is a 225A MLO (main lug only) panel. Required clearances in front of the electrical equipment appear to be met.

Panel B is located on the second floor. It is a 100A panel.

The electrical gear was all updated in 2008. Grounding was visible at the main service entrance.

Condition: Good

The electrical panel and distribution equipment is generally newer and in good working condition. Panels appear to have some bussed space available.

Electrical - Branch Circuits

Many of the branch circuits are routed using exposed MC cable, rather than conduit.

Condition: Fair

Cabling appears to be in good condition or recently installed.

Electrical - General Power Outlets and Equipment

Electrical devices are grounded and appear to be in generally good condition.



Figure 1-402. Utility Transformer (JSW, 8/25/2021)



Figure 1-403. Panel A (JSW, 8/25/2021)



Figure 1-404. Panel B(JSW, 8/25/2021)

In the main exhibit space, power is routed at the floor for the exhibits, which were added in 2019. There is also power for a projector at the ceiling, which is used for lectures. No electrical outlet was observed in the first-floor or second-floor restrooms.

On the second floor, in the open office area, floor boxes were observed throughout. Extension cords were also being used for power to desks, copiers, and printers. There is also power for a projector at the ceiling. On the exterior of the building, one weatherproof, GFCI-protected duplex receptacle was observed.

Condition: Fair

Devices appear to be functional and in reasonable condition.

Electrical - Lighting Systems

Fixtures on the first floor appeared to be mostly traditional sources (non-LED). Surface-mounted lantern-style fixtures, which have been re-lamped with LED lamps, were observed on the Porch and in the Sun Porch. Staff reported some issues with these replacement lamps burning out within one year of being replaced.

Newer, surface-mounted LED fixtures were observed throughout the upper levels. In the Kitchen area and some of the restrooms, it appears that an attempt was made to find fixtures that appear historic, but all of them are modern.

Throughout the building, there is a cable track lighting system (installed around the 1990's) utilized in the Museum spaces. Track heads contain MR16 lamps. The heads are supported by two live power cables, which can cause a shock if both sides are touched simultaneously. The system is suspended



Figure 1-405. Track Lighting (JSW, 8/25/2021)

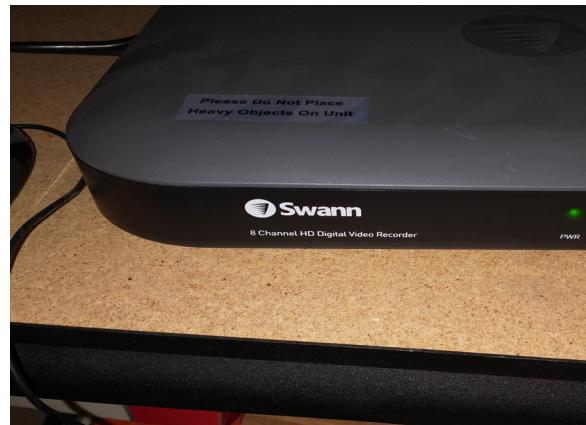


Figure 1-406. Security Recorder (JSW, 8/25/2021)

from a historic ceiling. A fire was reported to occur because of a malfunction with a portion of this track lighting system. This portion was later replaced with the same system.

Standalone emergency lighting units (“frogeyes”) were observed throughout the building. Coverage appeared adequate. Exit signs were observed throughout the building, but coverage did not seem adequate in all areas.

On the exterior of the building, grade-mounted LED flood lights with very large heads, mounted on a concrete base were observed. These fixtures were added as a means of ‘security lighting’ and are aimed at the building. They are not dark-sky complaint and have not alleviated the security concerns. At the back of the building, three wall-packs, mounted under the eave, were observed.

Electrical – Telecommunications

The telecom pedestal is located outdoors, adjacent to the electrical transformer. The service is routed underground to the building, and it could not be verified whether it is fiber or copper.

A wall-mounted IT rack with three patch panels, 8-port switch below, and WiFi router on top of rack was observed in the 3rd floor Attic I space.

Staff primarily uses wi-fi and reported some connectivity issues.

Condition: Fair

It is unclear if the connectivity issues are related to the wi-fi router or the telecommunications system.

Electrical - Fire Alarm

Building has a fire alarm system. Pull stations

and notification devices were observed throughout the building. Smoke detectors were observed throughout the 3rd floor collections in Attic.

Condition: Good

The coverage and functionality of the existing fire alarm system appear adequate.

Electrical - Security

There are approximately six security cameras – two exterior and four interior. The cameras record video, but there is no live/active monitoring. Staff reported concerns that coverage may not be adequate and concerns with transient population sleeping on the porch and behind the property in the bushes along the West side of the building. No access control system currently exists.

Condition: Fair

Security camera coverage could be improved. Access Control or Intrusion could be considered.

Electrical - Lightning Protection System

No Lightning Protection system was observed at this building.

Condition: N/A

No existing system.

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PART 2: Treatment and Use

Treatment Overview

Presented after the Existing Conditions and Condition Assessment, the treatment section presents recommendations for the repair, protection and stewardship of the Russian-American Company Magazin. Treatment recommendations are founded on review of historic documentation, assessment of existing conditions, current and proposed building use, and application of the Secretary of the Interior's Standards as they apply to the treatment of historic buildings. Three options for use have been developed for the building, which inform treatment options. One-to-three treatment options are provided for each element addressed.

Treatment Priorities

Treatment priorities are classified as one of three options:

- Critical
- Serious
- Minor

A Critical Deficiency of a feature or elements exists where:

- There is advanced deterioration that has resulted in failure of the building feature or element or will result in its failure if not corrected within 2 years, and/or;
- There is accelerated deterioration of adjacent or related building materials as a result of the feature or element's deficiency, and/or;
- There is a threat to the health and safety of the user.

A Serious Deficiency of a feature or element exists where:

- There is deterioration that if not corrected within 2 to 5 years will result in the failure of the building feature or element, and/or;

- A threat to the health and/or safety of the user may occur within 2 to 5 years if the deterioration is not corrected, and/or;
- There is deterioration of adjacent or related building materials and/or systems as a result of the deficiency of the feature or element.

A Minor Deficiency of a feature or element exists where:

- Standard preventative maintenance practices and building conservation methods have not been followed, and/or;
- There is a reduced life expectancy of affected or related building materials and/or systems, and/or;
- There is a condition with long-term impact beyond 5 years.

Part 2 Organization

This overview begins with an explanation of the Treatment Priority rating system used throughout Part 2. After this overview follows a discussion of treatment recommendations for each of the elements described and assessed in Part 1, again arranged by discipline.

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Treatment Recommendations and Alternatives

General

The recommended treatment for the Magazin is rehabilitation. This allows for altering a building to adapt to changing or continuing uses while preserving the historic character. The building use has remained the same - museum exhibits on the first floor and museum collections storage on the second floor - since the City of Kodiak purchased the building in 1972.

Currently the majority of the building is in a similar configuration to the layout, and in many cases the finishes of the building, during the Erskine era. Museum Room I and Museum Room II have had the more modern wall and ceiling finishes removed to return those spaces to what they may have looked like in the years when the building was a Magazin. Treatments within this report continue this approach to the finishes throughout the building.

The three proposed future use options are provided, based on discussions during the site visit to provide information for the Kodiak History Museum and the City of Kodiak as they consider future use options for the building. Any recommended treatment which is necessary regardless of which Option is selected, is presented at the beginning of treatment recommendations for each element. Work which differs by Option listed below, follows after these baseline recommended treatments.

Option A - Retain Current Use

First floor: Retain current use as museum exhibits
Second floor: Retain current use as museum offices and collections
Attic: Not used - collections removed
Mechanical addition: Retain current use

Option B - Relocate Collections

First floor: Retain current use as museum exhibits
Second floor: Remove collections and relocate to another facility. Current museum offices use is retained
Attic: Not used - collections removed
Mechanical addition: Retain current use

Option C - Relocate Collections and Mechanical

First floor: Retain current use as museum exhibits
Second floor: Remove collections and relocate to another facility. Current museum offices use is retained
Attic: Not used - collections removed
Mechanical addition: Remove addition and construct a small dedicated mechanical building on the site for relocation of mechanical equipment

Option D - Reconstruct Addition

A fourth option for treatment and use emerged during the site visit. This option would be similar to Option C in building use and removal of the existing mechanical addition. The fourth option would reconstruct the historic addition at the northeast corner based on photographs. This addition would be larger than the current and could contain dedicated mechanical space, an accessible entry, and an accessible restroom. Another possible use would be accessible workspace for KHM staff.

Construction of an historically sympathetic addition or additional building on the site was discussed with the City of Kodiak during the August 25, 2021 Stakeholders Meeting (minutes included in Appendix G). It was expressed that the city would be amenable to a new small shed or mechanical

enclosure on site but not to a new building within the tsunami inundation zone. Based on this feedback, the fourth option was not developed in this HSR.

Recommended Future Studies

It is recommended that the following future studies be conducted prior to commencement of work. Proper precautions and considerations should be taken according to the study findings. This list is also provided at the beginning of the report, in the Executive Summary and Administrative Data Section.

- Cultural Landscape Report (CLR): This should provide a broad understanding of the area to be referenced for further guidance related to site development and the cultural landscape.
- Hazardous Materials Assessment: Any finishes to be impacted by work should be tested prior to initiating work.
- Entomological Testing: Wood structural members impacted by insect infestation should be further investigated by an entomologist to determine species and status of infestation.
- Site Survey: Current topography and utilities locations should be identified to inform re-grading for drainage and future projects.
- Geotech: Investigations of soils should be conducted to inform structural work at the foundation.
- Code and Life Safety Study: Once a treatment and use option is determined, a full code study should be conducted using applicable building codes at that time.
- ADA Study: Recommend additional study of space layouts to provide ADA requirements for both visitors and KHM staff. This would include consideration for a compliant building entry, access routes to restrooms, public spaces, staff work

spaces, and common use areas used by employees.

- Exhibit Accessibility Study: Recommend a focused study with an exhibit design team to provide opportunities for equal access.

Critical Treatment Items

Discipline	Critical Item	Treatment	
Site	Overall Rehabilitation	Establish positive drainage away from the building.	
	Accessibility	Modify the gravel walkway from the primary entrance to the parking area to provide ADA complaint parking, access route, and an accessible ramp at the primary entrance.	
		Ensure walkway widths, surfacing, handrails, landing, and resting areas meet current ADA requirements.	
Architecture	Roofing System	Full replacement of the roofing system and associated gutters and downspouts.	
	Exterior Walls and Trim	Select replacement of deteriorated siding boards, trim, and fascia. Investigate nail corrosion and repair according to extent of corrosion. Remove and replace foundation vents.	
	Exterior Windows	Provide storm windows where missing.	
	Attic Interior Finishes	Limit access and discontinue storage use.	
	Code and Life Safety		Conduct a full code study once a treatment and use option is determined. Modify Door 100 to provide a code compliant exit.
			Option A: Provide and maintain adequate egress routes for employees by reducing storage capacity.
			Options A and B: Reduce first floor occupancy to 29.
			Option C: Modify Door 108 to provide a code compliant exit with the removal of the Mechanical Addition.
	Accessibility		Conduct an in-depth accessibility study once a treatment and use option is determined.
			Provide an accessible entry/exit at one of these three locations: Door 100, Doors 103A and 103B, Door 108.
			Provide accessible lever-style hardware at Door 100.
			Provide an accessible restroom with compliant clearances and fixtures on the first floor by modifying Restroom 107 or constructing a new restroom on-site. Provide accessible lever-style hardware at Door 107.
			Modify Staff Kitchen 109 to provide an accessible employee break area. This includes provision of compliant clearances and fixtures.
If staff workspaces are to remain in the building, accessible accommodations are required.			

Structural	Foundations	Provide ventilation and dehumidification of the crawlspace per the Mechanical Section.
		Conduct foundation repairs as outlined in this section.
	Floor Framing	Hire an entomologist to identify insect causing wood damage and determine active or inactive infestation. Remove and replace impacted material.
Conduct floor framing repairs as outlined in this section.		
	Wall Framing	Hire a structural engineer to design stabilization of interior log wall.
Mechanical	Common to All	Provide ventilation and dehumidification of interior spaces and reconfigure the existing hydronic heating system as outlined in this section.
Electrical	Lighting	Investigate branch circuit wiring for fixtures to provide correction to premature lamp burnout. Replace existing cable track lighting system to reduce the risk of shock and/or fire.

Site

Site - General Description

The Magazin retains the historic character of the period of significance. This includes its siting on the rise overlooking St. Paul Harbor and its relationship to the harbor and historic center of Kodiak.

The recommended treatment is to rehabilitate the site to ensure the preservation of the Magazin landscape and to provide an ADA route to the building by modifying existing walkways.

Site - Overall Rehabilitation

Priority: *Serious*

The following actions describe site rehabilitation for the Magazin.

- Protect natural and cultural resources.
- Consider a cultural landscape report for the Magazine to document the development of the historic landscape, existing conditions and character defining features of the historic landscape, and provide guidance on the preservation, maintenance, and treatment of the cultural landscape.
- Preserve views to the Magazin from the harbor and throughout Kodiak.
 - Consider historic views and when replacing or determining locations of new trees.
 - Prune and/or do not replace trees to maintain and reestablish views to the harbor.
- Repair gravel walks and parking areas. Eliminate ruts and potholes and provide a compacted surface. Consider porous surfacing to promote infiltration.
- Repair the setting to reflect its appearance during the period of significance, characterized by a stone rubble wall and wood and wire fence.
 - Consider replacing the existing concrete block wall, concrete steps and steel railing with features characteristic of the period of significance when the existing features need repair.
 - When replacement is required, install a stone rubble wall with a wood and wire fence, designed to be similar but not replicative of the features present during the period of significance. Use locally sourced stone, set in coursing and patterns reflected in the original craftsmanship.
 - Consider further research to confirm materials, alignment, and extent of features. Preserve and maintain the open lawn surrounding the Magazin.
- Preserve existing trees. Perform pruning and thinning to maintain tree form and health. Consider historic views and spatial patterns when replacing or determining locations of new trees.
- Base new garden location and species selection on historical research. Ensure positive drainage away from building.
- Allow small scale features that facilitate contemporary functions—trash cans, interpretive signage, site identification signage, benches, and picnic tables.

- Ensure placement does not detract from the historic setting, is subordinate to the Magazin, establishes the Magazin as the focal point of the site, and does not diminish or obstruct historic views.
- Provide and maintain non-contributing operational features that provide a needed function—fuel tanks, fire suppression, electrical panels.
 - Ensure the placement of new infrastructure does not detract from the historic setting and does not diminish or obstruct view or vistas.
 - Ensure new infrastructure does not negatively interrupt the visitor experiences—e.g. views and sounds.
 - Ensure infrastructure is of a scale, material, and color that harmonizes with the historic setting and aesthetic.
- Provide architectural and security lighting.
 - Design lighting to be compatible with the character of the historic setting, placing fixtures to be unobtrusive and protecting important views and vistas.
 - Design lighting to be unobtrusive, ensuring fixtures, conduit, and power sources are carefully placed so they are not visible during daylight hours.
- Consider new buildings (e.g. mechanical building or ADA compliant restrooms) in previously developed areas / approximate locations of non-extant buildings and structures.

- Locate buildings outside of views to primary facades of the Magazin.
- Ensure placement does not detract from the historic setting or obstruct historic views.
- Locate new buildings to be subordinate to the Magazin.
- Ensure ADA access to restroom.

Site - Drainage

Priority: Critical

The following describes actions necessary for positive site drainage.

- Establish positive drainage away from the building.
- Remove foundation plantings. Ensure positive drainage away from building.

Site - Accessibility

Priority: Critical

Improvements to existing pedestrian and vehicular circulation features will provide an ADA route into the Magazin.

Parking and walkways do not meet ADA slope, landing, and surface requirements. Existing handrails are not ADA compliant. The following actions describe ADA parking and access into the Magazin.

- Modify the gravel walkway from the primary entrance to the parking area to provide ADA compliant parking, access route, and an accessible ramp at the primary entrance.
- Ensure walkway widths, surfacing, handrails, landing, and resting areas meet current ADA requirements.

Architecture

Architecture - Roofing System

Priority: *Critical*

The roofing system is in poor condition and nearing the end of useful life. Gutters and downspouts are historically incompatible and are not adequately performing. A full replacement of the roofing system and associated gutters and downspouts is recommended.

Remove all roofing and associated flashing, underlayments, and accessories. Remove gutters and downspouts.

No staining was observed at the underside of sheathing at the main roof or mechanical addition. Sheathing at the porch and alcove roofs was not accessible for inspection. However, past leaks have been reported at the Sun Porch and Alcove.

With roofing removed, examine sheathing for damage. Where deteriorated, remove and replace in kind as well as any framing members that are found to be deteriorated. Assume 25% replacement at porch roof and complete replacement at the alcove roof.

At sloped roofs, install new Class B roofing assembly to include underlayment, breather strips, shingles and flashing. Shingles to be cedar, 18-inches in length with five-inch exposure. Consider using pressure-impregnated preservative treated cedar shingles to prevent moss and mildew buildup. Provide pre-finished metal flashing with a high-performance finish. No zinc strips to be re-installed.

The 2012 IBC identifies three ratings for fire-resistive roofing assemblies. From most to least resistive, these ratings are: Class A, Class

B, and Class C. Class B assemblies are defined in section 1505 as: *those that are effective against moderate fire-test exposure. Class B roof assemblies and roof coverings shall be listed and identified as Class B by an approved testing agency.*

New roofing assemblies to include an ice barrier underlayment extending “from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building,” per section 1507 of the 2012 IBC.

Install pre-finished metal step flashing where the alcove roof meets the building to prevent water infiltration at joint.

At the porch roof, install new low-slope roofing assembly. Provide tapered insulation to drain towards scuppers. Reglet and counterflashing should be removed and new installed. Sealant should be installed at the skyward facing joint at top of reglet. This joint should be inspected annually and maintained.

See the Mechanical Section for ventilation recommendations. Remove and replace in-kind soffit vents, paint to match soffits.

Although the building did not historically have gutters, it is recommended that gutters and downspouts be installed to protect the building. Gutters and downspouts should be historically compatible and appropriately sized. Six-inch galvanized half-round gutters are recommended. Ensure that gutters slope towards downspouts. Provide downspout extensions to direct drainage away from the building. Coordinate with site work to ensure water drainage continues out through the site and not back toward the building.

Architecture - Exterior Porches

Priority: *Serious*

Deteriorated wood was observed at the base of the west-most column, directly west of the entry steps. Damage appears to be limited to the sill atop which the column sits. Further investigation is recommended to determine extent of moisture damage and wood rot. Remove and replace deteriorated material in kind. If the column is deteriorated, it should be fully-replaced in kind.

Lightly sand and repaint wood columns, ceiling, and soffit at the porch.

If and when historically incompatible window boxes are no longer used or desired, removal is recommended. Sand and repaint finishes where impacted by attachments.

If the modern bronze historic designation plaques are removed from the face of the building, they should be reinstalled on the site in a manner that does not detract from the historic character.

Gently clean redwood decking to remove bio-growth. Consider applying a bio-inhibiting coating to prevent future growth.

Architecture - Exterior Walls and Trim

Priority: *Serious*

Historic redwood siding is largely intact and only requires select replacement of boards. Secure loose boards. Gently sand and repaint all siding boards. After sanding, inspect boards for damage below missing downspout and replace in kind where deteriorated. Replace any boards with cracks which extend through board. Estimated 5% replacement. Coordinate wall repairs with alcove roofing work for installation of flashing.

Rust at nail heads has leached through the

paint. Recommend careful investigative removal of a few boards to determine extent of the nail corrosion and decay of concealed wood elements. If the full section of the nails have corroded at the face of the log wall, retaining siding in place may be trapping additional moisture against the log walls. If the nails are inviable and contributing to greater deterioration of historic elements, they should be replaced with galvanized or stainless steel fasteners with care to protect historic wood cladding.

If nail corrosion is found to be limited to the heads, a minimally invasive repair should be pursued. This may include sanding nail heads to remove paint and rust, followed by the application of a rust-inhibitive primer to nail heads prior to repainting the siding.

Most trim and fascia only needs to be refinished. Deterioration is observed at elements with the greatest exposure. Sand and repaint trim and fascia, replace deteriorated elements (estimate 25%) in kind. Sand and prime nail heads at trim and fascia as described above. It is recommended that fascia be treated in conjunction with roof and gutter treatment.

Remove painted cement board skirting at the porch and alcove foundation. This material is historically incompatible and in poor condition. See Site section for grading recommendations. Provide new historically-compatible skirting of horizontal boards. Boards to be of a rot-resistant wood species, painted with a marine-grade coating. The exact sizing of the historic skirting boards is unknown, but appears to have a 5-inch exposure in historic photographs. This should be studied more closely to inform selection of new boards.

Remove and replace foundation vents. See Mechanical section for crawlspace ventilation recommendations. New vents are to be painted white.

Option C:

After removal of the Mechanical Addition, repair or replace in kind previously concealed damaged materials. Provide redwood siding assembly with proper flashing and drainage to the exterior to match the historic siding. Provide historically compatible trim. Paint siding and trim to match existing.

Architecture - Exterior Window Trim

Priority: *Serious*

Gently sand and repaint window trim in conjunction with other exterior painting. Few window trim elements are deteriorated and require replacement in kind (estimated 10%).

The sill and casing at Window 30 is deteriorated and should be removed and replaced in kind. Once removed, inspect wall cavity and surrounding materials for water intrusion. Replace in kind any materials found to be deteriorated. Provide flashing and sealant below the sill.

Architecture - Exterior Windows

Priority: *Critical and Serious*

Provision of storm windows where missing is of critical priority. Other window recommendations are of serious priority.

Glazing is intact at all windows. Although windows were historically operable, it is not desired by Kodiak History Museum that they be returned to an operable state to protect the exhibits and collection materials within the building.

Where storm windows are missing (Windows 28 and 34), some weathering of paint and



Figure 5-1. Historic twelve-lite storm windows along north facade. (Kodiak History Museum, ca. 1970s)

glazing putty has begun to occur and will continue without a storm. Gently sand and repaint wood elements at these two windows. Replace any loose or cracked glazing putty. Construct historically compatible wood-frame storms with twelve lites, arranged in a six-over-six pattern for these two windows.

When existing storms near end of life and are replaced, historically compatible twelve-lite storms should be constructed for Type D windows.

Provide a historically compatible twelve-lite storm at Window 33 to replace the existing incompatible aluminum storm.

Provide historically compatible wood-frame storms to replace existing incompatible aluminum storms at the following windows: 13, 14, 15, 16, 30. Where historic documentation cannot be located to inform the historic storm window configuration, design storms to be historically compatible with the window sash and building character.

Lightly sand and repaint wood elements at Windows 05 and 06. If built-in bench seating

is retained, historically-sympathetic storm windows with tempered glazing should be installed on the Sun Porch side of the room to protect occupants and the sash.

Lightly sand and repaint wood frame and muntins at all Type F windows (07, 08, 09, 10, 11, 12). Gently remove and replace loose or cracked glazing putty (estimated 10%).

Study options for compatible storm sash (exterior or interior) at the Type F windows at the Sun Porch to improve thermal performance in that space without detrimental impact to the window character.

Install UV blocking window shade at interior of Window 31 to protect collections.

Architecture - Exterior Doors

Priority: *Serious*

Door 100

Remove the historically incompatible brass door knocker and all abandoned attachments on the door and frame. Gently sand and repaint the door panel at interior and exterior.

See the Architecture - Accessibility section for additional recommendations.

Door 103B

Remove historically incompatible exterior storm. Provide a historically sympathetic storm door to retain the desired function of the existing storm.

Gently sand and repaint door at interior and exterior.

See the Architecture - Accessibility section for additional recommendations.

Architecture - Interior Windows

Priority: *Minor*

Replace cracked glazing in kind.

Architecture - Interior Doors

Priority: *Critical*

Remove abandoned historically incompatible attachments. Sand and repaint to match any marks from attachments.

Doors 103A and 107

See the Architecture - Accessibility section for hardware modification recommendations.

Option C:

See the Architecture - Accessibility Section for recommendations for Door 108.

The 1985 Carolyn Erskine floor plans indicate that Door 201B did not exist during the period of significance. Unless it can be determined to the contrary, this door and the surrounding frame should be removed and infilled at both the exterior and interior. Provide finishes to match existing.

Architecture - First Floor Interior Finishes

Priority: *Minor*

Repair all finishes impacted by structural, mechanical, and electrical work. All new electrical conduit shall be concealed and not surface mounted to the greatest extent possible. Remove attachments, conduit, and pipes belonging to abandoned systems, per Mechanical, Plumbing, Electrical, and Fire Protection Sections. Patch finishes at affected surfaces.

Historic log walls shall be protected and not be impacted, except as required for structural work and at the north wall of Museum II (104).

Maintain rodent control measures

throughout.

Entry (100)

When use of modern coat hangers is discontinued, they should be removed along with other modern attachments on the walls. Patch and repaint wall finishes where affected by attachments.

Gift Shop (101)

No additional recommendations beyond typical first floor recommendations, above.

Museum I (102)

Water intrusion has been reported in past years at the alcove roof. Water staining was observed on the ceiling finish. Investigative removal of the ceiling finish is recommended to identify water damaged material. Repairs should be made in conjunction with, or immediately after recommended Roofing System treatment. Recommend gently cleaning ceiling surface and replacing any deteriorated material in kind. Paint ceiling finish after work is completed.

If at a future date the upstairs restroom is removed, the associated plumbing chase which runs vertically in the north end of Museum I should be removed. It is recommended that an alternative route for the plumbing be explored in conjunction with future exhibit redesign so as to relocate the chase.

Sun Porch (103)

Sand and repaint the ceiling and walls.

See window recommendations for glazing protection at Windows 05 and 06.

Museum II (104)

Remove and replace the previously-replaced bottom log in conjunction with structural

work. The new log should be hewn flat in profile, in a manner and species compatible with the historic log wall. See Structural Section for recommendations relating to materials impacted by insects.

Hall (105)

Remove historically-incompatible dropped ceiling and modern trim. Repair or replace in kind any damaged gypsum wallboard and battens previously concealed. Paint to match existing finishes.

Where feasible, remove suspended ceiling and restore original ceiling finish. Where necessary to conceal systems, install a painted gypsum board finish below the original ceiling or a dropped ceiling with a smooth finish and homogeneous coloration.

Pantry (106)

See Architecture - Interior Windows Section for treatment of window.

Restroom (107)

When flooring is replaced in the future, a historically compatible material, such as a linoleum or sheet vinyl, should be used. A historically sympathetic pattern and coloring should be used.

It is anticipated that a dropped ceiling will be necessary to conceal systems. Remove the existing incompatible dropped ceiling. Install a painted gypsum board finish below the original ceiling or a dropped ceiling with a smooth finish and homogeneous coloration.

See the Architecture - Accessibility Section for recommendations.

Kitchen (108)

Remove gypsum board and wallpaper on the west wall. Repair or replace in kind any

damaged gypsum wallboard and battens previously concealed.

When flooring is replaced in the future, a historically compatible material, such as a linoleum or sheet vinyl, should be used. A historically sympathetic pattern and coloring should be used. Images from the Fields Family occupation indicate homogeneously-colored linoleum in this room.

Where feasible, remove suspended ceiling and restore original ceiling finish. Where necessary to conceal systems, install a painted gypsum board finish below the original ceiling or a dropped ceiling with a smooth finish and homogeneous coloration.

Option C:

With the removal of the Mechanical Addition, Door 108 becomes an exterior egress door. See the Architecture - Accessibility Section for recommendations.

Staff Kitchen (109)

When flooring is replaced in the future, a historically compatible material, such as a linoleum or sheet vinyl, should be used. A historically sympathetic pattern and coloring should be used. Images from the Fields Family occupation indicate homogeneously-colored linoleum in this room.

Where feasible, remove suspended ceiling and restore original ceiling finish. Where necessary to conceal systems, install a painted gypsum board finish below the original ceiling or a dropped ceiling with a finish in keeping with the historic character of the building.

See the Architecture - Accessibility Section for recommendations relating to accessibility.

Mechanical Room (110)

Options A and B:

Current use is retained. See Mechanical Section for equipment recommendations.

Option C:

Remove Mechanical Addition with care to protect adjacent materials and finishes. Construct stand-alone outbuilding on-site for relocation of mechanical equipment. See Mechanical section for additional recommendations. Coordinate location of new, small mechanical building with the site recommendations.

Museum III (111)

Remove plywood on north wall. Repair or replace in kind any damaged gypsum wallboard and battens concealed behind the plywood. Paint to match existing finishes.

Where feasible, remove suspended ceiling and restore original ceiling finish. Where necessary to conceal systems, install a painted gypsum board finish below the original ceiling or a dropped ceiling with a smooth finish and homogeneous coloration.

Museum IV (112)

Warped finishes near Window 01 are understood to be the result of past water intrusion that is no longer active. It is not recommended that these historic finishes be repaired based on current observations.

Where feasible, remove suspended ceiling and restore original ceiling finish. Where necessary to conceal systems, install a painted gypsum board finish below the original ceiling or a dropped ceiling with a finish in keeping with the historic character of the building.

Architecture - Second Floor Interior Finishes

Priority: *Minor*

Repair all finishes impacted by structural, mechanical, and electrical work. All new electrical conduit shall be surface mounted where it cannot be concealed by finishes. Patch finishes at affected surfaces.

Remove attachments, conduit, and pipes belonging to abandoned systems, per Mechanical, Plumbing, Electrical, and Fire Protection Sections. Patch affected finishes. Painted wood finishes should be sanded and painted to match existing.

Access to under-eave storage spaces at the north and south perimeter shall be limited and collection storage use of these spaces discontinued.

Option A:

If collections remain in the building, a properly conditioned space for their storage should be provided. In coordination with Mechanical Recommendations, a fully-sealed and separately conditioned room should be constructed within one of the second floor rooms. This would include new wall, ceiling, and floor assemblies. Selection of a space for this should be based on Structural Recommendations and further programming study.

Stair Hall (200)

Remove plywood patches on the ceiling. Repair or replace in kind previously concealed or missing ceiling boards.

Sand and refinish wood stair rail where worn.

Collections I (201)

Remove historically-incompatible dropped ceiling. Repair or replace in kind any damaged or missing ceiling boards.

Eunice (201A)

Use of this space for collection storage should be discontinued.

Mechanical Attic (201B)

Options A and B:

It is recommended that access to the space be limited and use for storage discontinued.

Option C:

Repair finishes impacted by removal of the Mechanical Addition as noted.

Collections II (202)

Remove historically-incompatible dropped ceiling. Repair or replace in kind any damaged or missing ceiling boards.

Anjuli (202A)

Use of this space for collection storage should be discontinued.

Collections III (203)

Remove plywood patches on the ceiling. Repair or replace in kind previously concealed or missing ceiling boards. Paint to match existing. To help conceal systems and retain the character of the space, other compatible ceiling finishes or soffits may be considered during design. This could be a painted gypsum board finish below the original ceiling.

Ellen (203A)

Use of this space for collection storage should be discontinued.

Storage (204)

Use of this space for collection storage should be discontinued.

Office I (205)

Remove plywood boards at the ceiling. Repair or replace in kind previously concealed

or missing ceiling boards. Paint to match existing.

Storage (205A)

Use of this space for collection storage should be discontinued.

Storage (205B)

Use of this space for collection storage should be discontinued.

Office II (206)

Remove plywood boards at the ceiling. Repair or replace in kind tongue and groove ceiling boards where damaged or missing. Paint to match existing finishes.

Staff Restroom (207)

When flooring is replaced in the future, a historically compatible finish should be studied and used.

Director's Office (208)

Remove plywood boards at the ceiling. Repair or replace in kind tongue and groove ceiling boards where damaged or missing. Paint to match existing finishes.

Marian (208A)

Use of this space for collection storage should be discontinued.

Architecture - Attic Interior Finishes

Priority: *Critical*

Per Structural recommendations and code requirements, access to this space should be limited and use for storage discontinued.

Architecture - Code and Life Safety

Priority: *Critical*

There are currently code and life safety issues identified in Part I Condition Assessment text.

Recommendations below should be

followed once a treatment and use option is determined and a full code study is conducted using applicable building codes at that time. Allowances to preserve historic fabric as allowed within the IEBC should be utilized to minimize impact to historic fabric where possible. Currently, the City of Kodiak does not list the IEBC as a recognized building code. If the City code officials do not allow work to be done under the IEBC when this work occurs, design should be done using all allowances within Chapter 34 of the IBC for historic buildings.

As a third story space with one exit, the attic does not have adequate egress per the 2012 IBC. As recommended in the Architecture - Attic Interior Finishes Section, use of this space should be discontinued. Note that per the Structural Section, attic floor framing does not have the capacity to support occupancy without work to strengthen the current capacity.

Modifications should be made to Door 100 to provide a code-compliant exit. Recommend altering swing of Door 100 to swing in the direction of the path of egress. Provide minimum 90-degree door swing. Existing hardware is compliant with section 1008 of the 2012 IBC as this door is not part of an accessible route. Accessible hardware, however, is recommended for best practice.

Option A:

If collections storage remains in the second floor, adequate egress routes for employees should be provided and maintained. This will likely require a decrease in storage capacity.

Options A and B:

Without provision of a second code-compliant exit, occupancy of the first floor should be limited to 49 and the second floor to 29.

Option C:

Door 108, becomes an exterior egress door and should be modified to be a code compliant exit. This would include provision of a ramp or modification of the door opening at the current 5-1/2-inch step up from the Kitchen (107) finish floor.

Architecture - Accessibility

Priority: Critical

Currently, there is no ADA-compliant access to the building.

See the Site Section for recommendations addressing site accessibility.

Main entry door (Door 100) has a clear width of 28-inches, less than the 32-inch ADA requirement. A enlarged door opening must be provided to allow ADA access. Additional study of egress routes is required to determine the best doorway to be modified to provide accessible entry to the interior accessible path. Regardless of which door opening is modified, the modern handle with thumb-latch on Door 100 should be replaced with accessible lever-style hardware.

Doors 103A and 103B may be the preferred entry to provide an accessible route to the exhibit spaces. Per ADA guidelines, storm doors are allowed, provided that they meet all applicable requirements for doors and door hardware. In the case of use as the accessible entry, hardware at these doors should also be replaced with accessible lever-style hardware.

Option C:

With the removal of the Mechanical Addition in Option C, Door 108 should be modified to provide an accessible entry.

See the Structural Section for recommendations addressing unlevel floors.

If an accessible restroom is not provided on-site, modifications should be made to the Restroom (107) to provide accessible clear space and fixtures. In Option C, an accessible path could be provided via Door 108 and the Kitchen. Hardware at Door 107 should be replaced with accessible lever-style hardware.

The Staff Kitchen (109) is not currently accessible and should be modified to provide compliant clearances and fixtures.

Recommend additional study of space layouts to provide ADA requirements for both visitors and KHM staff. This would include consideration for a compliant building entry, access routes to restrooms, public spaces, staff work spaces, and common use areas used by employees. These spaces should also have compliant fixtures and clearances where required.

Further in-depth study may find that providing an accessible route through the first floor of building is technically infeasible without significant modifications to historic fabric. It is recommended that existing conditions be discussed with the AHJ to determine if a variance can be allowed for certain conditions, such as unlevel floors.

It is recommended that virtual options for display of collections and the building interior be explored as an optional accessible alternative.

A possible alternative approach to providing accessible restrooms within the building would be to construct new restrooms on-site near the building. This should include required ADA fixtures and clearances.

The second floor is accessed via stairs. No spaces on this floor are currently ADA-

accessible.

If staff workspaces are to remain in the building, a possible approach to providing accessibility would be to consider modifications to modern walls separating the Kitchen (108) and Staff Kitchen (109) to create an accessible workspace on the first floor.

Structural

Structural - Foundations

Priority: *Critical*

Baseline:

Install fans, ventilation, and dehumidification of the crawlspace as described in the mechanical section to keep the crawlspace as dry as possible.

Permanently remove the plastic sheeting and verify that the perimeter concrete foundation is in good condition.

See the structural Floor Framing treatments below for recommendations on the settling southwest corner of the main Magazin building.

Remove and replace the interior deteriorating isolated concrete footings with new reinforced concrete footings approximately 2" below grade.

Remove the plastic sheeting and wood framed foundation of the Alcove and replace it with a concrete stem wall and footing located at frost depth (36" below grade).

Permanently remove the plastic sheeting from the interior face of the Sun Porch foundation and verify the wood foundation is in good condition. If deterioration of the wood elements is discovered, either replace with pressure-treated material or with a reinforced concrete stem wall and footing.

Option A:

For the new outdoor condensing unit per the Mechanical section, install a 6" thick reinforced concrete pad on grade to support the units.

Option B:

No other Foundation recommendations.

Option C:

No other Foundation recommendations.

Structural - Floor Framing

Priority: *Critical*

Baseline:

Remove all deteriorated posts supporting the first floor (assume 75%) and replace with pressure treated posts. All posts (existing and new) shall be installed on standoffs and anchored to the new isolated concrete footings. Remove all corroded attachments and reattach all posts to the new footings with galvanized steel fasteners and connections.

Replace the deck boards with new boards that match the thickness and width of the existing boards in locations where boards are missing or were previously replaced with flat 2x members.

Hire an entomologist to determine the type of insects causing the damage to the wood framing elements and if the infestation is active or dormant. If found to be active, the infestation will need to be stopped and the building rid of the insects.

Once the status of the insect infestation is determined and remedied, remove the deteriorating and decaying material (assume 75% of the dropped log beams and 25% of the floor joists). Replace the dropped beams with pressure treated timbers and replace the deck boards with new boards that match the thickness and width of the existing boards. Note that new deck boards will need to be cut back to supporting beam and replaced with boards fully spanning between two or more beam.

Ensure all first floor deck boards are supported around the perimeter of the Magazin on the concrete foundation. If not, provide beams, posts, and foundations as necessary.

Provide steel framing between dropped beams to support the mechanical units in the crawlspace.

Rather than underpinning the foundation at the southwest corner of the main Magazin building, over framing the first floor with sleepers to remediate the slope of the floor is an option if necessary for accessibility purposes.

Make an opening in the second floor flooring or on the ceiling of the first floor on the east side of the Magazin to verify the second floor framing configuration and condition. If it is configured as assumed in the existing conditions narrative, strengthen the framing with deep structural composite lumber or steel framing.

Remove any deteriorated second floor framing members and replace in kind. Provide ventilation in the second floor cavity to keep it dry.

Do not modify any first floor walls before determining the configuration of the second floor framing that is integral with the roof framing, as many of them are likely unintentionally acting as bearing walls.

Strengthen the cut second floor beam on the east side of the structure with steel channels.

Strengthen the Sun Porch floor framing by sistering the joists or the beams.

Option A:

Strengthen the second floor framing to support the collections storage as well as the dedicated HVAC equipment and the new wall assemblies to be constructed to protect the collections from a mechanical standpoint.

Options B & C:

Strengthen the second floor framing to support use as office space.

Structural - Roof Framing

Priority: *Minor*

Baseline:

Add continuous blocking with panel edge nailing through the roof sheathing down the length of the building between the rafters where the collar ties and attic floor joists meet the rafters. At the walls, provide clips from the blocking to the wall framing.

Where the rafters have been cut short of the ridge, apply 2x8 sisters that extend down past the collar ties.

Where missing, reinstall the verticals in the attic between the rafters and the attic floor joists.

Limit the use of the attic to incidental human occupancy and do not use the area for storage. Provide visible signage in the attic stating these requirements.

Strengthen the rafters and attic floor joists to support the new mechanical units in the attic.

Install through bolts or timber screws at all connections between members to ensure a continuous lateral load path.

At the end of each rafter, connect the rafter to the top plate of the wall with prefabricated hurricane ties or timber screws. Within 10'-0"

of building corners, provide two hurricane ties at the end of each rafter.

Reinstate all missing diagonals and steel rods in the eave storage areas that are integral to the roof and floor framing system.

During the next reroofing campaign, investigate the configuration and condition of the Sun Porch and Mechanical Room roofs. Strengthen or replace members as necessary.

Option A:

No other Roof Framing recommendations.

Option B:

No other Roof Framing recommendations.

Option C:

No other Roof Framing recommendations.

Structural - Wall Framing

Priority: *Serious*

Baseline:

Verify or provide anchors or prefabricated retrofit plates at a regular spacing from the log walls to the concrete foundations. Provide holdowns anchored from the walls into the foundations at all corners and discontinuities in the walls (i.e. where the Alcove walls meet the main Magazin walls).

Provide bearing lines and foundations under any interior partition walls acting as bearing walls once the second floor framing configuration is further investigated.

Verify presence of wood dowels or spikes at regular spacing between the logs in the log walls using impact echo or GPR (ground penetrating radar). If not found or spaced too infrequently, add spikes.

Stabilize the interior log wall at the

two openings created after the original construction by installing a new structural element on the cut faces of the logs. Options for stabilization include installing vertical boards on either side of each opening (bucks), structural door frames, steel plates, or steel WT shapes with the webs kerfed into the exposed ends of the log wall. Final treatment option shall be determined in conjunction with the ADA path study.

Install a continuous steel angle on top of the top log of the stacked log wall adjacent to the interior face of the studs of the stud wall above. Anchor with screws into the stud framing and long timber screws into the logs to provide a load path at the transition in wall construction.

Option A:

No other Wall Framing recommendations.

Option B:

No other Wall Framing recommendations.

Option C:

No other Roof Framing recommendations.

Structural - Lateral System

Priority: *Serious*

Baseline:

Refer to the structural building system treatment recommendations above for all suggested structural lateral system improvements.

Verify or provide lateral force anchorage of all non-structural elements such as display cases, bookcases, etc.

Option A:

Verify or provide lateral force anchorage of all collections storage.

Option B:

No other Lateral System recommendations.

Option C:

No other Lateral System recommendations.

Mechanical

Mechanical - Common to All

Priority: *Critical*

The first critical deficiency that must be addressed is the lack of mechanical ventilation. A heat recovery ventilator (HRV) with a hot water heating coil is recommended to serve the main level (unit located in the crawlspace, distributed to floor grilles) and the second level (unit located in the attic, distributed to ceiling diffusers). The crawlspace HRV shall be sized for approximately 800 CFM of airflow and a 40 MBH hydronic heating coil. The attic HRV shall be sized for approximately 400 CFM of airflow and a 20 MBH hydronic heating coil. A dehumidifier unit is recommended for each to draw air from the occupied space and discharge the dehumidified air to the supply airstream of the HRV. New louvers will be required for intake and exhaust air to these new units. two louvers, the area of each being 4 SF, shall serve and the intake and discharge louver for the crawlspace HRV. two louvers, the area of each being 2 SF, or two roof mounted penthouses (one intake, one discharge) the area of each being 1 SF, shall serve the intake and discharge louver for the attic HRV. The design team, installation, and collections staff are recommended to communicate to determine the desired humidity setpoints to achieve an optimal balance between artifact preservation and building preservation.

A serious deficiency in the hydronic heating system can be corrected by replacing the hydronic piping throughout the building with new piping (PEX piping). Rather than the current controls and pumping system, it is recommended that the boiler system be reconfigured such that the pumping of the boiler system is via a primary/secondary

pumping arrangement. The primary pump shall be constant volume and the secondary pump shall be variable speed. The boiler is recommended to be replaced with a larger (approximately 300 MBH) diesel fuel fired boiler to support the added load of the HRVs. Additionally, each zone shall be controlled via a 2 or 3-position control valve rather than having a dedicated pump for each zone. It is recommended that the boiler controller be updated to allow for this new pumping and control valve arrangement and to allow temperature setbacks based on the outside air temperature. It is recommended that the radiators throughout the space be replaced with radiators of similar size. A new expansion tank is recommended to be provided with proper support.

A minor deficiency in the existing exhaust routing (violation of current Mechanical Code regarding restroom exhaust) can be corrected by adding a new exhaust fan for the second level restroom with its discharge routed to a new "6x6" sidewall louver or a new roof mounted exhaust penthouses being 1 SF in area.

Option A:

If the museum collections are to stay in the Magazin building it is recommended that there be a dedicated space for collections to provide proper climate control. This dedicated space shall be separated from the water piping (hydronic and domestic) for protection in the event of a pipe failure. This dedicated space shall be served by a ducted heat pump unit with an outdoor condensing unit located at grade. Refrigerant piping shall be routed from the grade mounted outdoor condensing unit, to the indoor heat pump unit. A dehumidifier unit is recommended to draw air from the collections space and discharge the dehumidified air to the supply

airstream of the heat pump.

Option B:

If the museum collections are to be removed from this building then the spaces currently occupied by the collections may be reclaimed as occupiable space. The ductwork from the HRV units in the “Common to All” section will be routed differently for the new space layout, but no additional mechanical changes are required to support this option.

Option C:

If the mechanical equipment is to be relocated to a dedicated building nearby to the main Magazin, a utility trench (below frost depth) is recommended to route hydronic piping from the utility building into the Magazin building. The secondary pump would have to be larger to support the pressure loss due to the increase hydronic piping lengths. A dedicated zone valve is recommended for a unit heater located in the utility building. All mechanical and water entry equipment are to be located in the utility building.

Plumbing

Plumbing - Common to All

Priority: *Serious*

It is recommended that the existing waste drop from the second-level fixtures be replaced with a new PVC waste pipe to correct a serious deficiency. The plumbing chase within the Exhibit space would need to be replaced to perform the piping replacement. It is recommended that the poorly joined waste piping in the crawlspace be demolished and replaced and that additional pipe hangers be added to support the waste piping.

The existing diesel tank should be demolished and replaced with a new tank located further away from the building to correct a serious deficiency. The new tank shall have double-walled construction. Piping to the building from the tank location shall be provided.

A new condensate pump serving each of the dehumidifier units will be required. It is recommended that the discharge of the condensate pumps be routed to a wye fitting under a nearby sink or lavatory.

Options A and B:

It is recommended that a new electric, tank-type water heater (20-gallon, 3 KW) be provided with a hot water recirculation pump (fractional horsepower) to provide hot water to the existing plumbing to correct a minor deficiency (violation of current Energy Codes regarding hot water recirculation requirements). It is also recommended that the existing domestic water piping be replaced with new piping (PEX piping) and a reduced pressure backflow preventer and floor sink be added at the domestic water main entry to correct a minor deficiency.

Option C:

It is recommended that a new electric point of use water heater be provided at each fixture requiring hot water (2 lavatories, each with a 1.4 KW water heater, and 1 break room sink, with a 3 KW undercounter 6-gallon water heater) to correct a minor deficiency (violation of current Energy Codes regarding hot water recirculation requirements). It is also recommended that the existing domestic water piping within the building be replaced with new piping (PEX piping). The domestic water entry is recommended to be relocated to the utility building and a new reduced pressure backflow preventer and floor sink be provided at the domestic water main entry to correct a minor deficiency. The domestic water piping shall be routed from the utility building to the Magazin building to serve all fixtures and water heaters.

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Fire Protection

Fire Protection - Common to All

Priority: *Serious*

The existing fire protection in the existing building is a dry-pipe sprinkler system. In order to correct a serious deficiency and reduce potential damage to the Exhibits and Collections, the existing dry-pipe system is recommended to be replaced with a new NFPA 750 water mist fire suppression system. The expertise to design and install these types of systems is more specialized, and that as well as more expensive equipment, will likely significantly increase in installed cost. The effectiveness of these systems is less documented, which may affect insurance. This system will require the replacement of all piping, compressors, and specialties with new. A new booster pump will likely be required for the new NFPA 750 system. A clean agent fire suppression system is not viable for this building because such a fire suppression system requires an air-tight room and/or building envelope (which the historic building cannot provide).

Option A:

It is recommended that a clean agent fire suppression system (compliant with NFPA 2001) be provided for the new collections space. This system shall be standalone and shall only serve the collection space. The dedicated collections space must be an airtight enclosure for this system to function properly.

Option C:

It is recommended that the combined fire/ domestic water main entry be relocated to enter within the new utility building. A new fire protection main shall be routed from the utility building to the Magazin building to serve all new fire suppression system.

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Electrical

Electrical - Infrastructure

Priority: Minor

The electrical panel and distribution equipment is generally newer and in good working condition. The existing service is adequate to support the anticipated use.

Option C:

If selected, a new 60A subpanel fed from Panel A with owner meter will be required at the new utility building. Provide dedicated SPD (surge protection device) and electrical disconnect. Share trench with mechanical piping.

Electrical - Branch Circuits

Priority: Minor

The branch circuits appeared adequate for the intended use, and although not in conduit, the MC cable is acceptable for the required loads.

Electrical - General Power Outlets and Equipment

Priority: Minor

Overall, electrical devices are grounded and appear to be in generally good condition. Restrooms do not currently have any convenience receptacles. Considerations for GFCI receptacles to be added to restrooms when renovations are completed.

On the second floor, recommend additional dedicated receptacles to support desks, copiers, and printers and reduce need for extension cords.

Electrical - Lighting

Priority: Critical

For traditional sources, recommend replacement with lower wattage LED products for general energy considerations and efficiency.

Recommend investigating branch circuit wiring for fixtures to provide correction to premature lamp burnout. New branch circuit wiring may be required or higher quality LED replacement lamps be provided.

Recommend a more modern LED track lighting system be provided to replace existing cable track lighting system. New track lighting should be fully aimable and have adjustable head positions, but function with reduced wattage and concealed wiring and electrical components to reduce the risk of shock and/or fire.

Additional exit signs may be required in a few locations to improve coverage.

On the exterior of the building, recommend replacing grade-mounted LED flood lights with more discrete fixtures. See also Landscape section. To improve security, a few additional fixtures may be recommended in conjunction with technology and security improvements. RE: 'Electrical – Security' section (below).

Electrical - Telecommunications

Priority: Minor

To address reported WiFi connectivity issues, recommend testing be completed by service provider for incoming utility. Additionally, WiFi coverage may need to be expanded internal to the building to reduce connectivity losses. This is likely to require replacement of wireless head end equipment.

Electrical - Fire Alarm

Priority: Minor

Existing fire alarm system appears to have adequate coverage and necessary components. It is recommended, due to sensitivity of the collections stored in the building, that a more sensitive aspirating

smoke detection system (VESDA or similar) be considered.

Electrical - Security

Priority: Serious

To address security concerns, recommended adding security cameras for better coverage.

Also, consider adding monitors for 'in real time' monitoring of activity outside the building, for safety considerations.

Also recommend adding intrusion alarm and/or access control systems for potential entry points into the building, including doors and windows.

Electrical - Lightning Protection

Priority: Minor

There is no existing system. Based on the NFPA calculations for risk level associated with this structure, the risk was within tolerable levels and a lightning protection system is not recommended.

Appendices

Appendix A - Bibliography

Appendix B - 2021 Wood Identification Report

Appendix C - Annotated Plan Diagrams

Appendix D - 2014 HABS Drawings

Appendix E - 1985 Carolyn Erskine Floor Plans

Appendix F - 1962 HABS Drawings

Appendix G - Meeting Minutes

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Kodiak Historical Museum.

University of Washington Digital Collections

Appendix B - 2021 Wood Identification Report

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WOOD IDENTIFICATION AND CONSULTATION SERVICES

September 16, 2021

Ms. Christine Britton, P.E.
JVA, Incorporated
1319 Spruce Street, Boulder, CO 80302

RE: Wood species identification of five samples from JVA Job No. 21032

Ms. Britton:

Five wood samples from Russian-American Magazin, Kodiak, Alaska were sent to Wood Identification and Consultation Services for species identification. The results are provided below.

If you have any questions regarding the species identification, or if I can be of any additional assistance, please do not hesitate to contact me.

Best regards,

Kimberly Dugan
Wood Specialist
(720) 518-6057
kdugan.preservation@gmail.com



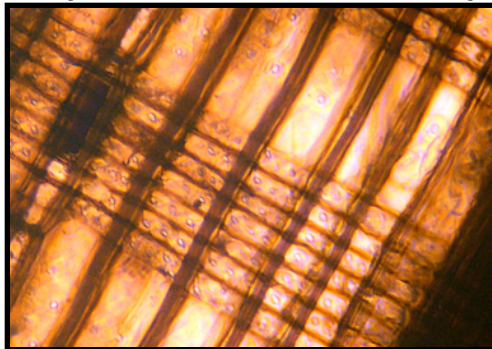
**Wood Species Identification, JVA Job No. 21032
Russian-American Magazin, Kodiak, Alaska**

Five wood samples from the Russian-American Magazin, located in Kodiak, Alaska, were sent to Wood Identification and Consultation Services for species identification. Identifying wood species makes it possible to identify compatible material for repairs and can aid in historic interpretation of construction or repair campaigns.

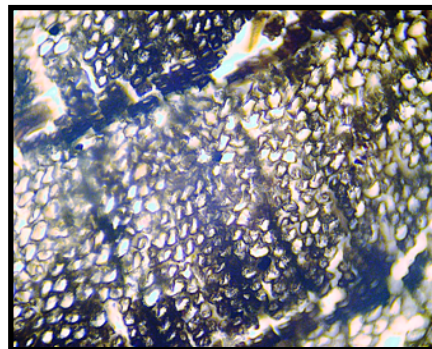
The samples were assessed for both macroscopic and microscopic characteristics that aid in species identification. The samples were examined with a hand lens at 10x and 20x magnification and thin sections were examined at 40x to 1000x magnification with a light microscope to identify cellular features that allow for species differentiation. The samples were identified as follows:

Sample No.	Description	Member Dimensions	Species
A01	exterior lapped siding (added after the original construction date)	1 x 4	Redwood (<i>Sequoia sempervirens</i>)
A02	original rafter	2 x 8	Douglas-fir (<i>Pseudotsuga menziesii</i>)
A03	first floor log beam	14" diameter	Sitka spruce (<i>Picea sitchensis</i>)
A04	west first floor joist (half-logs placed next to one another with no space)	10" diameter half log cut down to 2" at bearing	Sitka spruce (<i>Picea sitchensis</i>)
A05	east first floor joist (3" thick boards placed next to one another with no space)	3" thick flat joists/deck	Sitka spruce (<i>Picea sitchensis</i>)

Sample A01, Redwood. Microscopic characteristics used in identification:



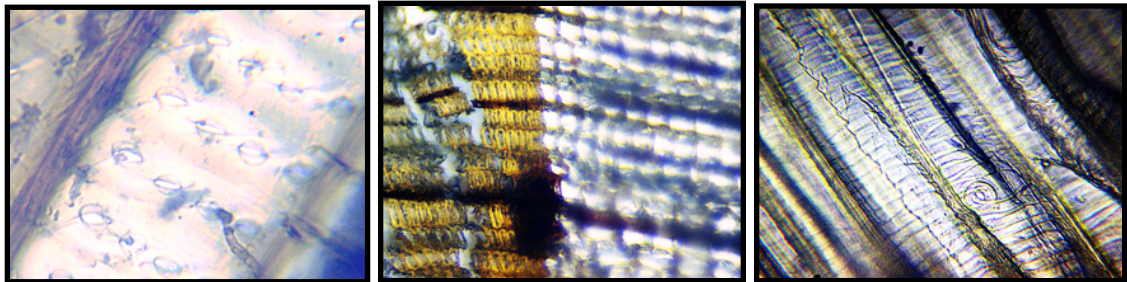
Large Taxodioid cross-field pitting



Lack of Resin Canals

The native range of Redwood extends primarily down the western coastline of north America but does not extend to Alaska. Redwood (*Sequoia sempervirens*) is generally distinguished macroscopically from other softwoods by the deep reddish brown color of the heartwood, lack of odor and coarse texture when viewed in cross section. The heartwood of Redwood is highly decay resistant. It was used historically and is still commonly used today in applications such as exterior decks and siding.

Sample A02, Douglas-fir. Microscopic characteristics used in identification:



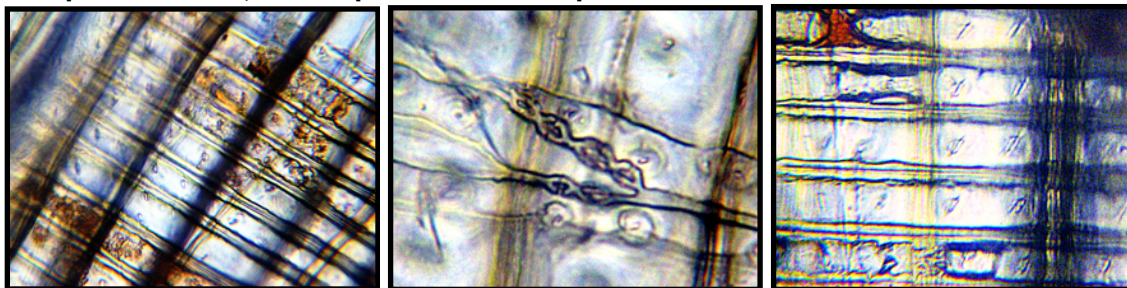
Piceoid Cross-field pitting

Resin Canal in Cross Section

Spiral Thickening

Douglas-fir is a coniferous softwood with a native range that extends along the western half of the U.S and into southern Canada (its range does not extend to Alaska). It was used historically and is still commonly used today in structural framing applications. Given the early date of construction (ca. 1808), it would be unusual for such a wood to be original to the structure given the challenges of transporting large materials at that time in history.

Samples A03-A05, Sitka Spruce. Microscopic characteristics used in identification:



Amber Resin in Ray Cells

Ray Tracheid Bordered Pitting

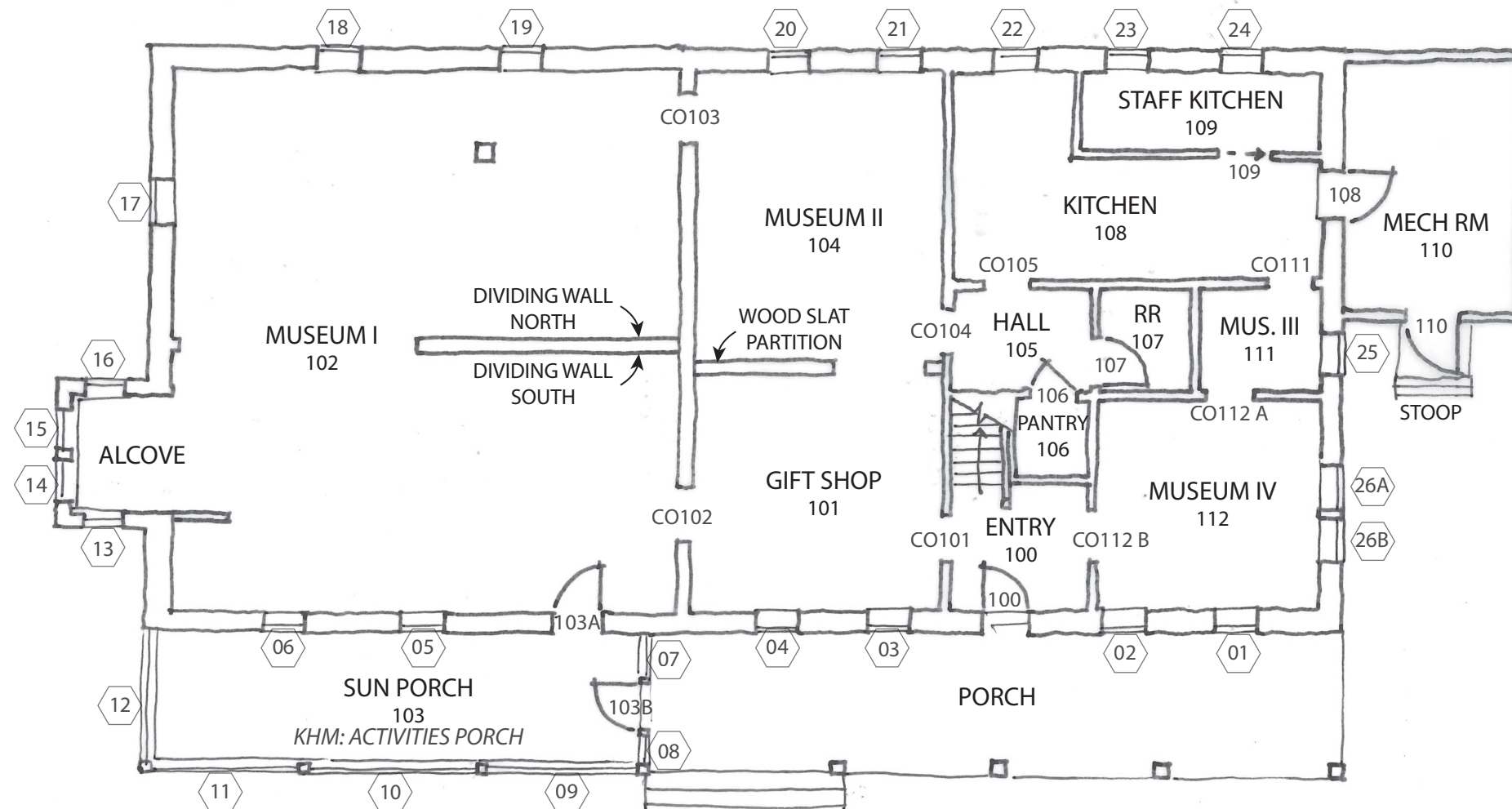
Piceoid Crossfield Pitting

While individual species of the spruce species group cannot generally be distinguished reliably from one another based solely on microscopic characteristics, some spruce species do have characteristics (both macroscopic and microscopic) that when considered in combination, provide a more accurate indication of the likely species. Additionally, the individual spruce species do have distinct natural ranges. Given the location of the structure of origin and the date of construction (ca. 1808), as well as the macroscopic and microscopic characteristics of the provided samples, it is likely that the spruce species is Sitka spruce, which is native to Alaska and would have been locally available during the period of construction.

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Appendix C - Annotated Plan Diagrams

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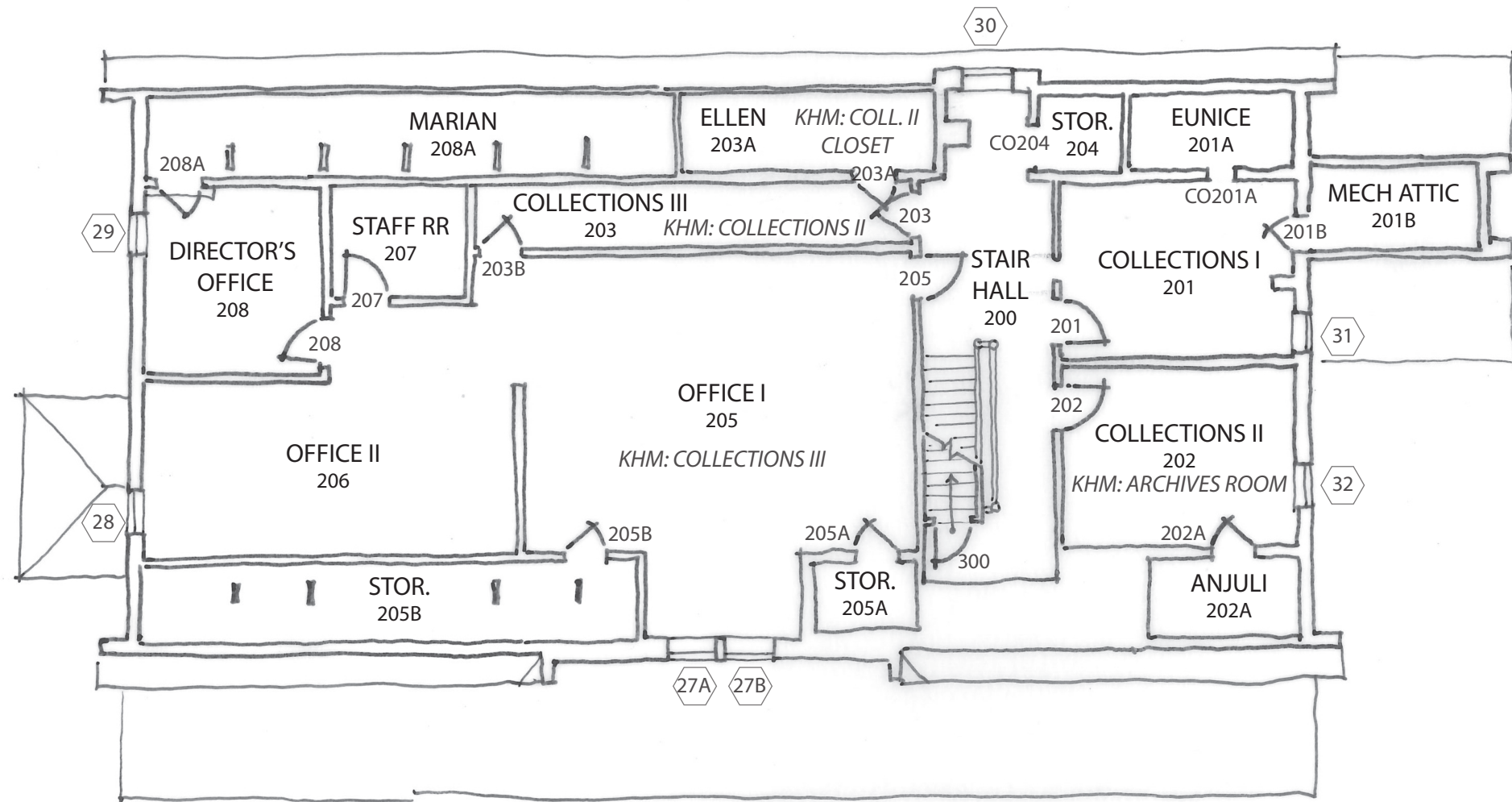
Project North

FIRST FLOOR

NTS

Russian-American Company Magazin

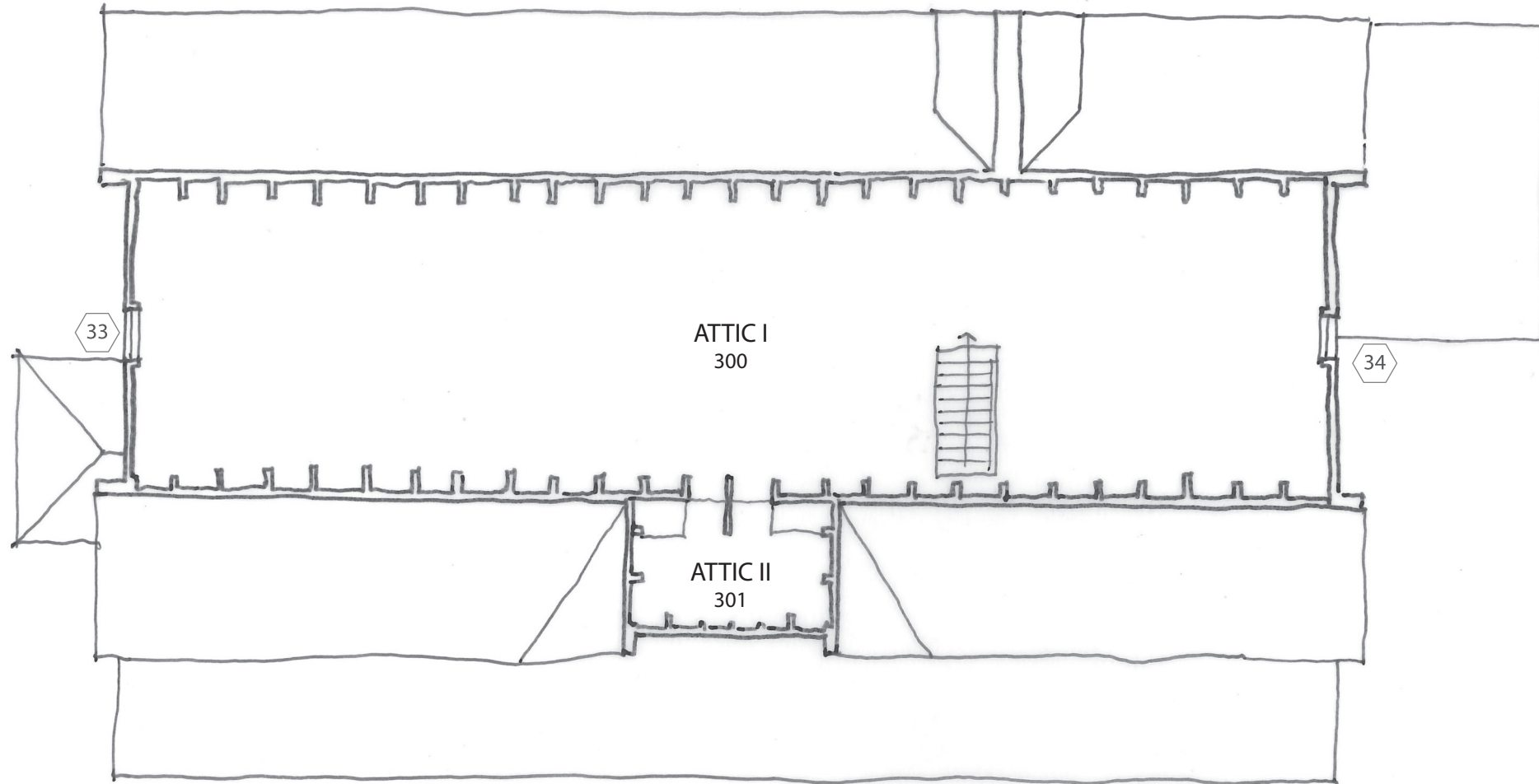
Room names used by the Kodiak History Museum (KHM), are indicated where they differ from names used in the HSR.



SECOND FLOOR
NTS

Russian-American Company Magazin

Room names used by the Kodiak History Museum (KHM), are indicated where they differ from names used in the HSR.



ATTIC
NTS

Russian-American Company Magazin

Appendix D - 2014 HABS Drawings

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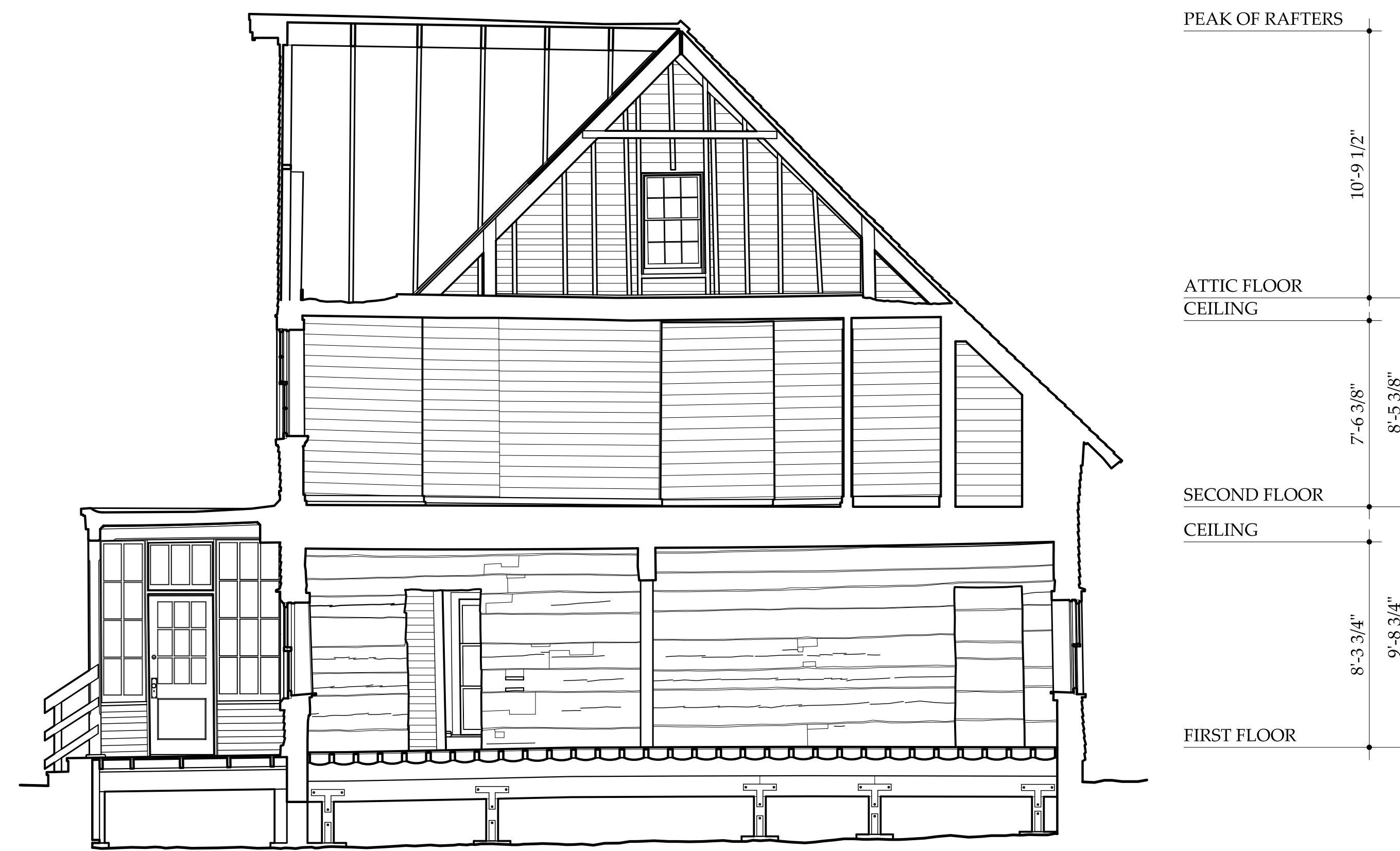
RUSSIAN-AMERICAN COMPANY MAGAZIN

РОССИЙСКАЯ-АМЕРИКАНСКАЯ КОМПАНИЯ МАГАЗИН

The first permanent Russian settlement in North America was established by fur trader Grigori Shelikhov in 1784 at Old Harbor (originally Three Saints Bay) on the southeast coast of Kodiak Island. Nine years later, under the direction of chief manager Alexander Baranov, the headquarters of the Shelikhov-Golikov Company was relocated 56 miles northeast to the new settlement of Kodiak (originally Pavlovsk). In 1799, the company was given exclusive rights to the American trade by Russian Czar Paul I and was reconstituted as the Russian-American Company, with Kodiak essentially functioning as the Russian territorial capital.

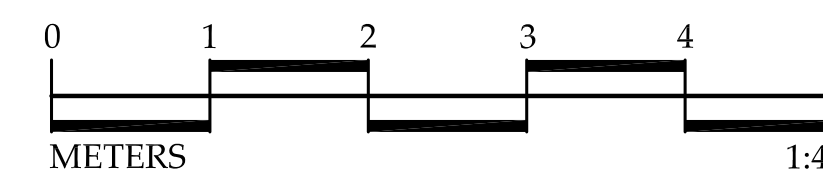
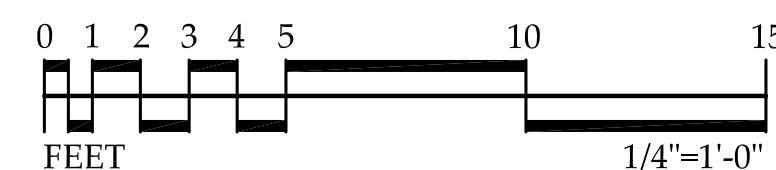
The Russian-American Company Magazin is thought to have been constructed after 1804, but prior to the removal of the Company's headquarters to Sitka (originally New Archangel) in 1808. The Magazin was built of traditional Russian horizontal log construction. Dovetailed at the corners, the 12"-wide fir logs were rough hewn, grooved on the bottom to fit over the log below, and chinked with moss. The one-and-a-half story building was originally topped with a tall hipped roof. Approximately 33'x 67' in outline, the first floor of the Magazin originally consisted of two large, unequally-sized rooms, separated by a 9"-wide log partition, with no interior passage. These rooms served as a store and warehouse for furs collected by the Russian-American Company, primarily seal and sea otter, but also beaver, fox, bear, lynx, sable, mink, and wolverine. According to oral tradition, the larger northeast room also served as a public gathering spot, and may have had several smaller rooms inserted at an early date. The second floor of the Magazin was most likely used for residential purposes.

The Magazin underwent a number of alterations over the course of the nineteenth century. At an early date the exterior was sheathed with vertical siding, perhaps using redwood from Russian holdings in California. At about the time of the American purchase of Alaska, the hipped roof was replaced by a steep gable roof, with a prominent front gable installed slightly later. The building's front porch was probably also constructed at that time. Horizontal siding



SECTION M-M

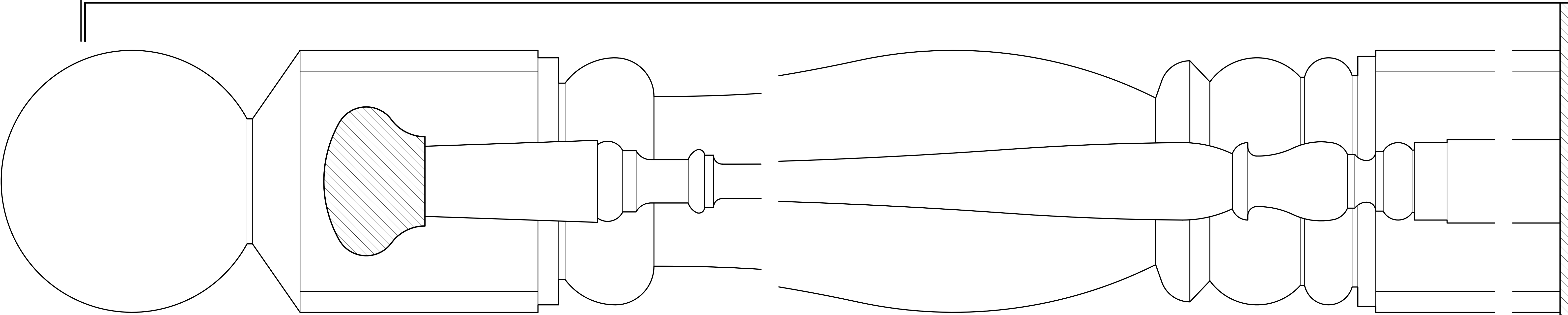
1/4"=1'-0" 1:48



was installed on the building in 1883. By 1898, a small projecting bay had been inserted in the southwest end of the building. Two openings were inserted in the first floor interior dividing wall at an unknown date.

In 1867, Alaska was purchased by the United States from Russia. The following year the assets of the Russian-American Company were acquired by the newly-established Alaska Commercial Company. With the construction of a new warehouse on the Kodiak waterfront, the Magazin was outfitted to serve as a residence. In 1911, the Magazin was sold by the Alaska Commercial Company to one of its employees, Wilbur J. Erskine, who resided in the building until his death in 1948. In 1964, following the extensive damage to Kodiak from the Good Friday earthquake and tsunami, the building was acquired by the Alaska Housing Authority. In 1967, the Kodiak Historical Society leased the building for use as a museum. Purchased by the City of Kodiak in 1972, the Magazin continues to operate as the Baranov Museum. Considered the oldest standing building in Alaska, and one of only four buildings in the United States dating from the period of Russian occupation (1741-1867), the Russian-American Company Magazin was designated a National Historic Landmark in 1962.

The documentation of the Russian-American Company Magazin was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Documentation Programs (HDP) division of the National Park Service (NPS), Richard O'Connor, Chief. The project was sponsored by the Alaska Regional Office (ARO), NPS, Jennifer Pederson Weinberger, Cultural Resources Team Leader. Project planning was coordinated by Catherine Lavoie, Chief, HABS; and by Grant Crosby, AIA, Regional Historical Architect, ARO. The field work was undertaken and the measured drawings were produced by Project Supervisor Mark Schara, AIA, HABS Architect; and by HDP Architects Jeremy Mauro and John Wachtel. Assistance was provided by Anne E. Matsov, Historical Architect, ARO. Additional assistance was provided by Tiffany Brunson, Executive Director of the Baranov Museum.



1'-8 1/2" 4 3/4"

HANDRAIL, BALUSTER AND NEWEL POST
SECOND FLOOR

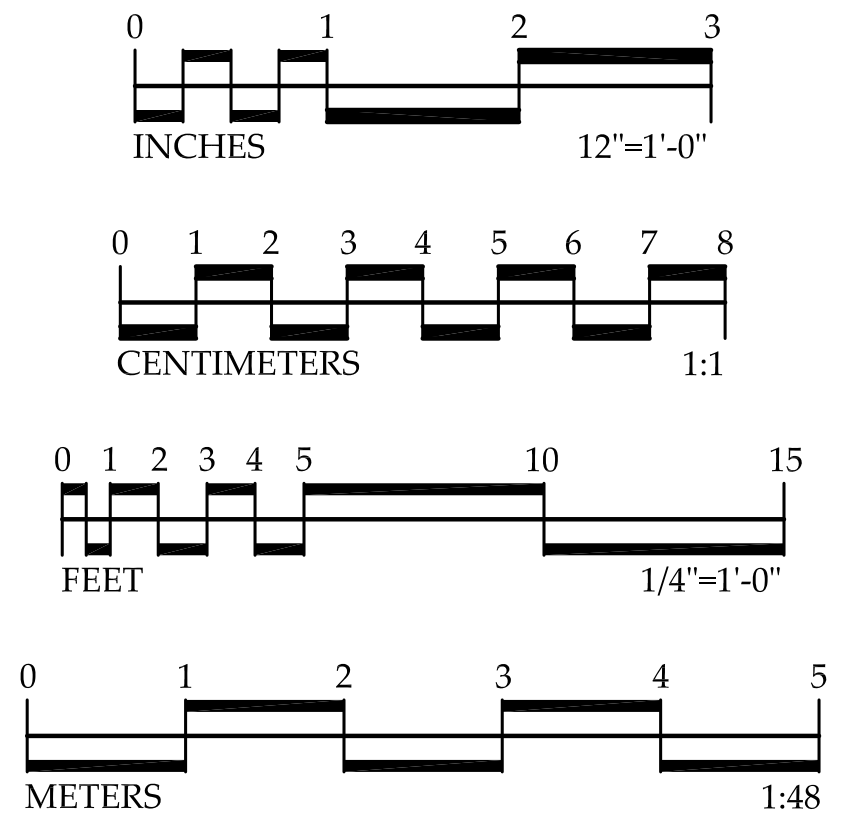
12"=1'-0" 1:1

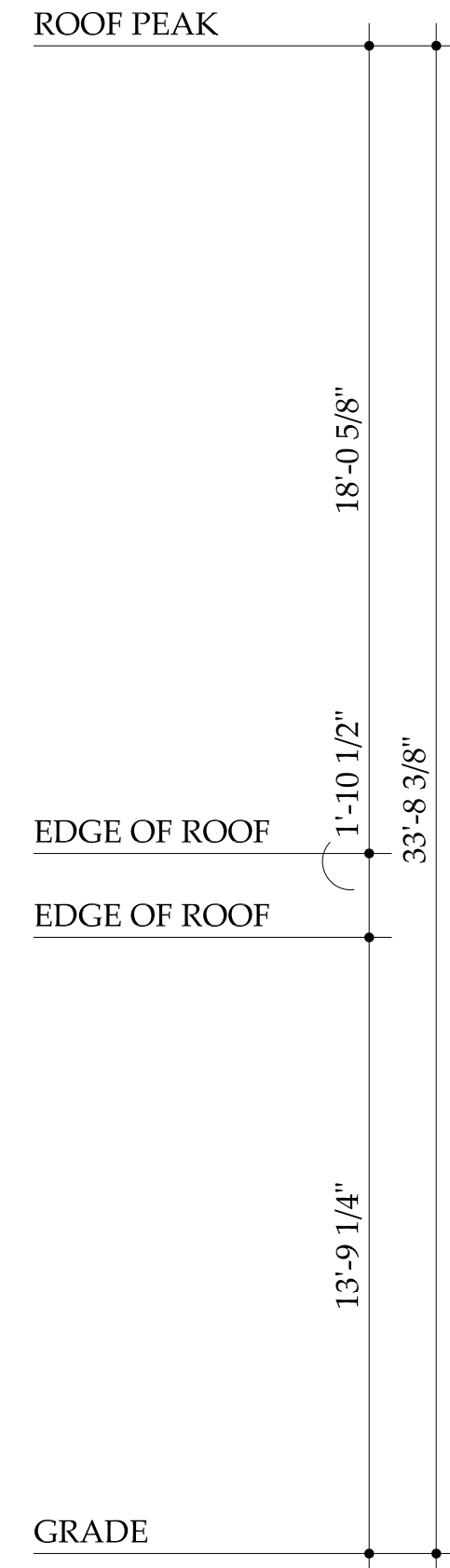
ROOF PEAK
8'-7 1/8"
PEAK OF DORMER
9'-3 7/8"
EDGE OF ROOF
30'-10 3/4"
12'-11 3/4"
GRADE



NORTHWEST ELEVATION

1/4"=1'-0" 1:48

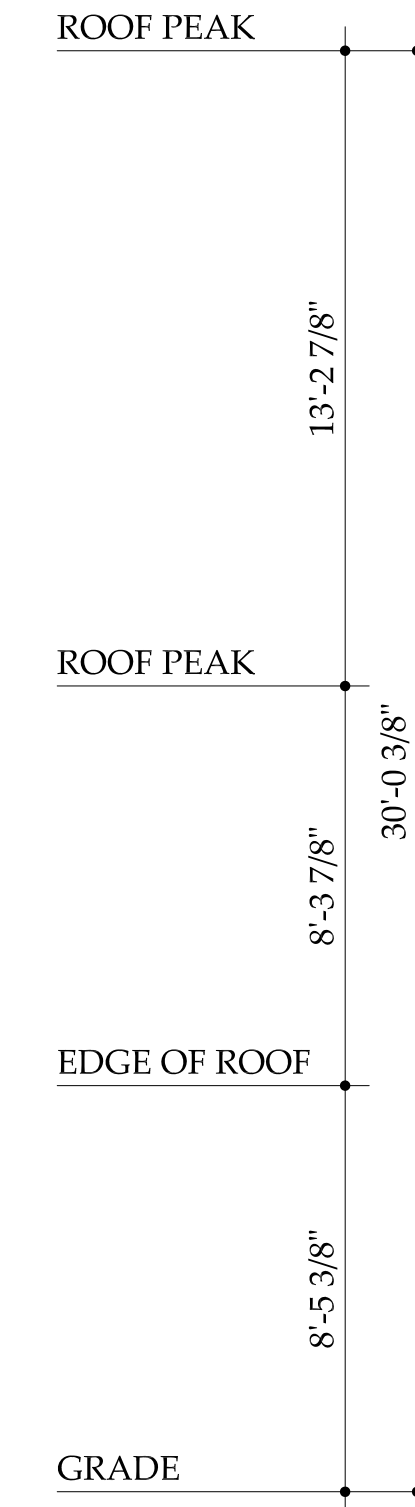
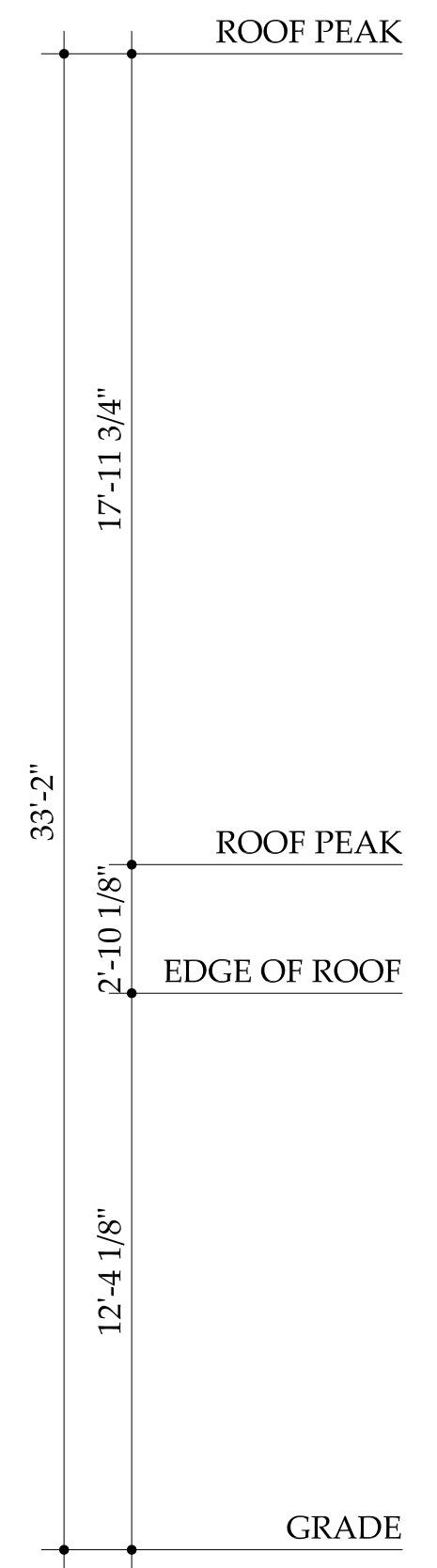




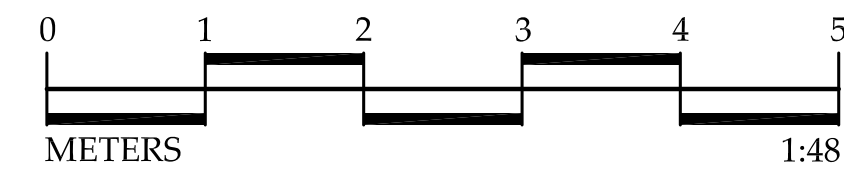
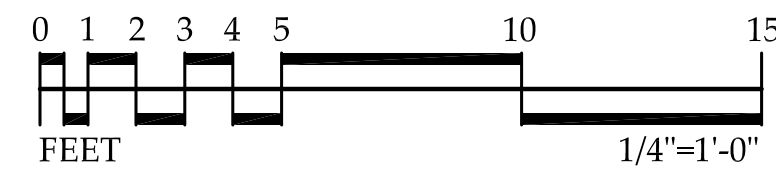
SOUTHWEST ELEVATION
1/4"=1'-0" 1:48

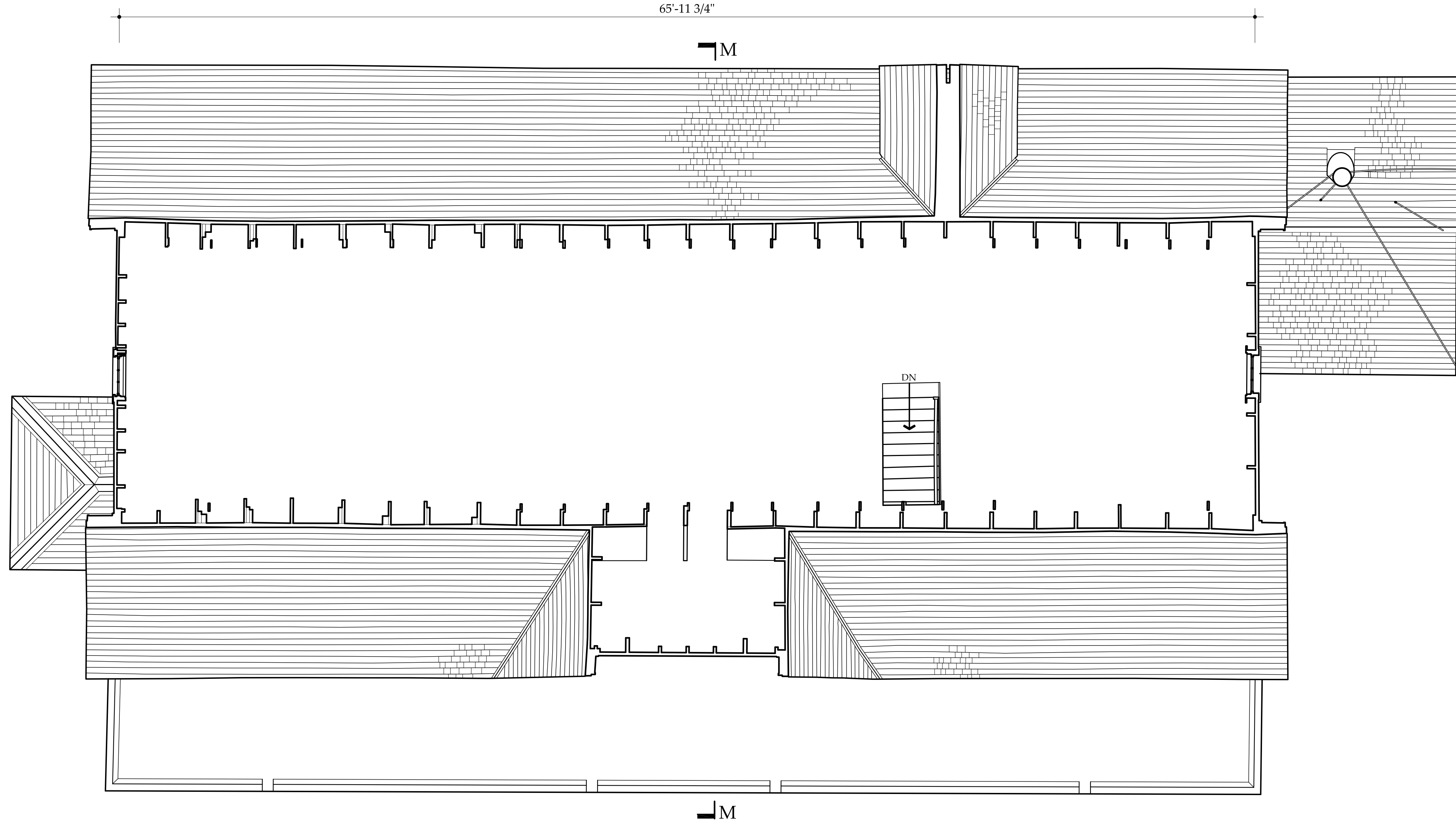


NORTHEAST ELEVATION
1/4"=1'-0" 1:48



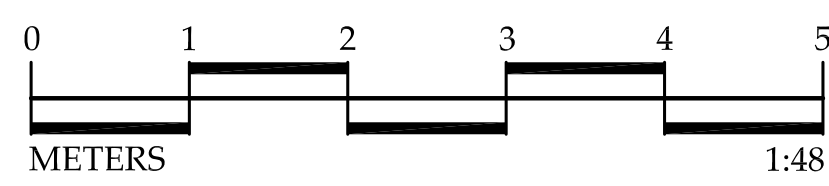
SOUTHEAST ELEVATION
1/4"=1'-0" 1:48





ATTIC PLAN

1/4"=1'-0" 1:48



DRAWN BY: MARK SCHARA

KODIAK DOCUMENTATION PROJECT, 2014
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

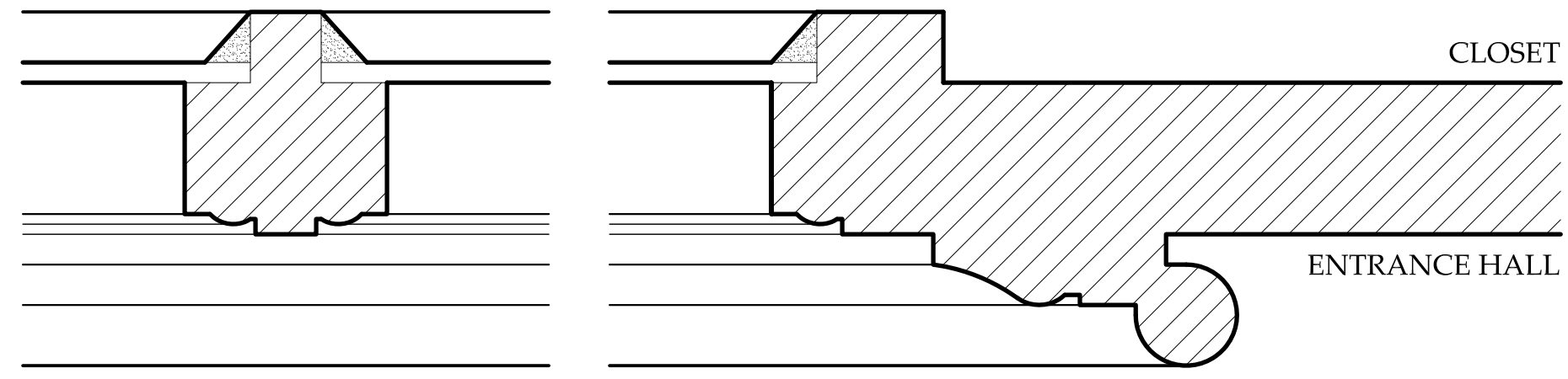
ADDENDUM TO: **RUSSIAN-AMERICAN COMPANY MAGAZIN**
101 MARINE WAY KODIAK KODIAK ISLAND BOROUGH ALASKA

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 6 SHEETS

SURV. NO. AK-2

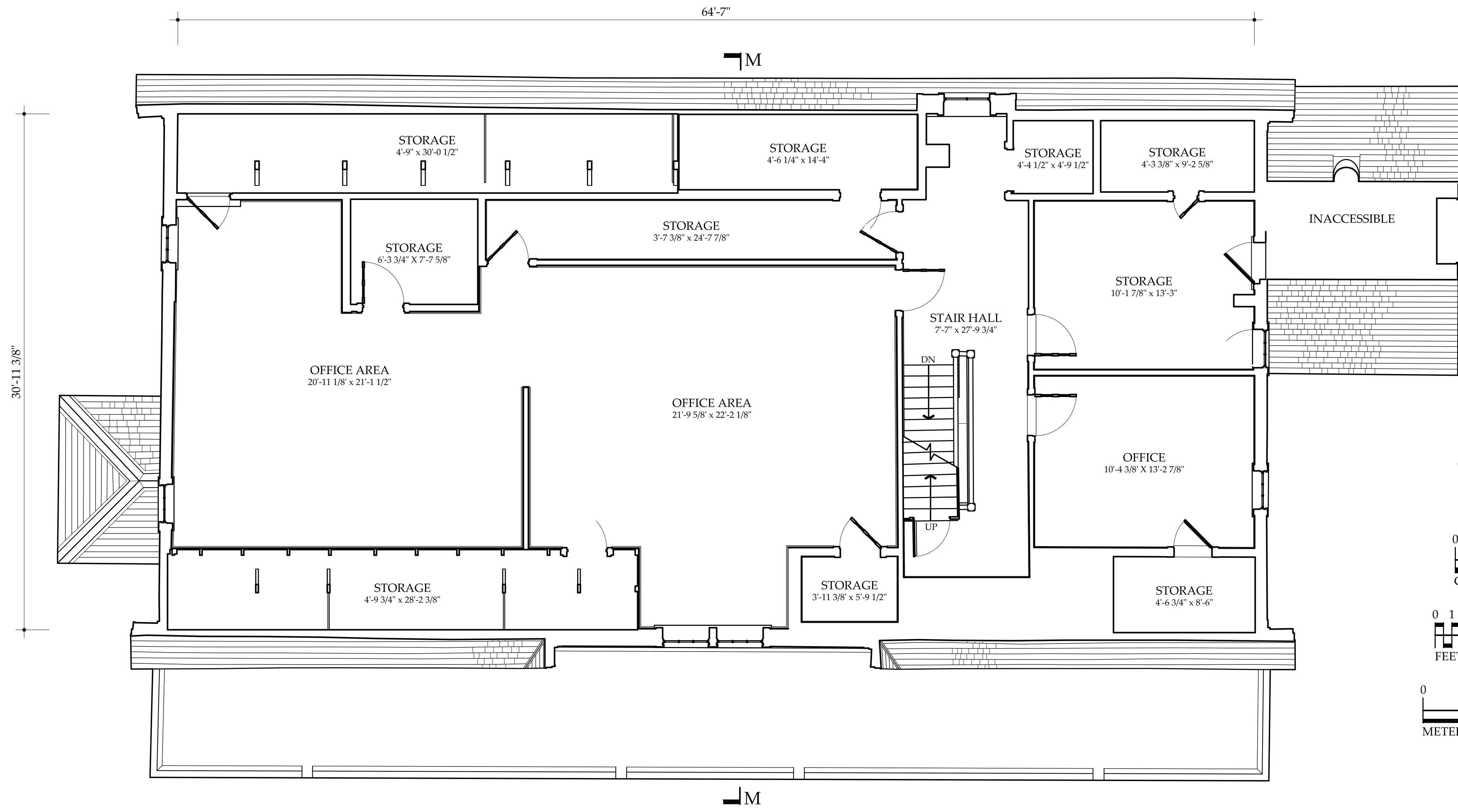
IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF DRAWING.

**CHAIR RAIL
ENTRANCE HALL**
12"=1'-0" 1:1

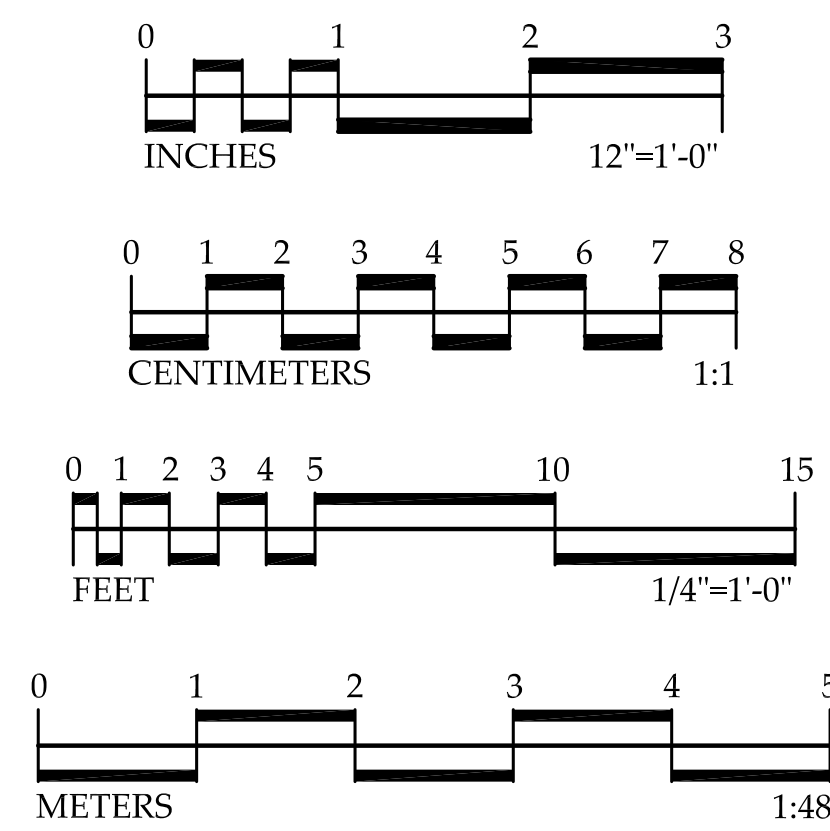


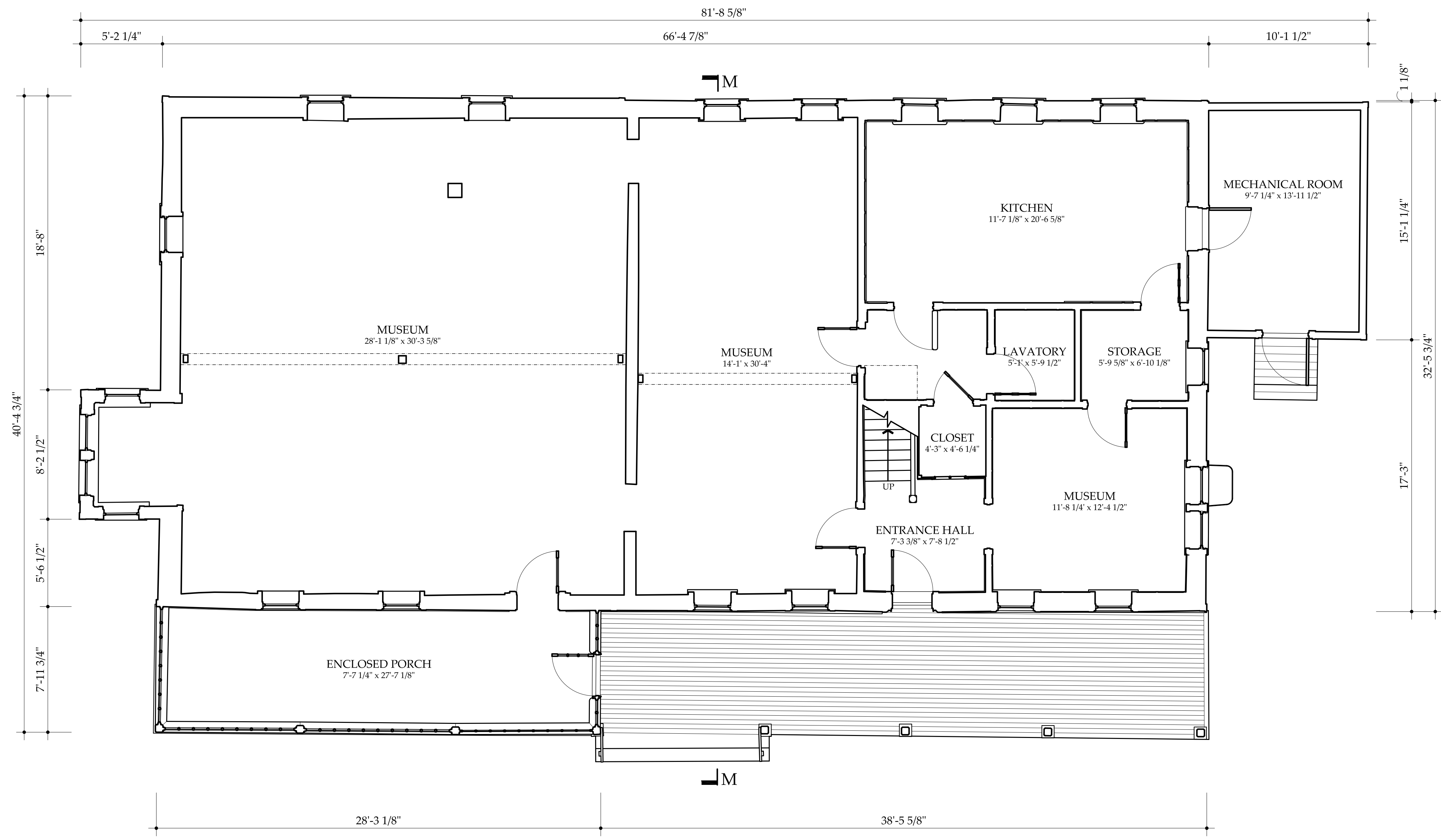
**WINDOW PROFILE
FIRST FLOOR**
12"=1'-0" 1:1

**WINDOW SILL
SOUTHEAST GABLE**
12"=1'-0" 1:1



SECOND FLOOR PLAN
1/4"=1'-0" 1:48





FIRST FLOOR PLAN

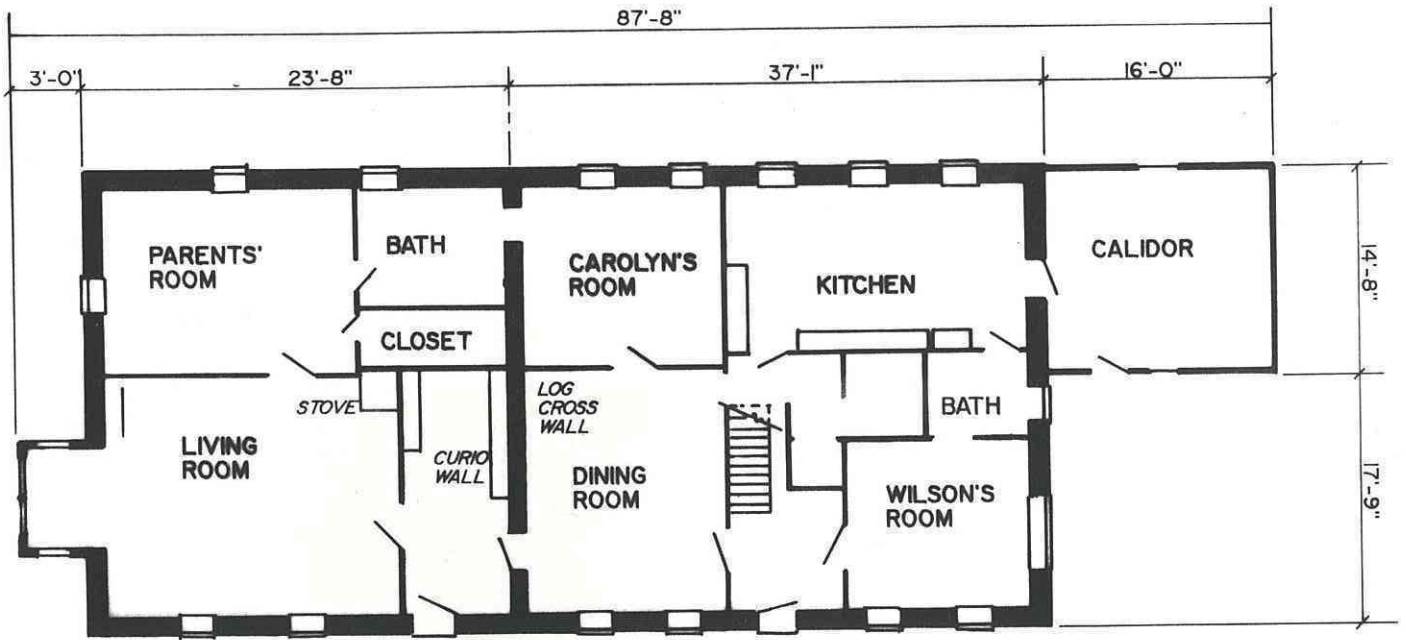


NOTES (TYPICAL ALL DRAWINGS):
 ROOM NAMES REFLECT 2014 USES
 STORM DOORS AND STORM WINDOWS NOT SHOWN
 GUTTERS AND DOWNSPOUTS NOT SHOWN



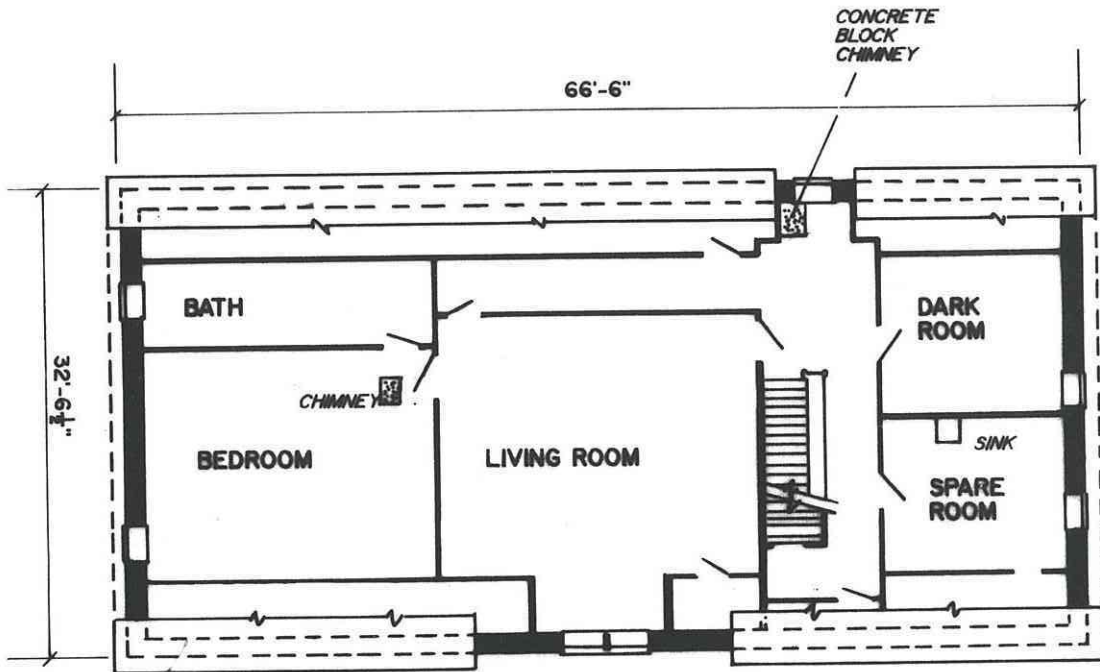
Appendix E - 1985 Carloyn Erskine Floor Plans

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IDENTIFICATION OF ROOMS BY CAROLYN ERSKINE ANDREWS, 5/9/85
FOR KODIAK HISTORICAL SOCIETY

FIRST FLOOR PLAN



SECOND FLOOR PLAN

RUSSIAN-AMERICAN COMPANY MAGAZIN
NHL

1917-42



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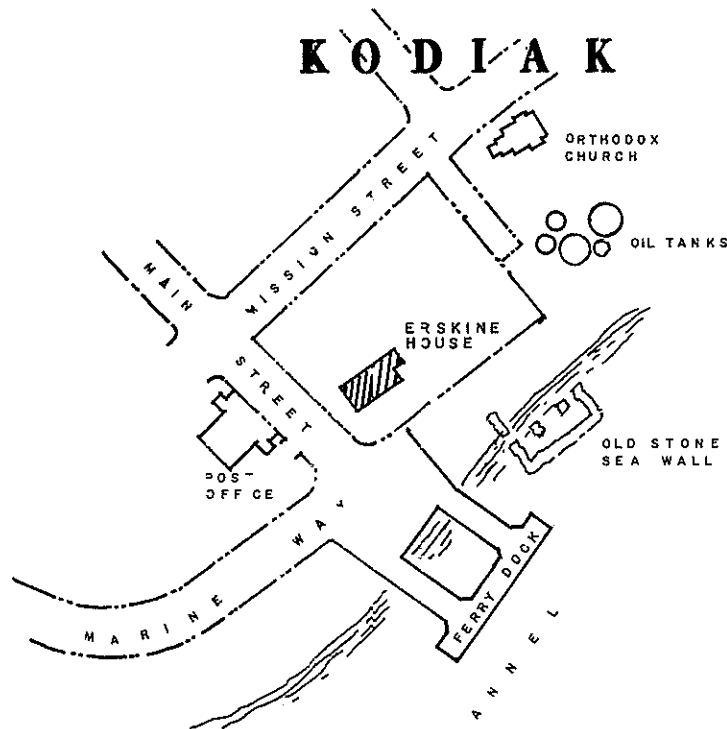
Appendix F - 1962 HABS Drawings

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ERSKINE HOUSE

KODIAK

ALASKA



STRUCTURE SAID TO DATE FROM 1792-93 WHEN ERECTED FOR A STOREHOUSE BY ALEXANDER BARANOV, MANAGER OF THE SHELIKHOV-GOLIKOV COMPANY WHEN FIRM'S CHIEF FACTORY AND HEADQUARTERS IN NORTH AMERICA WAS MOVED TO KODIAK FROM THREE SAINTS BAY, WHICH MAY MAKE THIS BUILDING THE OLDEST RUSSIAN STRUCTURE IN THE UNITED STATES. UPON THE RECOMMENDATION OF THE ADVISORY BOARD ON NATIONAL PARKS, HISTORIC SITES, BUILDINGS AND MONUMENTS, THE SECRETARY OF THE INTERIOR, JUNE 13, 1962, FOUND ERSKINE HOUSE TO POSSESS EXCEPTIONAL VALUE IN COMMEMORATING AND ILLUSTRATING THE HISTORY OF THE UNITED STATES WITH RESPECT TO THE RUSSIAN FUR TRADERS IN SETTLEMENT AND DEVELOPMENT OF ALASKA. ORIGINAL LOG CONSTRUCTION WAS CONCEALED BEHIND EXTERIOR REDWOOD WEATHER BOARDING AND INTERIOR FINISH, AND HIP ROOF CHANGED TO GABLE ROOF WHEN STRUCTURE WAS CONVERTED TO A DWELLING ca 1883.

RECORDED BY
THE U.S. NATIONAL PARK SERVICE

DRAWINGS WERE MADE BY STUDENT ARCHITECT JAMES FLATHMAN, CALIFORNIA POLYTECHNIC COLLEGE, FROM FIELD MEASUREMENTS BY A. LEWIS KOUÉ, AUG. 1966.

THIS PROJECT WAS FINANCED FROM FUNDS OF THE NATIONAL PARK SERVICE UNDER DIRECTION OF A. LEWIS KOUÉ, F.A.I.A., SUPERVISING ARCHITECT, HISTORIC AMERICAN BUILDING SURVEY.

SITE PLAN

ALASKA



PACIFIC OCEAN

DRAWN BY:

WESTERN OFFICE
NATIONAL PARK SERVICE
UNDER DIRECTION OF THE NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

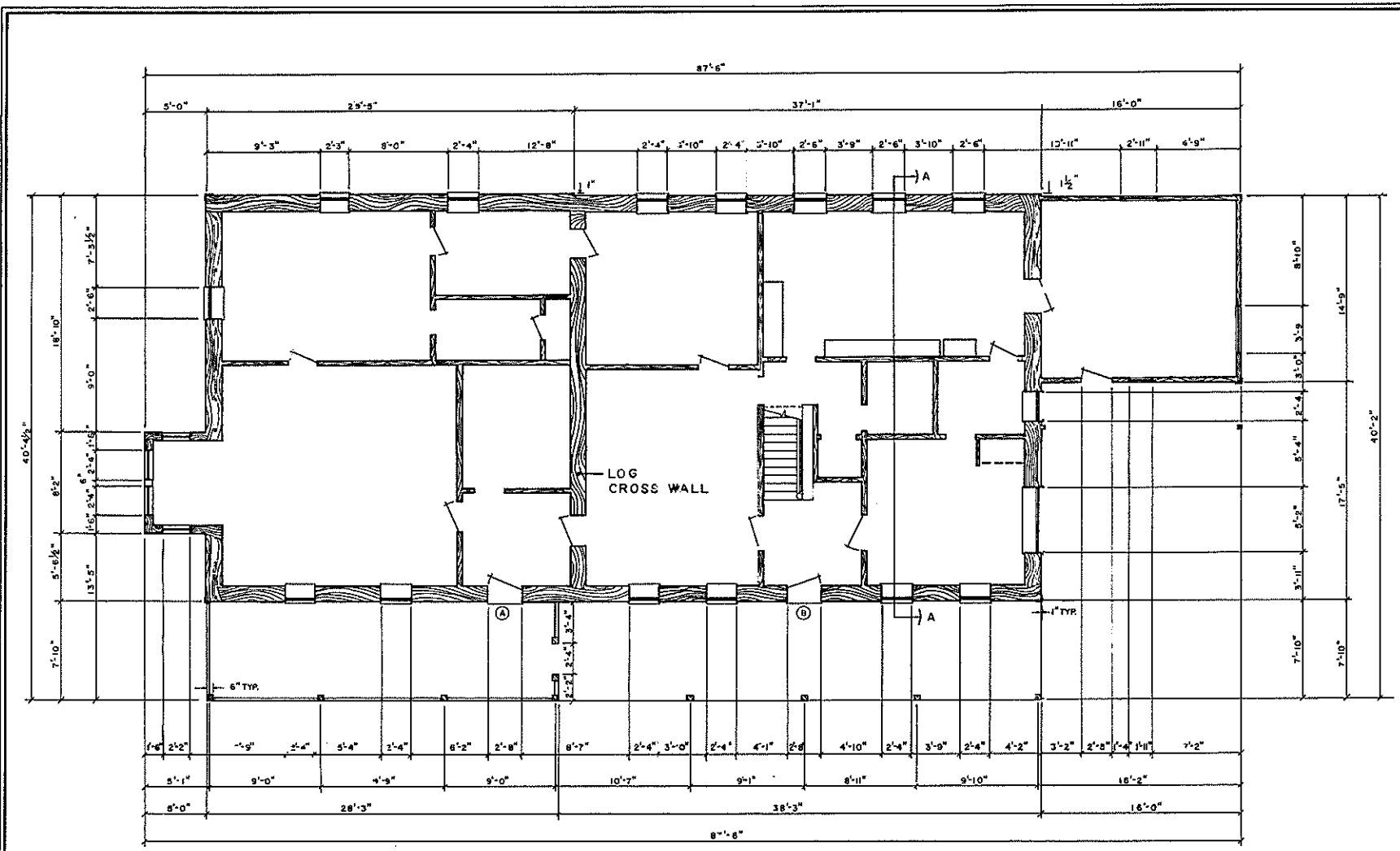
ERSKINE HOUSE
KODIAK, ALASKA

SURVEY NO.

AK-2

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 1 OF 7 SHEETS

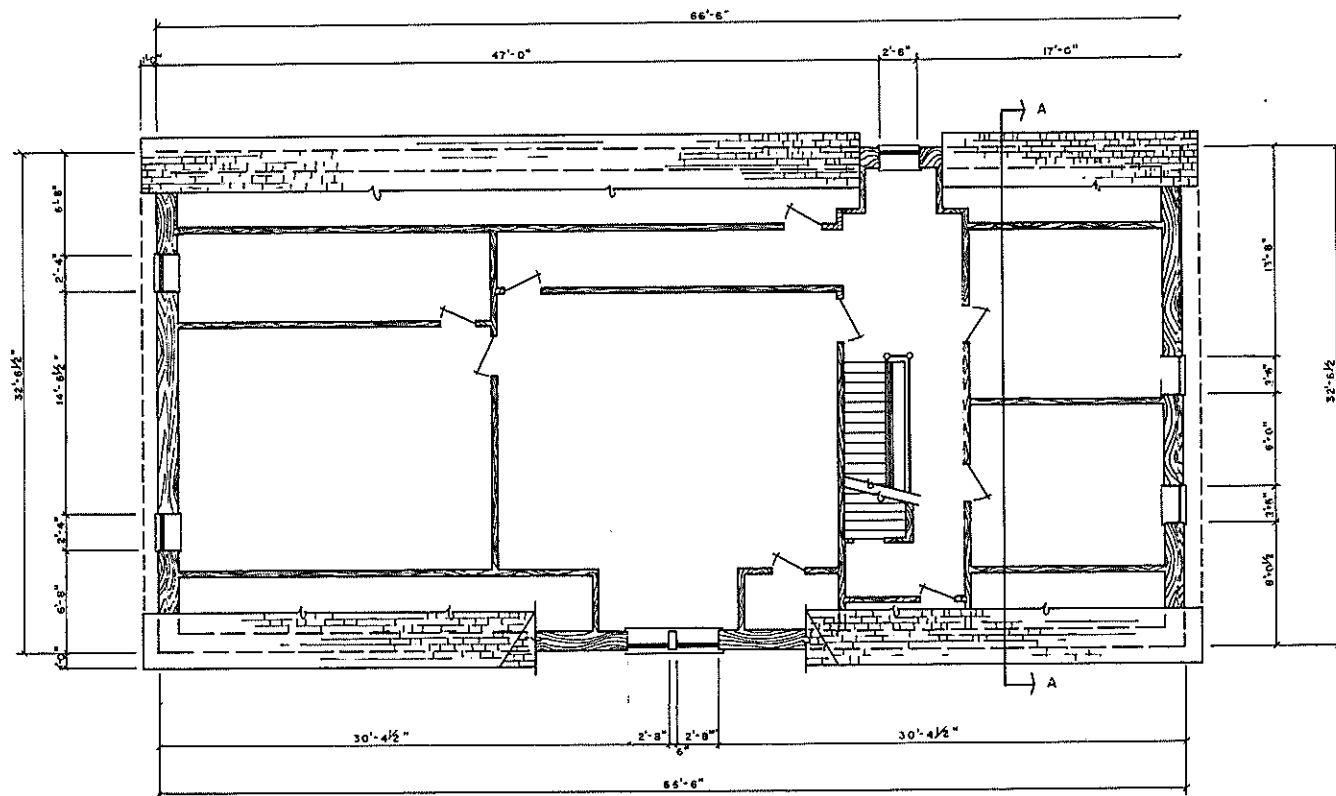
LIBRARY OF CONGRESS
SERIALS ACQUISITION



FIRST FLOOR PLAN



DRAWN BY: JAMES FLATHMANN WESTERN OFFICE NATIONAL PARK SERVICE UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE ERSKINE HOUSE KODIAK, ALASKA	SURVEY NO. AK-2	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 2 OF 7 SHEETS	CHECKED BY: CONNOR DRAWN BY: JAMES FLATHMANN
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SECOND FLOOR PLAN

SCALE 11 FEET

DRAWN BY: JAMES FLATHMANN

WESTERN OFFICE
NATIONAL PARK SERVICE
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

ERSKINE HOUSE
KODIAK, ALASKA

SURVEY NO.
AK-2

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 3 OF 7 SHEETS

OFFICE OF ENGINEER
SHEET NUMBER

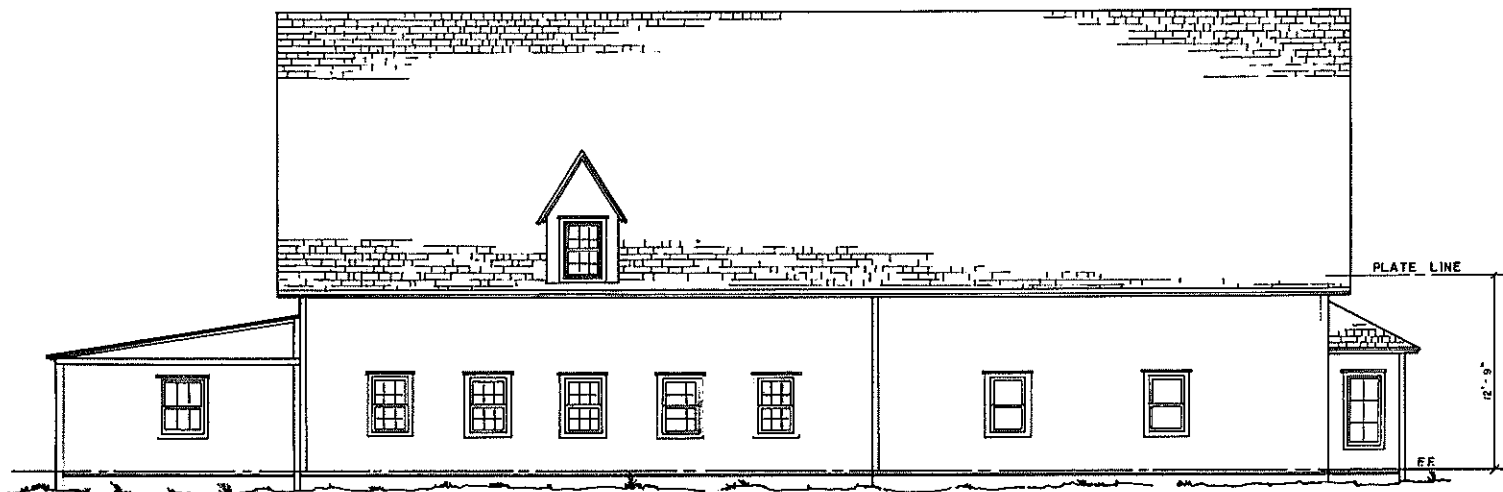


WEST ELEVATION

EAST ELEVATION

SCALE 1" = 11 FEET

<p>DRAWN BY: JAMES FLATHMANN WESTERN OFFICE NATIONAL PARK SERVICE UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR</p>	<p>NAME AND LOCATION OF STRUCTURE ERSKINE HOUSE KODIAK, ALASKA</p>	<p>SURVEY NO. AK-2</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 7 SHEETS</p>	<p>LIBRARY OF CONGRESS SHEET NUMBER</p>
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NORTH ELEVATION

SCALE 1" = 12 FEET

DRAWN BY: JAMES FLATHMANN

WESTERN OFFICE
NATIONAL PARK SERVICE
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

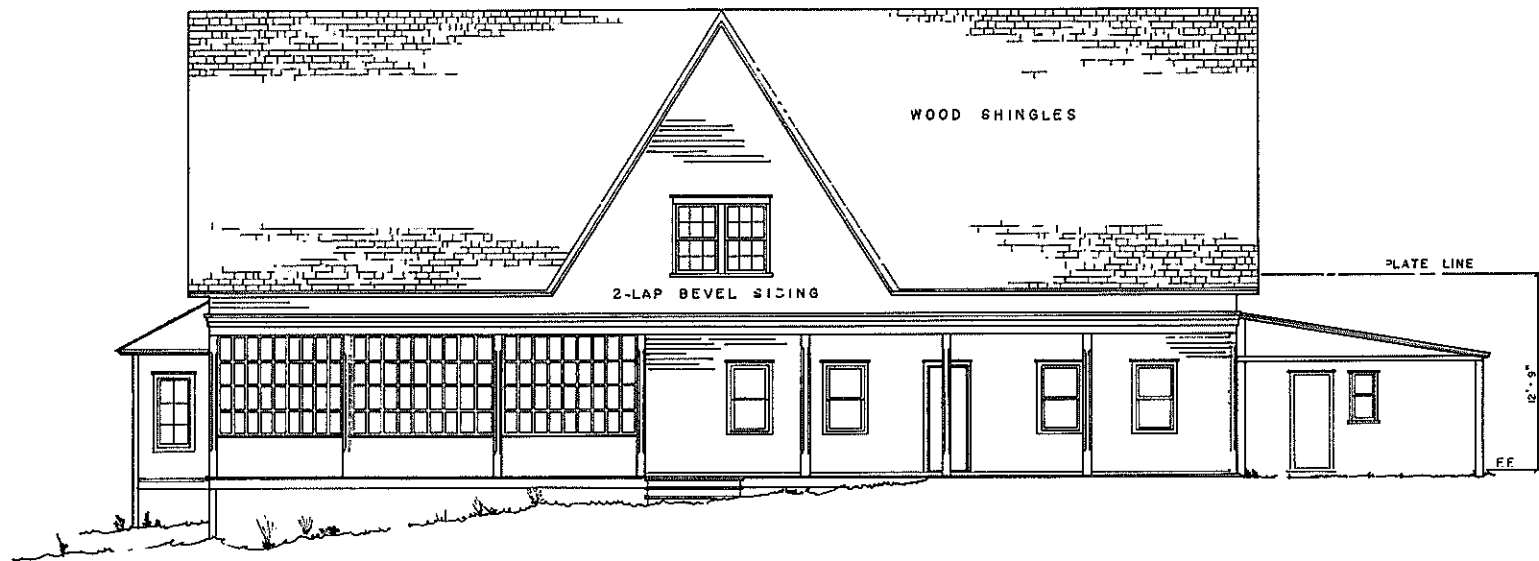
ERSKINE HOUSE
KODIAK, ALASKA

SURVEY NO.


AK-2

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 5 OF 7 SHEETS

LIBRARY OF CONGRESS
PHOTODUPLICATION SERVICE



SOUTH ELEVATION

SCALE  FEET

DRAWN BY: JAMES FLATHMANN

WESTERN OFFICE
NATIONAL PARK SERVICE
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

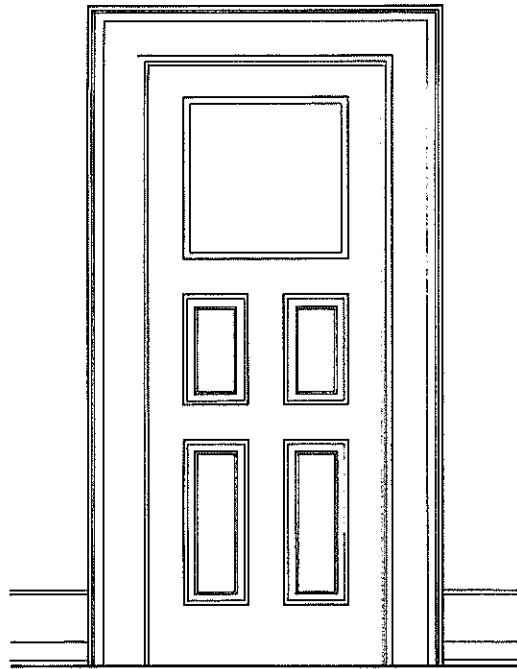
ERSKINE HOUSE
KODIAK, ALASKA

SURVEY NO.

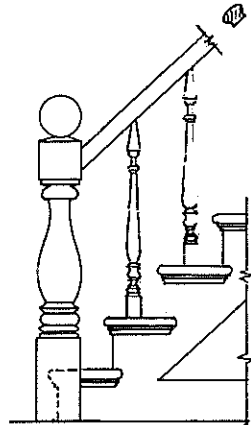
AK-2

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 7 SHEETS

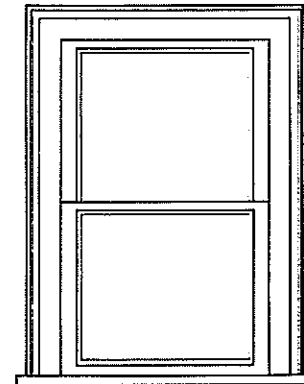
LIBRARY OF CONGRESS
HARVARD UNIVERSITY



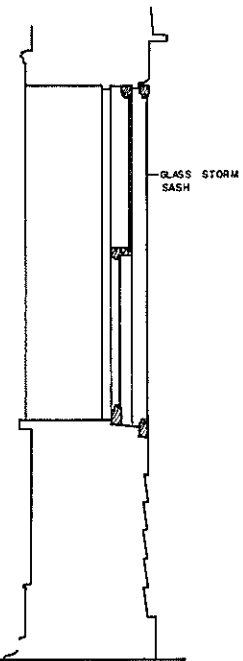
ELEVATION



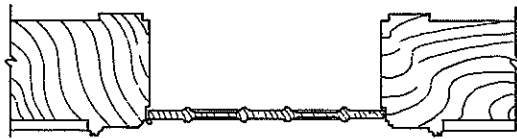
NEWEL POST AND BALISTER



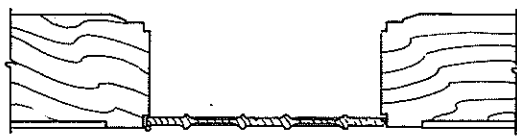
WINDOW DETAIL (INTERIOR)



SECTION



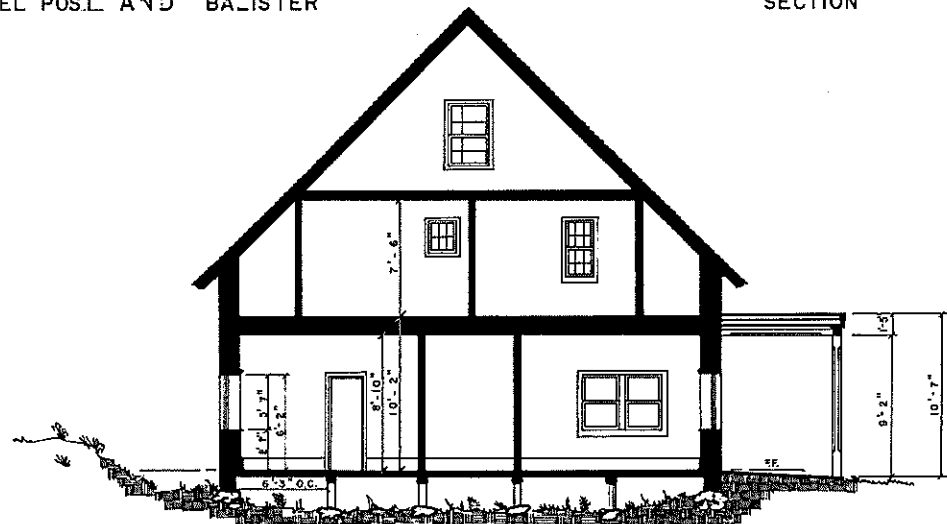
SECTION DOOR A



SECTION DOOR B

SCALE A 3 FEET

SCALE B 11 FEET



SECTION A-A SCALE B

DRAWN BY: JAMES FLATHMANN

WESTERN OFFICE NATIONAL PARK SERVICE UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE ERSKINE HOUSE KODIAK, ALASKA

SURVEY NO. AK-2

HISTORIC AMERICAN BUILDINGS SURVEY SHEET 7 OF 7 SHEETS

LIBRARY BY CONSULTING ENGINEER

Appendix G - Meeting Minutes

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Meeting Minutes – Start Up Meeting

Russian-American Company Magazin HSR
Virtual Client & Design Team Start Up Meeting
GoTo Meeting
7/21/2021 from 2-3 pm MST

Attendees

Grant Crosby, Project Manager, NPS Sr. Historical Architect
Rhea Hood, Archeologist, NPS NHL Program
Sarah Harrington, Executive Director, Kodiak Historical Society
Margaret Greutert, Collections and Exhibits Manager, Kodiak Historical Society
Bridget Maley, Architectural Historian, architecture + history
Christine Britton, Senior Project Engineer, JVA Engineering
Denise Dihle, Principal, 360 Engineering
Jon Brooks, Principal, AE Design
Kelly Ream, Senior Planner, Mundus Bishop
Liz Hallas, Principal, Anderson Hallas Architects
Kristen Craig, Project Manager, Anderson Hallas Architects
Liz Vergillo, Job Captain, Anderson Hallas Architects

- Introductions
- Project goals
 - Kodiak Historical Society (KHS) and NPS want to develop an actionable plan that provides short-term resolutions and long-term goals.
 - The protection of the two resources (Erksine House/Museum and the museum's collections) in some ways conflict and both need addressing (i.e. outdated utilities and water leaks pose a great risk to the collections and to the building).
 - As of this morning, the KHS has been awarded a Collections Assessment Grant from the Conservation Center for Arts and Historic Artifacts. The collections assessment will occur over the next year, with the aim of identifying needs of the archives.
 - A curator has recently been hired by the KHS, to start prior to the site visit.
- NPS and City interface – who owns what? Is there an opportunity for them to participate in the project in some way?
 - Josie Bahnke, Deputy City Manager, City of Kodiak – works closely with KHS.
 - Sarah Harrington will share the site visit schedule and stakeholders' meeting invite

- with relevant personnel the City Manager's office and the Parks and Recreation Department.
- A historic preservation commission was recently established in Kodiak and will want to participate in the stakeholders' meeting, as well.
 - Known issues / deficiencies
 - Electrical and plumbing is outdated and in poor condition. The risk that this poses for both the building and the KHS archival collections is a concern. This is a high priority for the KHS.
 - Persistent roof leaks at the sun porch have subsided after repairs (conducted Summer 2020). This is one of many temporary fixes. A long-term solution is needed. The low-slope roof leaks during heavy rain and freezing temperatures, possibly due to ice-dams.
 - There was a small electrical fire in recent years in the attic. Charred wood remains. There is still a risk of another electrical fire. Both the electrical system and fire suppression require investigation. Local protocol for fire response is a concern and may not be appropriate for a historic landmark. This requires further investigation.
 - Foundation concerns regarding water damage, site drainage, and missing foundation elements need on-site investigation. This will require access to the crawlspace, which has been observed to contain standing water in the past.
 - Among the recommendations to be made in the HSR are further areas of study. It is anticipated that a study of the site and site drainage will be recommended.
 - KHS anticipates a need for shingle roofing replacement in the next 5 years, based on moss growth and shingle age. No leaking in the roofing assembly has been observed, other than at the sun porch (see above).
 - Wind-driven water leaks at the windows have been significant during storm seasons. Although the storm windows remain on year-round, they are not effective at keeping the water out. One window in the attic is of particular concern.
 - AH and JVA would like access behind the wall finish below one of the leaking windows to inspect the structure for water damage.
 - Moisture damage is anticipated at the sun porch where flower planters previously existed.
 - Grant Crosby shared contact information for persons involved in previous restoration work:
 - Don Corwin (window repair 2009) Ph: (907)973-2021 Email: dharmadon@hotmail.com
 - Cache Seel Ph: (907)512-7515
 - Mike Haffeman Ph: (907)942-1644
 - The boiler and associated stack have been removed. 360 would like to be involved in a meeting with the contractor involved.
 - Approximately 10-feet of gutter at the west eave fell off last winter and have not been replaced. Gutter condition is a concern.
 - KHS and NPS would like recommendations for cyclical maintenance.
 - As Bridget Maley develops a building chronology, NPS would like information on the mechanical addition to be included.
 - NPS would like a treatment alternative that considers replacement of the mechanical addition with a stand-alone building.
 - Mundus Bishop would like any site plans or aerial images of the site. Sarah Harrington to provide aerial drone images. Margaret Greutert to look for site plans, photos, and relevant documentation in the collections.
 - Attic eaves are currently open. KHS would like recommendations for use in this space and maintenance/treatment of the eaves and attic space.

- Relocation of the archival collections is under consideration. This HSR and the upcoming collections assessment will inform this consideration.

Action items: **In bold**

NOTE: After 7/21/2021 these minutes will serve as the official meeting record.

Additions/corrections may be sent to Anderson Hallas at elizabethvergillo@andarch.com

CC: Attendees, AE Team



Meeting Minutes – Stakeholders Meeting

Russian-American Company Magazin HSR

Stakeholders Meeting at the Kodiak Public Library
08/25/2021 from 5-6:30 pm AKDT

Attendees

Grant Crosby, Project Manager, NPS Sr. Historical Architect (via telephone)
Sarah Harrington, Executive Director, Kodiak History Museum
Margaret Greutert, Collections and Exhibits Manager, Kodiak History Museum
Lynn Walker, Curator, Kodiak History Museum
Amanda Lancaster, Alutiiq Museum Curator and Kodiak Historical Society Board Member
Molly O'Dell, Alutiiq Museum Archeologist and Kodiak Historical Society Chair
Rob Stauffer, Kodiak History Museum Board Member
Pat Branson, City of Kodiak Mayor and Kodiak Historical Society Board Member
Josie Bahnke, City of Kodiak Deputy City Manager
Bridget Maley, Architectural Historian, architecture + history
Kristen Craig, Project Manager, Anderson Hallas Architects
Liz Vergillo, Job Captain, Anderson Hallas Architects

- Introductions
- Meeting Goals
 - Discuss project goals and purpose with stakeholders.
 - Brainstorm possible future building uses to inform treatment and use alternatives in the HSR.
 - Brainstorm, identify, or eliminate possible treatment and use alternatives at a high-level.
- Sarah Harrington outlined on-going talks between the Kodiak History Museum (KHM) and the three other Kodiak museum organizations on a shared solution for collections storage. These talks have included intentions for developing MOUs.
 - Organizations potentially interested:
 - Kodiak Historical Society
 - Alutiiq Museum: Currently pursuing grants to expand further into their existing leased space. More information is expected in October. If they receive sufficient funding for the expansion, the Alutiiq Museum would no longer be interested in a collaborative solution. However, the Alutiiq Museum is interested in the opportunity to move collections out of the

- tsunami inundation zone that would be afforded by a collaborative solution.
 - Kodiak Maritime Museum: The museum, located on Near Island, is currently storing collections in their attic and a nearby storage unit.
 - Kodiak Military History Museum at Fort Abercrombie: The future of this museum is a bit unclear as volunteers retire. As there is currently no collections storage, all collections are on display in the museum.
- Per recommendations made by Grant Crosby, the team will investigate alternatives for moving mechanical equipment, such as the boiler, out of the Magazin to protect the building.
- Sarah Harrington states that the KHM and the Kodiak Historical Society (KHS) are well-positioned to take on a large project that would provide a long-term solution for both the building and their collections.
- If a collaborative solution were pursued, the KHS would also want some space at the future collection facility.
- Kristen Craig reviews the intent and focus of the HSR.
 - This HSR will be developed to address to the needs of the building and the needs of the occupant (KHM), which have some competing needs. Considering both aspects will be part of this project.
 - The preservation of the building and the storage requirements for collections have competing needs.
- Bridget Maley explains that the team is investigating the building's multiple eras of occupation and alterations, which provide an educational opportunity for visitors. The building's current use as collections storage limits the public's access to the upper floors.
 - Molly O'Dell suggests a precedent where the "open storage" concept has been implemented to allow visitors to see the stored collections: The Burke Museum of Natural History and Culture in Seattle.
 - Josie Bahnke expresses concern that a significant amount of museum collections may remain in storage and not on display.
 - The KHM is currently addressing this by opening to researchers with appointments to view stored collections. Recently, as many as 35 researchers have visited for such appointments. Per Margaret Greutert, approximately 10% of the KHM collections are on display.
 - Sarah Harrington explains that the collections have recently been assessed and carefully trimmed down. In the current space, the safety of occupants and artifacts are a concern due to overcrowding.
- Kristen Craig presents discussions of concepts which have been occurring during the site visit and include exploring ideas for additional buildings on the site, either to house mechanical room and pull these elements away from the building or potentially to provide additional collections and storage space in a new building onsite.
- Pat Branson explains that preservation of both the building and collections are of paramount importance. Thus, the city would be unlikely to support new construction of collections storage within the inundation zone. However, they would be supportive of new or different collections facilities that protect both resources if located elsewhere.
 - The inundation zone includes the site that the KHM is currently located on.
- Josie Bahnke confirms that the city would be amenable to a new shed or mechanical enclosure on site, but not to a new building for collections storage on site.
- There has been some back-and-forth between the KHM and the Kodiak Public Library regarding their respective collections and possible overlap.
- Sarah Harrington notes that the KHM has received a Rasmussen grant to digitize the collections. This can increase public accessibility. However, this does not protect the original copies stored by the museum.

- Sarah Harrington mentions concerns with fire protection and rescue. She has been verbally informed by the local fire department that in the case of a fire they will abandon the structure if they cannot extinguish flames within 30 seconds of arrival.
 - Kristen Craig asked if there are measures that can be implemented at the building which would address these concerns and allow for fire fighters to work to save the building. It would be ideal to incorporate those treatment recommendations into this HSR.
 - **Sarah Harrington and Josie Bahnke to investigate this with the local authority and work with the KHS to develop a new fire rescue policy for the building. If architectural recommendations can support or impact this policy, AH is to be informed.**
- Josie Bahnke proposes use of a nearby historic barn for collections storage. Sarah Harrington clarifies that the KHM is interested in a long-term solution for collections that would move storage out of a historic building and into a best-practices space.
- As we are looking at the needs of the building now, if we can alleviate the needs for collections storage, what are potential future uses for the building?
- Assuming the relocation of collections, potential uses for the building are discussed.
 - The KHM would like to use the second floor as office space or artistic space.
 - The entire building is inaccessible per ADA.
 - There is an interest in allowing visitors to see more of the building (beyond the exterior and first floor) as it is an artifact.
 - Kristen Craig suggests utilizing digital documentation of the upstairs (video, photographs) to share in an accessible interpretive space.
- Kristen Craig explains that this HSR will present treatment options that allow for these conversations to continue in the future. It will not be a prescriptive HSR with a single treatment plan but will present treatment recommendations for if the building continues to be used for collection storage and if collections are moved elsewhere. It will also identify work which must be done, regardless of future use.
- Pat Branson states that a collective assessment of collection storage needs for the interested organizations should be conducted. An internal assessment of needs has been conducted by the KHM.
 - Kristen Craig states that the HSR will evaluate the impact of the collections storage on the building but will not address the actual collection.

Next Steps:

- **Josie Bahnke to join KHM and the AE team for the close-out meeting on 08/26/2021.**

Action items: **In bold**

NOTE: After 9/10/2021 these minutes will serve as the official meeting record.

Additions/corrections may be sent to Anderson Hallas at elizabethvergillo@andarch.com

CC: Attendees, AE Team



Meeting Minutes – Site Visit Close Out

Russian-American Company Magazin HSR

Site Visit Close Out Meeting at the Magazin
8/26/2021 from 4-5 pm AKDT

Attendees

Sarah Harrington, Executive Director, Kodiak History Museum
Margaret Greutert, Collections and Exhibits Manager, Kodiak History Museum
Lynn Walker, Curator, Kodiak History Museum
Josie Bahnke, City of Kodiak Deputy City Manager
Bridget Maley, Architectural Historian, architecture + history
Christine Britton, Senior Project Engineer, JVA Engineering
Kristen Craig, Project Manager, Anderson Hallas Architects
Liz Vergillo, Job Captain, Anderson Hallas Architects

- Review project schedule
 - 75% Draft HSR to NPS on December 2nd, 2021
 - Final HSR to NPS on March 22nd, 2022
- Review site visit findings
 - Two items were found to need immediate action (prior to development/completion of the HSR):
 - Secure loose siding at the north façade.
 - Provide a downspout at the north façade where missing to direct water to the ground.
 - A summary of significant findings is provided by discipline and will be presented in further detail in the HSR:
 - Architectural – Building Exterior:
 - Growth is a concern at the roof. Up-close investigation finds that significantly more growth is present than is visible from the ground.
 - Existing gutters are non-compliant with the historic character of the structure and are not installed/sized correctly to catch water running off the shingles. Replacement or an alternative to gutters will be recommended in the HSR.
 - Ponding is observed at the porch roof. Proper drainage, provided by a low-slope roof, will also be recommended.
 - Insufficient and improperly installed flashing at the alcove roof, both

- at the connection to the building and at peaks, should be replaced. For the interim time, observation and repair of sealant as needed at the joint between shingles and siding is recommended.
- Some wood rot is observed at exterior wood elements, such as fascia. Damaged wood should be replaced in kind and painted in conjunction with other roof work.
 - AH recommends that all roof work (including gutters and flashing) be conducted as one project.
- Architectural – Accessibility and ADA:
 - No ADA compliant spaces are currently provided in the building, nor is there an ADA path to the building.
 - Discussions during the initial walk-through addressed possibly getting exemptions for select areas of non-compliance, such as the bowing of the floor, from the authority having jurisdiction. The HSR present treatment consideration for creating ADA compliant paths, egress, and restrooms.
 - Architectural – Code Study:
 - City of Kodiak only lists IBC on the website. AH recommends using the IEBC if allowed by building officials, as there are some exemptions for existing and historic buildings, including reduced structural loads.
 - **AH to follow up with AHJ to confirm accepted code.**
 - Electrical:
 - AH and 360 documented existing conditions for the electrical engineer during the site visit.
 - KHM confirmed that the building is hardwired for internet. However, ISP's have had issues with reaching the site and may not be able to provide better internet. AE Design will look into this and see what options might be available to improve this.
 - Mechanical:
 - Dehumidification would be ideal for collections storage. As the building has no vapor barrier, this would exacerbate moisture movement through the walls. It is recommended that dehumidification be addressed with exhibit casework as opposed to an architectural solution if the collections remain within the building.
 - All windows were historically operable to provide ventilation. As they are now painted shut, there is no ventilation in the building, except for air infiltration through wall assemblies. Mechanical ventilation will be recommended since it is not desired that windows be returned to operability.
 - An upgrade of boiler piping is recommended. A further assessment of appropriate boiler sizing and zones will be included in the HSR.
 - Mechanical ventilation in the crawlspace to mitigate moisture will be recommended.
 - Fire Protection:
 - Alternatives to the current dry pipe system will be explored and recommendations provided with the protection of the building and collections in mind.
 - Plumbing:
 - A corroded waste pipe riser at the second floor should be replaced.
 - Although failures have not been observed, much of the existing

- Kristen Craig asks KHM to document (photo, video) and report any observed water leaks if they occur at the sun porch or alcove during production of the HSR.
- Although security is a concern, the KHM would like to provide a public restroom if possible.
- As funding becomes available, recommended work is anticipated to occur in the form of multiple projects.

Action items: **In bold**

NOTE: After 9/10/2021 these minutes will serve as the official meeting record.

Additions/corrections may be sent to Anderson Hallas at elizabethvergillo@andarch.com

CC: Attendees, AE Team

Appendix H - Archaeological Surveys & Testing Summary

Kodiak Museum Archaeological Surveys & Testing
Draft
Rhea Hood, Archeologist
NPS National Historic Landmarks Program

Introduction

The purpose of this [section] is to provide general guidelines and recommendations for mitigating harm to buried cultural resources that may be impacted during maintenance, rehabilitation, restoration, and new construction activities at the Kodiak Museum and Russian-American Co. Magazin National Historic Landmark.

Human history in the Gulf of Alaska extends to at least 6000 BCE. Based on its location and past archaeological discoveries in the vicinity, there is a high probability that the Kodiak Museum property contains artifacts and features from earlier periods of Kodiak history.

When Russian explorers first arrived in the 18th century, it was the Koniag/Sugpiaq period in the Kodiak Archipelago. Koniag settlements were mainly near the coasts. The Koniag depended on sea mammal hunting, bird hunting, ocean fishing, and salmon fishing along with gathering. The only land mammals available were bears, river otters, and foxes. Koniag relations with outside groups such as the Tlingit and Unangax, and other Sugpiaq such as the Chugach, were tense and there are stories of raids and conflict between groups; however, there is archaeological and historical evidence of cordial trade relations as well. The Koniag period began around the year 1200 CE and is characterized in the archaeological record to have ended with the influences of European contact (Clark 1984). Contemporary Koniag Alutiiq communities are the direct descendants of the residents of Koniag villages that pre-date encounters with Russian explorers.

The first groups to settle Kodiak are classified by archaeologists as being a part of the Ocean Bay tool tradition, that lasted from before 6000 BCE to around 2000 BCE in the Gulf of Alaska region. Ocean Bay groups seem to have depended mainly on sea mammals and ocean fish, but also captured birds and salmon. The complex coastlines of the Kodiak archipelago contribute to an abundance and variety of flora and fauna favorable to people. Ocean Bay settlers likely migrated from the Aleutian Islands (Clark 1997).

Following Ocean Bay was the Kachemak tool tradition. The Kachemak period is a significant time in Kodiak and the Gulf of Alaska for advancement in technologies that allowed for catching increasing numbers of Pacific cod and salmon, and innovating ways to process large amounts of fish to be stockpiled. Society and artistic expression become more complex during this period of growing wealth (Saltonstall et al. 2006). The Kachemak period lasted from roughly 2000 BCE to 1200 CE (Clark 1997). The Koniag period cultures are a lineage from the Kachemak period.

Previous archaeological research at the Kodiak Museum

Between 1977 and 2011, four archaeological surveys occurred at the Kodiak Museum. All four surveys resulted in cultural finds that date to between the precontact period and the American period.

Year	Project	Testing Area	Results	Author
1977	Kodiak Community College Field School	Foundation	Russian and American periods (19 th & 20 th centuries)	Yarborough, Linda, 1977 field notes and photographs
1978	City of Kodiak restoration project EDA Project 01-51-26368, City Project 77-21a.	Foundation	Russian and American periods (19 th & 20 th centuries) artifacts and structural remains	Shinkwin, Anne D. and Elizabeth F. Andrews, 1979, "Archeological Excavations at the Erskine House, Kodiak, AK"
2008	Baranov Museum's Bicentennial Archaeology Project	Comprehensive	Early Kachemak site, ca. 2,500 – 4,000 years before present	Lipka, Jill H., 2008, "The Baranov Museum's Bicentennial Archaeology Project" unpublished student paper, Kodiak Community College, Kodiak.
2011	Erskine House Retaining Wall, Territory Heritage Resource Consulting	Retaining Wall at Center St. and Marine Way	Russian structure ruin	Fairbanks Daily News-Miner, https://www.newsminer.com/kodiak-archeology-project-yields-likely-russian-structure/article_2d3139bb-e80e-5015-bd4c-4376a926302e.html

In 1977, Kodiak Community College hosted an archaeological field school for which participants conducted a series of test excavations around the foundation of the [main structure]. The following year, a City of Kodiak restoration project (EDA Project 01-51-26368, City Project 77-21a.) also conducted test excavations around the foundation of the [main structure]. The 1977 and 1978, these archaeological tests combined excavated roughly 38-percent of the of the area (35.75 square meters) around the foundation of the [main structure] (Shinkwin and Andrews 1979). Both 1977 and 1978 tests recovered artifacts from Russian and American periods.

In 2006, "modern trash, gunflints, nails, and shotgun cartridges" were found by museum staff during gardening and landscaping work on the south side of the [main structure] (Lipka 2008).

The Kodiak Museum and Kodiak Community College partnered in 2008 to host the Baranov Museum's Bicentennial Archaeology Project. A team of professional archaeologists and students conducted shovel tests throughout the Kodiak Museum and the Sargent Property, located immediately north of the Kodiak Museum property. The locations of shovel tests were placed based upon historic maps and photos of the two properties. A total of eleven (11) 1-meter square excavations were conducted following positive results during the shovel tests. Eight of these excavation units were on the north, west and south sides of the Kodiak Museum. The archaeology project found Russian American Company artifacts including a plank floor (along the south side of the museum, which was the location of Mrs. Erskine's garden), beads, bone, ceramics, metal, wood, brick, and stone artifacts. Based on associated artifacts, the plank floor is estimated to date to around 1840 or later (Lipka 2008).

At the lowest excavation levels, below Mrs. Erskine's garden, is a midden from the Early Kachemak period, which lasted from 2000 BCE to 500 BCE. Some Early Kachemak sites, like the one found at the Kodiak Museum, have a distinctive layer of soot and grease-soaked soil that are the remains of smoking large volumes of fish. In addition to the modified soil, the excavations found a scraper, cobble tools, and red chert flakes. This new Early Kachemak site discovery was assigned AHRS site number KOD-01140.

Construction of a new retaining wall on the property's southeast corner (at Center St. and Marine Way) in 2011 revealed the remains of a rock and wood plank structure, likely from the Russian period.

Develop a Discovery Plan: On-site procedures at the time of discovery, evaluate research potential, and curation plans.

Ground disturbing activities on the property have considerable potential to impact significant archaeological remains from the deep past to more recent times.

A Discovery Plan should be developed in advance of any ground disturbing activities on the property. Within the Plan, procedures should be developed for notification protocols as well as management of field data and cultural materials at the time of discovery. These procedures should include how to document discoveries, collection strategies and justification, and curation. For some construction activities, an archaeological monitor may be advantageous. A Discovery Plan will specify the circumstances that may warrant halting work, and then when it is appropriate to proceed with construction after evaluating cultural materials and consulting on significance and potential effects. It may also be advisable to consider potential research projects and invite collaborative research partnerships with the Alutiiq Museum or Kodiak College. It should also include a list of potentially affiliated descendants, federally recognized Tribes, and organizations, who can assist in the evaluation of discoveries. It may be beneficial to convene a committee to assist in determining the research potential of inadvertent discoveries.

The State of Alaska has several laws pertaining to the discovery and treatment of human remains. Any human remains discovered on the property should initially be treated as a potential crime scene and law enforcement should be notified. Additional essential contacts and procedures for the discovery of human remains, along with a list of applicable laws, are available through the Alaska Office of History and Archaeology (<http://dnr.alaska.gov/parks/oha/ahrs/remains.htm>).

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