

December 13, 2011



OFFICE OF  
HISTORY AND  
ARCHAEOLOGY

GRUENING HISTORICAL PARK  
HISTORIC STRUCTURE REPORT

Authored by Doug Gasek and Summer Rickman

## TABLE OF CONTENTS

---

---

Executive Summary .....	3
Background and Context .....	4
Chronology of Development and Use .....	5
Physical Description .....	6
Evaluation of Significance .....	9
Condition Assessment .....	10
Use Alternatives .....	13
Concept #1: Resident Curator .....	13
Concept #2: Artist in Residence Program .....	15
Concept #3: Short Term Rental Program .....	16
Concept #4: Special Event Rental Space.....	17
Concept #5: House Museum.....	19
General Rehabilitation Outcomes.....	20
High Priority Tasks.....	20
Priority Tasks .....	22
Recommendations .....	23
Bibliography .....	24
Appendices.....	25
Appendix A .....	25
Appendix B .....	28

## EXECUTIVE SUMMARY

---

In August 2010, Southeast Area Parks in the Division of Parks and Outdoor Recreation (ADPOR) requested that the Office of History and Archaeology (OHA) complete a Historic Structures Report for the Ernest Gruening Cabin in Juneau, Alaska. The Ernest Gruening Cabin was listed on the National Register of Historic Places on June 8, 1992 for its association with Ernest Gruening, the father of Alaska statehood. In 1954, while living in the cabin, Gruening wrote the seminal book, *The State of Alaska*, promoting the concept of Alaska statehood. The period of significance is identified as 1947-1958 on the National Register listing, however, the date of 1954 will be used to guide decisions related to the building.

OHA staff conducted a site visit to the property during the week of October 4 -8, 2010. Staff thoroughly collected existing conditions including photographs, drawings and visual observations. This provided useful information to develop work that must be done to the cabin depending on the proposed use. However, some work was identified that should be completed no matter what the use. Some of this necessary work includes chimney repair, roof replacement, window repair, arctic entry removal, gutter installation, floor/roof insulation, and fabricate storm windows.

The October site visit and informal discussions with Division of Parks and Outdoor Recreation provided insight to potential uses for the Gruening Cabin. This information allowed OHA staff to develop five proposed uses for the building including a Resident Curator Program, House Museum, Special Event Rentals, Overnight Rentals and Artist in Residence Program. Each program is described, benefits are highlighted, challenges are presented and estimated costs are provided. Finally, two uses were recommended to Southeast Area Parks, Resident Curator and Artist-in-Residence Program.

The **Resident Curator Program** is a low cost alternative for rehabilitation and administration while providing limited public benefit. The concept is to develop a competitive program for a long-term rental (minimum of 25 years). In return, the lessee will substantially rehabilitate the building and meet ADPOR standards. The public will have access to the grounds around the cabin and interior access will be guaranteed during annual special events. All rehabilitation work will become property of the State at the end of the rental period.

A second use was recommended for further park management consideration, an **Artist-in-Residence Program**. This program has low costs for administration, minor public benefit, but substantial rehabilitation costs. The Artist-in-Residence Program promotes use of the inspirational location to develop projects related to the arts and humanities at low rent for competitively selected artists. Resident artist will be expected to participate in community outreach activities and provide a work of art to the park demonstrating the insight taken from the location. Additionally, the resident artist will provide an on-site presence to detract vandalism of the important location.

It is necessary that an appropriate use is selected and implemented at the Ernest Gruening Cabin to maintain this significant piece of Alaskan history.

## BACKGROUND AND CONTEXT

---

In the summer of 1948, Earnest Gruening, Territorial Governor of Alaska, built a cabin twenty-six miles north of Juneau. The cabin, known as “Eaglerock” within the Gruening family, was built on a 4.9 acre tract of land bordered by the Peterson Salt Chuck on the northeast and Favorite Channel and Amalga Harbor to the West. Gruening leased the land from the U.S. Forest Service in 1946 under the provisions of the Small Tract Act of 1935. A stipulation of the lease for a Forest Service homesite was that the permittee had to construct a cabin or house of a given value within a stipulated time.

In May of 1948, landowners and U.S. Forest Service permittees in the vicinity of Eagle River Harbor requested the U.S. Forest Service to construct a spur road from the Eagle River Harbor Road to a point near the outlet waterfall of Peterson Salt Chuck thus opening up Gruening’s tract for development that summer. The one and a half story wood frame cabin was designed by Juneau architect MacKay Malcolm and was built by a local carpenter and neighbor Fred Jacobson with the help of Gruening’s son, Huntington, and local laborers.

From 1947 till 1953 the cabin was used as a family retreat while Gruening lived primarily in the Governors Mansion in Juneau. In the spring of 1953, President Eisenhower appointed a new territorial governor, and Gruening and his wife Dorothy moved from the Governor’s Mansion to the cabin. For the next 6 years the cabin served as Gruening’s principal residence. During the time he called “Eaglerock” home, Gruening authored a number of articles for national magazines and newspapers as well as countless letters promoting statehood for Alaska. In 1954, while living in the cabin, he published his book *The State of Alaska* which chronicles Alaska’s history and advocates the need for statehood. In November 1958, Gruening was elected one of the first senators from Alaska which became the 49<sup>th</sup> state on January 3, 1959. After moving to Washington, D.C., the Gruenings visited the cabin whenever they came home. Gruening died in 1974. His ashes were scattered on Mount Gruening, located just northeast of the cabin.

The cabin continued to be used by the Gruening family well into the 1980’s. In 1983, Ernest Gruening’s grandson Clark made multiple minor alterations to the interior and exterior of the cabin. The original asphalt shingled roof was replaced with corrugated sheet metal, the east entry porch was enlarged and enclosed with T-111 siding to form a large arctic entry, and portions of the foundation were skirted. The original outhouse, located several yards from the south side of the cabin, was replaced with a similar building.

In the interior, the stairs to the loft were replaced with a wrought iron circular staircase to make room for a new Franklin wood stove. Electric baseboard heating was added as well as a system to collect rainwater in a 1,100 gallon cistern beneath the cabin’s north side. A sink and shower were placed in the small enclosure in the southeast corner of the first floor. A gas range and electric refrigerator replaced the original oil stove and ice chest. Vinyl sheet flooring was laid in the kitchen as well as carpet in the living room. In 1985, two twenty-six inch carved pine totem poles replaced the spruce logs above the fireplace.

The Gruening family owned the cabin until 1989 when the State of Alaska purchased the property for use as a historic park. The cabin has since been used for seasonal staff housing and caretaker housing for Alaska State Parks.

## CHRONOLOGY OF DEVELOPMENT AND USE

---

- 1946 U.S. Forest Service issued Gruening a special use permit for a 4.9 acre lot overlooking the tidal waterfall under the Small Tract Act of 1935
- 1948 May 15, 1948 petition presented to Office of the Regional Forester to construct Eagle River Landing Road by (Florence Manery, Fred Jacobsen, Leslie B. Avrit and Huntington S. Gruening)
- 1948 Summer, Eagle River Landing Spur road constructed
- 1948 Summer, Cabin built, designed by Juneau Architect MacKay Malcolm, built by local contractor Fred Jacobsen with help from Gruening's son Huntington
- 1953 Spring, Gruening and wife Dorothy move to cabin after leaving Territorial Governors office (Cabin serves as their principal residence from 1953-1958)
- 1953 twenty-five foot long bookshelf over west window-wall constructed
- 1954 Gruening writes *The State of Alaska* as well as multiple articles promoting statehood while living in cabin
- 1955 Gruening elected to the United States Senate October 6, 1955, from the Territory of Alaska as an advocate of Alaska statehood; did not take the oath of office and was not accorded senatorial privileges; Gruening began spending more time in Washington, D.C.
- 1958 November, Gruening elected one of first U.S. Senators from Alaska and moved to Washington (served 2 terms)
- 1974 Gruening dies, ashes scattered on mountain behind cabin (Mount Gruening)
- 1983 Interior and exterior were modified by Gruening's grandson Clark:
- shingle roof replaced with corrugated sheet metal,
  - east porch enclosed with t-111 to form arctic entry,
  - portions of foundation skirted, (south elevation not skirted in 1990 photos)
  - original outhouse replaced,
  - wooden stairs along south wall to loft replaced with wrought iron circular staircase,
  - Franklin wood stove added,
  - electric baseboard heat added,
  - new rainwater collection system in 1,100 gallon cistern beneath the cabins north side installed,(still in place in 1990 photos)
  - a sink and shower were placed in the enclosure in southeast corner,

- a gas range and electric refrigerator replaced the original oil stove and ice chest,
- vinyl sheet flooring laid in kitchen and carpeting in the living room

1985 two twenty-six inch carved pine totem poles replaced the spruce logs above fireplace (were still in place in 1990) no longer there as of fall 2010

1989 family sold cabin to State of Alaska for use as an historic park (Ernest Gruening State Historic Park)

---

## PHYSICAL DESCRIPTION

---

The Ernest Gruening Cabin is a rectangular side gable building. The reverse salt box roof (one story primary elevation, two story rear elevation) is clad in standing seam aluminum covering the original asphalt shingles. A centrally located concrete chimney is slightly offset on the east side of the roof apex. The building is clad in cedar shiplap painted barn red. The orientation of the siding on the first floor is horizontal and then is vertical on the second floor. The crawl space is clad with plywood painted barn red. A band of transom windows is the primary character defining feature of the building located on the water facing side, the primary elevation. All window trim is painted yellow. During construction an effort was made to retain as many trees as possible, evidenced by mature trees in close proximity to the cabin.

---

### WEST ELEVATION

---



The west elevation of the Gruening Cabin faces Favorite Channel and is one story tall. The wide overhang projects 3 feet 5 inches and the eave is enclosed with the same siding material as the rest of the house perpendicularly placed. Tiny circular metal vents are symmetrically placed under the eaves. A metal gutter is attached to the eaves for three quarters of the cabin's length; a large section is missing toward the north. The primary feature on the main elevation is the band of five - four over one transom windows. The

band of windows covers twenty-four of the west elevation's twenty-seven feet. A plain wood door occupies the remaining three feet of the elevation. A simple white aluminum screen door is placed over the door. A newly constructed deck with low profile rails projects from the building. Composite shingle covered stairs lead from the north side of the elevation to the deck. The deck covers roughly 2/3 of the main elevation.

---

## NORTH ELEVATION

---

The north elevation is two stories tall with an offset roof apex accommodating the second floor towards the east. In addition to the two stories a substantial crawl space is under the house. Three different cladding materials (T1-11, horizontal shiplap, and vertical shiplap) highlight the three different levels of the elevation. The crawl space is covered with T1-11, the first floor has horizontally orientated cedar shiplap painted barn red, and the second floor is clad in vertically



orientated cedar shiplap painted barn red. A small wood louvered vent is positioned in the roof apex. Two nine light wood casement windows are located toward the east side of the second floor. The first floor contains one nine light casement window toward the east end of the elevation. Three twelve-light fixed wood windows are placed in the corner of the west side of the building accentuating the west elevation band. All three are closely spaced with less than four inches between each window. The crawl space contains three entrances clad in T1-11. An enclosed porch projects on the east end of the property along the same plane as the original construction. In this area, the crawl space is not enclosed. The eaves slightly project from the face of the elevation. Aluminum down spouts converge directly under the roof apex of the elevation below the first floor windows leading to the location of a removed cistern.

---

## EAST ELEVATION

---



The first visible elevation as people enter the park with their vehicle is the east elevation. This elevation is two stories with a one story gable roofed arctic entry/porch addition located on the northern edge. Again, the different levels of the original construction are accentuated with material variations. The second floor is clad in vertically orientated cedar shiplap, the first floor is horizontal orientated cedar shiplap and the crawl space is covered with plywood. The arctic entry/porch addition is covered with T1-11 and the porch is constructed with treated

timber. The entrance into home is located in the arctic entry. Four stairs lead up to the porch and arctic entry. A twelve panel hollow core aluminum door is located in the arctic entry the slightly offset from the apex of the gable. A two head security light is placed on the south side adjacent to the door. The windows are not talked about for this elevation

---

## SOUTH ELEVATION

---

The outline of the south elevation is nearly identical to the north elevation. It is two stories tall with an offset roof apex that houses the second floor on the east side of the elevation. Again, a crawl space is located under the house with more space towards the west due to the sloping topography of the site. Three different cladding materials (plywood, horizontal shiplap, and vertical shiplap) accentuate the three different levels of the elevation. Plywood covers the crawl space, situated between three symmetrically placed concrete piers. Horizontal shiplap covers the first floor while vertical shiplap sheathes the second floor. All cladding materials are painted barn red. A small wood louvered vent is positioned in the roof apex. Two nine light wood casement windows are located toward the east side of the second floor. The first floor contains two nine light casement windows toward the east end directly under the nine light windows on the second floor. One twelve-light fixed wood window is placed near the corner of the west side of the building. The crawl space contains one entrance clad in plywood. The eaves slightly project from the face of the elevation.



---

## INTERIOR

---



The interior has a great room, loft, enclosed porch and small enclosed space currently used as a restroom. The space circulates around the chimney, but the primary feature is the view from the great room through the band of windows. The built-in benches with in-seat storage and bookshelves that parallel the windows help emphasize the view while creating an efficient use of space. The volume of space in the great room is ample but not accentuated. Under the loft, a kitchen is positioned on the north end of the space while the small enclosed bathroom is

located on the south. Additionally, a circular stair case provides access to the loft. This stair case is located between the bathroom and chimney. The primary finish inside the Gruening Cabin is clear finished cedar shiplap.

The primary interior features of the cabin include the band of windows including the view, chimney, loft and interior volume. The view from the cabin is the most important feature of the cabin. The view is framed by five four over one fixed transom windows on the west side of the building. Continuing the band are three nine pane casement windows of equal size on the north. To accentuate the horizontal band of windows of the west, the windows are framed by a built-in book case above and a built-in bench seat with storage below.

A substantial stone and pine veneer fire place is centrally located in the great room. The west face of the fireplace, also the primary side, is faced with a stone veneer. The opening of the fireplace is also quite substantial with a small sheet metal hood near the top. The south face of the fireplace has a cedar shiplap siding. The other two faces are painted concrete. Two small cedar posts are positioned at the fireplace corners extending to the base of the loft. In the loft space, the chimney is clad with the same veneer found throughout the building.



A metal spiral staircase between the chimney and bathroom provides access to the intimate loft space. These stairs were added during the renovations of the 1980s. A small pony wall constructed of vertical cedar ship lap is attached to the loft floor and finished with quarter round. From the loft, the area of original access is evident near the south wall.

Secondary features and spaces include the kitchen, bathroom, floor finishes, sconces, bookcase, and benches. The kitchen has ample cabinets, a

refrigerator and sink. Exposed floor joists dominate the low ceiling. Exposed wires are thread through the joists. A small restroom space is adjacent to the kitchen. Fixtures include a sink and shower. Exposed joist are also located in this room. All light fixtures (ceiling and scones) are simple frosted globe pieces.

## EVALUATION OF SIGNIFICANCE

---

Ernest Gruening was the Territorial Governor of Alaska from 1939 to 1953 and served as United States Senator for Alaska from 1959 till 1969. During and after his time as Territorial Governor, Gruening tirelessly advocated for statehood and is often referred to as the “Father of Alaska Statehood.” While Gruening and his family primarily used the cabin site as a summer home, it was while living in the cabin that Gruening wrote his manifesto for statehood called *The State of Alaska* in 1953. The cabin was the Gruenings’ primary residence from 1953 till 1959. The Governor and

then Senator Gruening entertained many national and foreign leaders at the cabin, including Adlai Stevenson, Governor Earl Warren, New York Governor Thomas E. Dewey, Supreme Court Justice William O. Douglas and Senator John F. Kennedy. Though the cabin has undergone minor alterations since the 1950's it still looks much the same way it would have when Gruening called it home. As a result of Gruening's insistence that no trees be removed from the site, the original appearance and feel remain.

---

## CONDITION ASSESSMENT

---

The conditions described below are the most apparent issues encountered during a site inspection of Gruening Cabin in October 2010. Other features are captured in the description outlined above.

---

### FOUNDATION

---



The foundation of the Gruening cabin is concrete piers evenly spaced on the buildings perimeter. A pier is placed on each corner with another placed in the center of the north and south elevation. Two additional piers are centrally positioned on the east and west. Additionally, two piers are located under the original porch on the east elevation. A central pier on the west elevation is not in contact with the building evidenced in the included photograph. This condition must be corrected to provide adequate support to the house. The porch piers are also showing signs of serious decay. The concrete is severely spalled. The existing pier should be patched and if deterioration continues, a replacement should be fabricated.

---

### CHIMNEY

---

A thorough investigation of the chimney was not conducted due to equipment limitations. However, the chimney is currently shrouded in a blue tarp due to spalling according to the area superintendent. From the ground it appears that there are breaks in the flashing at the base of the chimney. Access to the chimney was available on the interior of the building. Water damage and efflorescence was evident on the chimney in the attic. In the loft space the concrete is exposed on the east side of the chimney. Evident conditions include water penetration, cracking and staining. Although the chimney is not exposed on the other sides in the loft, water damage is evident on the ceiling in close proximity to the chimney. No critical conditions were found on the first floor of the chimney. The exposed east side is painted white and appears stable.



In addition to the original chimney, a wood stove was added during the renovations of the 1980s. The wood stove is positioned near the

south wall of the great room. The stove sits on a concrete base. A metal stove pipe extends through the roof, interrupting the volume of the great room.

---

### BATHROOM VENTILATION

---

Water damage is visible on the ceiling of the bathroom, most likely caused from inadequate ventilation. A vent is present, but does not appear to be functioning. The overall siting of bathroom fixtures is not appropriate for the space. The shower stall/toilet blocks the one window located in the bathroom.

---

### WINDOWS

---

Overall the condition of windows is good to excellent. The windows in the most need of attention are located on the second floor loft space. Common conditions of these windows include broken panes, unfinished surfaces, broken hinges, missing screens, and inadequate weatherproof. In the case of windows at Gruening weatherproofing includes plastic sheets and duct tape.

---

### GUTTERS

---

Remnants of aluminum gutters are located on the north, west and east elevations of the cabin. These gutters were installed during the 1980s renovations for the water catchment system. At present, they serve no purpose. There are major breaks in the system, making it ineffectual.

---

### ARCTIC ENTRY

---



The arctic entry was added to the cabin during the 1980s renovations and Alaska State Parks added the small porch in the 1990s. The arctic entry is pulling away from the cabin. This condition is evident near the roof line of the arctic entry. Additionally, the arctic entry is inadequately supported. When first constructed, the arctic entry only used the existing piers from the original porch. Later, ADPOR added a sill log and 4x4 to support the cantilevered portion of the arctic entry. At this point, the sill is extremely deteriorated due to inappropriate site drainage.

---

### SITE DRAINAGE

---

New additions to the building and site alterations have created drainage issues by the Gruening Cabin. These issues appear to be concentrated on the east elevation. Additional gravel was laid near the new arctic entry and the foundation of the cabin. At one point in time, large rock was there sloped away from the cabin to move water away from the cabin. Currently, water collects near the foundation.

---

## ELECTRIC

---

In most areas of the house, electric wiring is surface mounted in conduit or strung through exposed joists. The use of conduit is most apparent on the great room west wall, the east wall of the kitchen and the ceiling leading to the fan. Exposed wiring strung through joists is evident in the kitchen and bathroom. Electric baseboard was installed at the cabin during the 1980s renovations. Some was previously removed, but some remains along the south wall in the great room.

---

## FLOORING

---

The current flooring, carpet and linoleum, was installed during the renovations of the 1980s. It was not investigated if historic floor coverings were located under the current coverings. However, the current carpeting has served its useful life.

---

## LOFT

---

A metal circular staircase added during the 1980s currently provides access to the loft through the loft floor. The staircase is sandwiched between the chimney and bathroom. Originally, a steep open staircase afforded access to the loft along the south wall. Width of this stairway is visible in the addition of siding in the loft wall. Also a shadow on the wall is evident to approximate the placement and steepness.



The loft pony wall is comprised of vertical cedar siding, found throughout the building. It is attached at the floor boards. Each piece of siding is attached by four nails. Quarter round finishes the wall on the loft side. Evidence that the pony wall is pulling away from its vertical orientation is seen near each wall. This attachment method creates an unstable wall and a safety concern.

---

## PLUMBING

---

The kitchen and bathroom currently have access to water stored in holding tank in the arctic entry. Pipes carrying the water enter the kitchen near the access to the arctic entry. Exposed pipes are cut in the joists to reach the bathroom.

---

## CRAWL SPACE

---

The crawl space has a variable height due to the existing topography. It is currently enclosed with painted plywood positioned between the concrete piers. It appears that no insulation was installed between the floor joists; however, a large amount of rigid insulation is stored in the space. There is some electrical that is strung in the crawl space. A tree stump was left in place under the house. A cistern was positioned on the north half of the crawl space when a functional gutter system moved water to the location. That feature is not currently operational. Insulation was once installed on the west wall of the crawl space. It appears that animals have entered the space and destroyed the insulation.

---

## FIXTURES AND FEATURES

---

Major fixtures in the features in the house include the lights, fan, built-in bench, appliances, and doors. All globe light sconces on the west wall are present and in working condition. Ceiling fixtures are present in the kitchen and bathroom, but the three of the four globes are missing. Two exterior features are positioned on the arctic entry and near the door on the west side.

Four doors are present in the house. There are two exterior doors, one at the arctic entry and one at the deck leading to the great room. There are also two interior doors, one leading to the bathroom and another located between the kitchen and arctic entry. None of the doors present in the cabin date from the period of significance.



No appliances in the bathroom or kitchen date to the period of significance. These non-historic features include the sinks, refrigerator, and shower stall.

The bench located near the windows on the west wall of the great room is an important element in the room that retains historic fabric. Some defining characteristics of the feature include the height, built-in storage, hinges and vents. The cushions have been refinished.

---

## USE ALTERNATIVES

---

Five alternatives considered were developed as possible uses of the Gruening Cabin State Historical Park. The concepts developed included weekend rental, special event rental, resident curator program, artist in residence program, and house museum. Each concept is discussed in greater detail below and a detailed cost analyses for each alternative is located in Appendix C.

---

### CONCEPT #1: RESIDENT CURATOR

---

A Resident Curator program is a long-term public-private partnership in which a curator or a family of curators maintains, rehabilitates, and manages state-owned historic properties in return for a long term lease for the property. Five state programs in Delaware, Connecticut, North Carolina, Maryland and Massachusetts were researched. Each one has well-established and successful resident manager program that could be used as a model. No programs were found that failed. A sample lease from Maryland's program is attached in Appendix A.

#### **Major Program Components**

- Substantial private investment must be made in site renovations

- Timeframes are established for renovations (usually 5-7 years)
- Subject to regular inspections by state officials
- Noncompliant leases can be terminated
- Continued maintenance investment is required throughout the life of the lease
- Properties must be open to the public for a minimum of 3-5 times per year
- Site maintenance and access are included in the lease agreement to ensure members of the public have access to the land surrounding the property on a daily basis
- Utilities and other expenses are covered by the lease
- Review process included to ensure all renovations are appropriate and meet approved Standards
- All improvements to the property become the property of the state at the time of installation
- Screening prospective resident curators should include the following components
  - Interested persons respond to RFP with the following information
    - Financial Qualifications to cover the renovation costs
    - Rehabilitation Experience
    - Description of planned renovations including cost estimates
  - Park Staff with a variety of qualifications rank the applicants based on submitted information

***Benefit to the State***

The Resident Curator program is a low cost alternative to ensure that the property is renovated, occupied and maintained for the duration of the lease at no cost to the state. Initial emergency renovations may take place to prepare the cabin for lease. These emergency measures include foundation repair and roof/chimney repairs. Annual specialize events can be developed to highlight the house’s important historic association.

***Program Challenges***

ADPOR will have less control of the day to day undertakings at the site. Inappropriate alterations may need to be corrected. Access to the building interior will be limited. Long term free lease will not produce income for ADPOR.

***Outlined Work***

**Rehabilitation Costs**

*Foundation*

*Stabilize leaning pier*

*Pour new pier*

*Soundness test for all*

*Roof/Chimney*

*Flashing near chimney*

*New composite roofing*

*Gutter System*

*Chimney Rehabilitation*

*Arctic Entry*

*Demolition*

*New deck*

*Project Administration*

*Superintendent*

*DNC*

*OHA*

**Annual Costs**

*Staff (1/16 FTE)*

---

## CONCEPT #2: ARTIST IN RESIDENCE PROGRAM

---

The inspiring setting of the Gruening cabin can be used for artists and writers to complete or begin works. This use is similar to how the Gruenings used the cabin. Ernest completed his book, *The State of Alaska*, while at the cabin and Dorothy worked on many paintings. Artists can be selectively picked to participate in the program by a panel developed by Parks. In order to use the space selected artists could pay a nominal fee of \$500 per month which includes all utilities. Also at the end of their stay, the artist should donate one piece of art inspired by the location to parks. Artist should have a minimum stay of one month and no stay should be longer than six months. As a component of their residency, artists would give a minimum of two public presentations. A sample application is attached in Appendix ??? and a sample agreement is located in Appendix ???.

### **Major Program Components**

- Building use consistent with historic use
- Longer term rentals with competitively selected program participants limits ADPORA administration
- Complete rehabilitation of the building conducted by ADPORA
- Provides on-site oversight for the building and area park lands
- Public outreach conducted by resident artist
- Marketing, administration and outreach programs developed by ADPORA
- ADPORA develops artistic perspective of this specific park



### **Benefits to the State**

A new program will be developed by State Parks that promotes and highlights the arts and humanities. For this particular location, the use will be consistent with the reason why the building is significant. With longer term agreements, administration of the program will not be arduous. There will also be an on-site presence that will deter vandalism and trespass. Finally, the cabin will be completely rehabilitated and ready for continued use.

### **Program Challenges**

The greatest initial challenge is program development and marketing. Substantial staff time will need to be dedicated to develop, market, and implement the concept. There may also be a limited pool of interested and eligible applicants, so marketing will be extremely difficult. There will also be upfront rehabilitation costs to ensure the building is prepared for the new use. Cabin utilities will also be a part of the program.

## **Outlined Work**

### **Rehabilitation Costs**

#### *Foundation*

*(details above)*

#### *Roof/Chimney*

*(details above)*

#### *Arctic Entry*

*(details above)*

#### *Project Administration*

*(details above)*

#### *Bathroom*

*Enlarge to make square*

*New Fixtures*

*Venting*

*New Flooring*

#### *Kitchen*

*New Appliance*

*Replace Cabinets/Counters*

*Acquire Kitchenware*

*Flooring*

*Finish Chimney*

*New Door*

#### *Loft Wall*

*Reinforce/Safety*

#### *Stairs*

*Fabricate and Install Ladder Stairs*

*Remove existing*

*Fill Opening, Replace Joists*

#### *Windows*

*Fabricate all new storm windows*

*Rehinge, refit*

*Install screens*

*Fabricate missing screens*

*Replace broken glass*

#### *Great Room*

*Remove stove*

*Replace flooring*

*Repair Chimney (stones)*

*Recover cushions*

*Acquire Period Furniture*

*Install New Door*

*Install New Screen Door*

#### *Site Improvements*

*Fabricate Gruening Sign*

*Catchment System*

*ADA Accessibility*

*Drainage*

#### *Insulation*

*Project Administration*

### **Annual Costs**

*Staff (1/8 FTE)*

*Gruening Utilities*

*Heating*

*Electrical*

*Waste Removal*

*Site Maintenance*

### **Yearly Income**

*12 months per year @ \$500/month*

---

## CONCEPT #3: SHORT TERM RENTAL PROGRAM

---

The Gruening Cabin can be used to supplement the already existing public use cabin rental program. The Gruening Cabin can provide a higher quality recreational experience compared to the existing rental program. This rental has a larger living space, kitchen, bathroom, fireplace, road access, beach access, fishing and historic connection that many smaller cabins don't have. A market price for a cabin rental of this type is \$150-\$175 during the summer season. A reasonable winter rate is \$125-\$150.

### **Major Program Components**

- Minimum stay requirements most likely three days
- Weekend should not be split
- Linens provided
- Maximum number of guests

- Cleaning fees and security deposit
- Develop and then partner with a Friends of Gruening organization
- Improve trail loop to provide buffer between park users and renters

***Benefits to the State***

Maintaining the cabin as a rental facility provides the state with income for the public use cabin program. It provides access to the historic site to a greater variety of people which is currently not available. Gruening Cabin will be fully rehabilitated, maintained and utilized.

***Program Challenges***

It necessitates full rehabilitation of the building at the expense of State Parks. A minimum of ten hours per week of staff time will be required to administer the rental program. State funding will be necessary to market the rental unit. ADPOR will still need to pay utilities and purchase amenities.

***Outlined Work***

**Rehabilitation Costs**

- Foundation  
(details above)
- Roof/Chimney  
(details above)
- Arctic Entry  
(details above)
- Project Administration  
(details above)
- Bathroom  
(details above)
- Kitchen  
(details above)
- Loft Wall  
(details above)
- Stairs  
(details above)
- Windows  
(details above)
- Great Room  
(details above)

***Site Improvements***

- (details above)
- CXT Toilet
- ADA Accessibility
- Caretaker Facility
- Insulation
- Project Administration

**Annual Costs**

- Staff (1/3 FTE)
- Caretaker Utilities
- Heating
- Electrical
- Waste Removal
- Gruening Utilities  
(details above)
- Site Maintenance
- Cleaning

**Yearly Income**

121 days per year @\$175/day

---

**CONCEPT #4: SPECIAL EVENT RENTAL SPACE**

---

Short term rentals can include overnight stays and special events. The Gruening Cabin can be used to supplement the already existing public use cabin rental program while also supplying space for special events. This rental has a larger living space, kitchen, bathroom, fireplace, road access, beach access, fishing and historic connection that many smaller cabins do not have. Both forms of rental (over night or special events) should have a reasonable rental rate so the building is accessible to the general public. A reasonable rate should be between \$75-\$150 per day.

**Major Program Components**

- One day/night rentals
- Additional equipment (sound systems/wifi/tents/chairs etc) for special events will be needed
- Maximum number of guests
- Marketing and administration
- Cleaning fees and security deposit part of rental agreement
- Develop and partner with a Friends of Gruening organization
- Improve trail loop to provide buffer between park users and renters
- Will need to be made ADA compatible

**Benefits to the State**

The rental program will provide the State with income for the public use cabin program. It provides access to the historic site to a greater variety of people which is currently not available. Gruening Cabin will be fully rehabilitated, maintained and utilized.

**Program Challenges**

It necessitates full rehabilitation of the building at the expense of State Parks. Additional investment will be needed to prepare the site for special events. To have an adequate and profitable rental, significant staff time (1/3), oversight, administration, marketing, and property maintenance is necessary. State Parks will still need to pay utilities (electric, heating, waste removal phone). Due to the short rental time and constant



turnover at the site a caretaker will be needed. State Parks will need to construct a caretaker cabin nearby which is an additional cost. While the location is beautiful the space limits the size of the events that can take place there.

**Outlined Work**

**Rehabilitation Costs**

- Foundation  
(details above)
- Roof/Chimney  
(details above)
- Arctic Entry  
(details above)

- Project Administration  
(details above)
- Bathroom  
(details above)
- Kitchen  
(details above)
- Loft Wall  
(details above)

Stairs  
 (details above)  
 Windows  
 (details above)  
 Great Room  
 (details above)  
 Site Improvements  
 (details above)

Insulation  
 Project Administration  
 Systems  
 Electrical  
 Fire  
 Water

**Annual Costs**  
 Staff (1/4 FTE)  
 Caretaker Utilities  
 Heating  
 Electrical  
 Waste Removal  
 Gruening Utilities  
 Heating  
 Electrical  
 Waste Removal  
 Site Maintenance  
 Cleaning

**Yearly Income**  
 182.5 nights per year @\$150/night

---

**CONCEPT #5: HOUSE MUSEUM**

---

The main focus of a house museum is to preserve and interpret the location of important events or people. To be an effective museum, it must remain open with consistent business hours, be a place of continued learning, have a clear mission, have dependable knowledgeable staff, and be financially sustainable. There should be a collection associated with the house so it can be adequately interpreted. Overall, this is not a preferred concept. Due to the cabin's distance from Juneau, regular and substantial visitation is highly unlikely. Staff will be underutilized and substantial costs will be associated with the collection and maintenance of the facility.

***Major Program Components***

- Open to the public on a year-round basis
- A collection will be established that highlights Gruening's importance to the State of Alaska
- A full-time interpreter/site manager will be hired to operate and interpret the site
- Building will be rehabilitated to meet museum standards
- First floor and grounds should be fully ADA accessible
- Parking area needs to be expanded

***Benefits to the State***

Year round public access to the building will be the greatest public benefit option. The building will be restored, not rehabilitated to take it back 1954. More interpretive themes can be developed including the drive for statehood and Gruening's life at the cabin. Artifacts and papers will be collected to highlight these themes.

***Program Challenges***

House museums are difficult to financially sustain without substantial costs to the State. In addition to building restoration, the interpreter will need an on-site office and a curation facility constructed, perhaps in coordination with the Caretaker residence. Staff costs and artifact care will

be major costs incurred by the State. Site accessibility and parking will be difficult and has great potential to impact the historic landscape since the trees are identified as a character defining feature of the site. Finally, it should be anticipated that visitation will be low due to the building's remoteness from Juneau.

***Outlined Work***

**Rehabilitation Costs**

*Foundation*

*(details above)*

*Roof/Chimney*

*(details above)*

*Arctic Entry*

*(details above)*

*Project Administration*

*(details above)*

*Bathroom*

*(details above)*

*Kitchen*

*(details above)*

*Loft Wall*

*(details above)*

*Stairs*

*(details above)*

*Windows*

*(details above)*

*Great Room*

*(details above)*

*Site Improvements*

*(details above)*

*Insulation*

*Project Administration*

*Systems*

*Electrical*

*Fire*

*Water*

**Annual Costs**

*Staff (1/4 FTE 16)*

*Interpreter (1 FTE 16)*

*Caretaker Utilities*

*(details above)*

*Gruening Utilities*

*(details above)*

*WiFi*

*Phone*

*Collection*

*Off-site Storage*

*Acquisition Funds*

*Collection Plan*

**Yearly Income**

*182.5 nights per year @\$150/night*

---



---

**GENERAL REHABILATION OUTCOMES**

---

Rehabilitation work on the Gruening Cabin will vary depending on the selected alternative. However, there are general rehabilitation work and outcomes that are desired for all alternatives that will be described in greater detail in this section. Specific work will be outlined in the desired order. Order is established through a balance of structural need and restoration importance.

---

**HIGH PRIORITY TASKS**

---

***Chimney***

The chimney must receive a full inspection to determine what work needs to be completed. At a minimum, all concrete must be repaired (especially the cap), water penetrations must be identified and repaired, flashing must be properly installed, and cricket installation should be considered to help divert water. FUNCTIONAL

### ***Roof***

To save costs, roof replacement should take place concurrently with the chimney repairs. To be historically accurate the new roof should be covered with a dark composite shingle. While the roof decking is exposed, the stove pipe needs to be removed and the hole patched before sheathing.  
GUTTERS

### ***Foundation***

All foundation piers must be evaluated for their soundness. Necessary repairs should take place. Two piers need immediate attention and repair. All piers must be in contact with the building and deteriorated piers must be replaced.

### ***Pony Wall Stabilization***

Additional structural support needs to be added to the loft pony wall to ensure the loft is a safe place. The frame should be constructed on the loft side of the wall and affixed to the floor and side walls. The current wall components can be attached to the frame. All finishes on the loft interior should be stained to match the existing wood work.

### ***Arctic Entry Demolition***

The arctic entry on the east side of the building needs to be removed. It should be replaced with a small simple deck with six stairs providing access. The area of the old deck is still evident. It should be measured and replicated in size. In the future, installation of a rain barrel as shown in the cover picture could be reproduced.

### ***Water System***

A cistern is an appropriate alternative at the site. It is historically accurate and may be the most economic choice. A pressurized water system could be explored.

### ***Loft Access***

The metal spiral staircase must be removed. The remaining hole should be filled with flooring to match in the loft and joists that match in the kitchen. A steep narrow ladder type staircase should provide access to the loft near the south wall of the great room. A shadow on the wall shows the steepness and dimensions of the access. Width is also evident from the pony wall in the loft.

### ***Insulation***

A year-round living space must be insulated. Wall insulation is not possible in this building. However, most heat loss happens in the floor and roof; both have adequate space for insulation. Insulation installation should take place as soon as possible to prevent high heating costs.

### ***Windows***

All window hinges and fasteners need to be inspected and repaired where necessary. Additionally, all broken panes must be replaced. Screens should be installed during the summer months. They are currently stored in the attic space. Many screens need simple repair. Storm windows should be fabricated for all windows. Storm windows should be placed on the outside. Muntin patterns should match the existing patterns on the windows and painted to match.

### ***Heating Systems***

The small wood stove must be removed from the south wall of the great room. The poured concrete must be demolished and removed. Flooring that matches the existing must be used to

complete the existing floor. Appropriate alternate heating systems, such as pellet wood burning stove inserts, should be considered that reuse the existing stone fireplace.

### ***Kitchen***

The kitchen needs a complete rehabilitation to create a functional modern room. The only feature that warrants retention is the sink. All cabinets should be replaced with new ones that are simple in design and painted white. All new appliances (refrigerator, stove, etc.) should be purchased. The floor should be inspected to determine if older flooring is under the existing so an appropriate pattern can be determined. If no flooring exists as an appropriate model, the existing flooring should be used as the template.

### ***Carpet***

The current carpeting in the great room is beyond its useful life. When the carpet is lifted, it should be determined if flooring that is original to the house is found under the current carpet. If floor covering that dates from the period of significance is found, it should be reused, rehabilitated or replaced with an appropriate replacement materials, if beyond repair. If period flooring is not found, the current carpet pattern should be used as a model.

### ***Electrical***

An electrical plan needs to be developed to consolidate the system.

### ***Bathroom***

If appropriate for the selected use, the current bathroom should be expanded and new fixtures installed. The room could be squared off in order to accommodate a shower stall, toilet and sink. Another option is to continue using the space as a wash closet.

### ***Fire***

A fire suppression system should be developed to protect the Gruening Cabin. This can be installed after a water system is in place.

---

## PRIORITY TASKS

---

### ***Cushions***

The cushion material is beyond its useful life. The material should be replaced.

### ***Gruening Sign***

A new sign should be fabricated that replicates this historic "GRUENING" sign found on the cover page of this report. It should be placed in a similar location to that of its historic location.

### ***Exterior Doors***

The existing exterior doors on the east and west side of the Gruening Cabin do not date from the period of significance. A suitable replacement design would be a wood door with  $\frac{3}{4}$  light. The door light should be divided with two horizontal muntins.

### ***Furnishings***

New furnishings should be purchased that adequately reflect the period of significance. Needed furnishings include great room furniture, beds, kitchenware, linens, and other necessary items for the decided use.

### *Linoleum*

The current linoleum in the kitchen is nearing the end of its useful life. When the linoleum is lifted, it should be determined if flooring that is original to the house is found under the current linoleum. If floor covering that dates from the period of significance is found, it should be reused, rehabilitated or replaced with an appropriate replacement materials, if beyond repair. If period flooring is not found, the current linoleum pattern should be used as a model.

---

## RECOMMENDATIONS

---

After compiling the necessary rehabilitation work, operational costs, rehabilitation costs, and weighing the public benefit, two preferred alternatives should be considered by management, the Resident Curator Program and Artist-in-Residence Program. Although, the Resident Curator Program provides minimal public benefit (the cabin will be opened only a couple times per year), it is the lowest cost solution to the State to rehabilitate and preserve the building for the long term. It also puts the building in a permanent use while ensuring the vicinity is protected from vandalism. Due to the current state of historic parks throughout Alaska, it was determined that this important historic resource is better served in private hands until the State decides to routinely invest in its historic assets and provides adequate operational funding for historic parks.

As a satisfactory second option, the Artist-in-Residence Program should be pursued. Again, the cabin will be open to the public only a couple days per year, but the artist will be producing works that capture the inspirational location and some of the works will become ADPOR property. Initial marketing and program development will take a substantial amount of staff time. Rehabilitation of the property is necessary, however a caretaker facility will be not be needed resulting in major cost savings for the ADPOR.

All other identified use options were determined not feasible. This was mostly due to the large amount of administrative oversight that would be necessary to effectively operate rentals or a house museum. Although the public benefit of continued access to the building interior would be great, the large yearly costs did not compensate for the access. Programs such as these may prove more feasible in the future with adequate staffing and programming.

## BIBLIOGRAPHY

---

- "Alaska's Governor Gruening," *Time*, Vol. 49 (June 16, 1947): 26-29.
- Flakne, Joseph T. Review of *The State of Alaska*, *Saturday Review*, Vol. 38 (February 12, 1955): 17-18, 47.
- Frederick, Robert A. *Alaska's Quest for Statehood: 1867-1959*. Anchorage: Anchorage Silver Anniversary Task Force, Municipality of Anchorage, 1985.
- Gruening, Ernest. "Alaska Fights for Statehood," *The Atlantic Magazine* (January 1957): 66-69.
- Gruening, Ernest. *The Battle for Alaska Statehood*. College: The University of Alaska Press, 1967.
- Gruening, Ernest. "Colonialism in Alaska," *Current History* (December 1955): 349-355.
- Gruening, Ernest. "49th and 50th States: G.O.P. Betrays a Pledge," *The Nation*. Vol. 177, No. 21 (July 11, 1953): 24-27.
- Gruening, Ernest. *Many Battles*. New York: Liveright, 1973.
- Gruening, Ernest. "Statehood for Alaska," *Harper's Magazine*, Vol. 206 (May 1953): 72-77.
- Gruening, Ernest. "Statehood for the Territories," *The New Republic*. Vol 138 (March 17, 1958): 24.
- Gruening, Ernest. *The State of Alaska*. New York: Random House, 1954.
- McWilliams, Carey, Wayne Morse, Walter Hickel, Frederick S. Jaffe, John Hammond. "Ernest Gruening," *The Nation* (July 20, 1974): 36-38.
- Naske, Claus-M. *An Interpretive History of Alaskan Statehood*. Anchorage: Alaska Northwest Publishing Company, 1973.
- Rogers, George W. *The Future of Alaska: Economic Consequences of Statehood*. Baltimore: The Johns Hopkins Press, 1962.
- Ross, Sherwood. *Gruening of Alaska*. New York: Best Books, Inc., 1968.

---

---

## APPENDICES

---

---

### APPENDIX A

---

Excerpt from [www.dnr.state.md.us/land/rcs/terms.asp](http://www.dnr.state.md.us/land/rcs/terms.asp)

## **Maryland Resident Curatorship Program Draft Terms of Lease Agreement with Curator**

The following draft terms are only some of the major terms of the lease agreement and donation of restoration agreement.

### **A. Scope of Agreement**

1. The Curator proposes and agrees to complete the restoration, rehabilitation and renovation work as set out in the Schedule of Restoration Work and Estimated Costs (the "Schedule"), attached and incorporated as Exhibit G, and to finish the project within five (5) to seven (7) years of the commencement of this Agreement.
2. Upon completion of the work listed in Exhibit G, the Curator shall continue to restore, rehabilitate, repair, and maintain the Premises, including the curatorship structures and the curatorship grounds, as necessary on a continuous basis during the term of the Curatorship Agreement. These services will be provided without charge and will be performed continuously while the Curatorship is in effect.
3. Because final restoration, rehabilitation and renovation costs are subject to change, the Curator cannot state precisely the amount of their gift to the State, but agree that in no event shall their contribution be less than \$150,00 (one hundred fifty thousand) or the amount which may have been expended in the restoration, rehabilitation and renovation at the time of the death of the survivor of them. In calculating this amount the Curator has included estimates of their expenditures for goods, services and an estimate of the value of their labor, if any, on the project.
4. Subject to DNR's rights to operate and control the Park and the Premises, the Curator shall open the Premises to the public three to five days each year, as arranged in cooperation with DNR once the restoration, rehabilitation and renovation have been completed.
5. The Curator understands that the State has not made any assertions or representations as to the tax treatment (including property tax) which their work will receive from the federal, state or local authorities. It is the Curator's intent that the gift be effective and complete regardless of the tax consequences, and that the tax liability, if any, arising from any part of this Curatorship shall be solely the Curator's responsibility.
6. Tenant shall pay promptly when due, all taxes assessed in connection with Tenant's use and occupancy of the Premises, including but not limited to, federal and state income taxes, retail sales taxes, employment taxes, and Real Property taxes assessed against the Premises pursuant to Section 6-102 of the Tax Property Article of the Annotated Code of Maryland (1988 volume, as amended from time to time).
7. Tenant shall occupy and use the Premises for and only for the restoration, rehabilitation, renovation, maintenance and use of the Premises and, in particular, the Structures, as a single family residence: (i) following and in compliance with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (as may be amended from time to time by the Secretary of the Interior) and summarized in Exhibit F as interpreted by Landlord and (ii) under the terms and conditions of the Lease.

8. Landlord and its agents shall be entitled to enter the Premises at all reasonable times (a) to inspect the Premises, (b) to make any alteration, improvement or repair to the Premises or, (c) for any other purpose relating to the operation or maintenance of the Premises, and (d) for fulfilling any other duties or obligations which Landlord has as an agency of the State of Maryland.
9. Tenant's use and occupancy of the Premises shall be in compliance with the requirements of all applicable Federal, State and local laws, ordinances, rules and regulations, including all applicable regulations and policies promulgated by the State of Maryland, Department of Natural Resources. Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the Premises, and shall deliver to Landlord copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals. Tenant shall be responsible for and assume all liability in connection with any public hearings conducted in connection with the issuance of any permit, license or other governmental approval.

## **B. Insurance**

1. Tenant shall maintain at its expense, throughout the Term, (a) insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the Premises or arising out of the use thereof by Tenant or its agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of Commercial General Liability insurance having such limits as to each as are reasonably required by Landlord from time to time, but in any event of not less than a minimum coverage of One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) annual aggregate, and shall contain broad form CGL Endorsement or its equivalent and (b) workers compensation insurance as may be required by applicable law. Tenant may also maintain, at its own expense throughout the Term, all risk or fire and extended coverage insurance covering all improvements to the Premises, including fixtures, equipment and personal property at full replacement value and, coverage for relocation expenses in the event of a fire or other casualty which renders the Premises uninhabitable. Each such policy shall (a) name as insured there under the State of Maryland and the Department of Natural Resources and Tenant, (b) by its terms be considered primary and non-contributory with respect to any other insurance (if any) carried by Landlord or its successors and assigns, (c) by its terms, provide Landlord with thirty (30) days prior written notice before cancellation, non-renewal, or material change to a policy, and (d) be issued by an insurer of recognized responsibility licensed to issue such policy in Maryland. Tenant shall obtain from its insurer and deliver to Landlord an endorsement to Tenant's policy to evidence that Landlord is named as an additional insured and will be given thirty (30) days notice prior to cancellation, non-renewal, or material change to the policy.
2. In case of any damage to or destruction of the Premises or any part thereof, Tenant, at its sole cost and expense, shall promptly commence and complete the restoration, replacement or rebuilding of the Premises as nearly as possible to its value, condition and character immediately prior to the damage or destruction. Provided, however, that if seventy-five (75%) percent or more of the Premises is destroyed, Tenant shall have the option to terminate this Lease. If Tenant elects to terminate this Lease as provided in this Section, Tenant shall pay to Landlord all proceeds from insurance collected on account of such casualty. Notwithstanding any provision to the contrary herein contained, as long as Tenant maintains insurance as required by Section 4 of this Lease, Tenant's obligation to repair or restore the Premises shall be limited to the amount of such insurance proceeds received for such repair and restoration.

## **C. Improvements**

1. Curator shall not make any alteration, addition, or improvement to the Premises or grounds, nor raze any improvement, without first obtaining Landlord's written consent.
2. When Tenant desires to make alterations, improvements or additions to the Premises which entail a change in land use or cause a disturbance to the existing conditions of the land (e.g., new construction, grading, excavation, clearing or planting of trees, planting of non-invasive

vegetation, etc.), Tenant shall submit a detailed written request for approval to the Manager of the Resident Curatorship Program at the notice address set forth in Section 12, with a copy to the Area Manager. A request which involves disturbance to the existing conditions of the land shall require: (i) an internal environmental review by appropriate units of the Department of Natural Resources before Landlord approval can be given; and (ii) the approval of the Office of Archaeology, Maryland Historical Trust, ("Office"), provided that any such requirements of the Office are sent by the Office within twenty one (21) calendar days from the date the Office first receives a written request from the Curators. In instances when environmental review is required, Landlord will use reasonable effort to communicate its decision to Tenant within sixty (60) days of receipt of a complete proposal. In the event the request involves a change in land use Landlord will need to obtain Clearinghouse Approval which requires input from other State agencies and is coordinated by the Maryland Office of Planning. Any change in use would also require Board of Public Works approval. Landlord will be diligent in receiving approval from the Clearinghouse Review and the Board of Public Works. These approvals could take six months to a year.

3. Tenant shall pay all charges for electricity, gas, heat, water, septic, sanitary sewer, and telephone or other communication services used, and other services rendered or supplied, upon or in connection with the Premises and all other charges and expenses assessed against the Premises, and shall indemnify and hold harmless Landlord against and from any liability therefore.

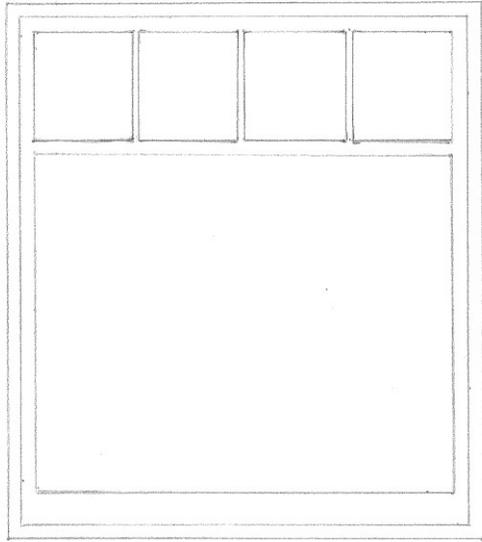
#### **D. Termination and Transferability**

1. Except as otherwise provided in this Agreement, this Curatorship Agreement shall continue in effect throughout the lives of the Curator named herein, including the life of the one surviving on the death of the other. In no event shall this Curatorship Agreement continue beyond the date of the death of the surviving Curator. The Curator may terminate this Curatorship Agreement after providing sixty (60) days notice to the Manager, and DNR may terminate this Curatorship Agreement after providing sixty (60) days notice to the Curator. However, if a license, lease, or other document is in effect, the terms of such a document shall govern the rights of the parties with respect to default and early termination.
2. All permanent improvements, alterations, and appliances shall remain the property of the State of Maryland, Department of Natural Resources, upon termination of the Curatorship Agreement. The Curator shall be responsible for the curatorship structures being in the best condition, to which they had restored them, at such time as this Curatorship Agreement terminates, normal wear and tear excepted.
3. If the curator fails to comply with any and/or all of the terms and conditions, or fails to correct a defect or default after receiving notice, the Department may terminate the Agreement upon sixty (60) days notice. Failure of the Department to put the Curator on notice does not act as a waiver by the Department to do so.

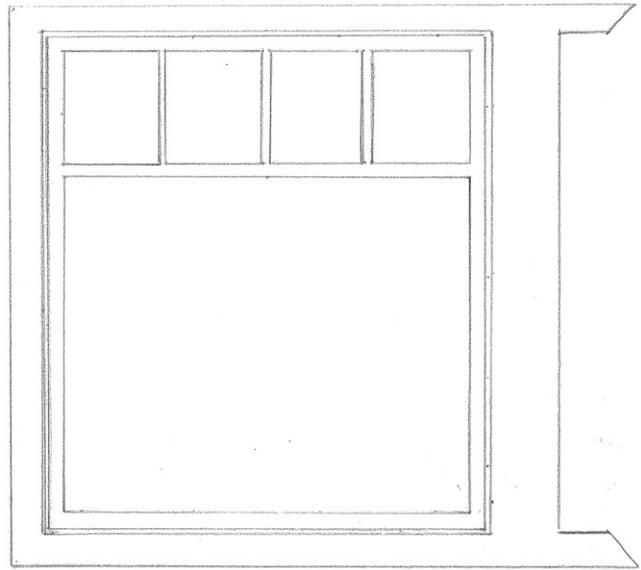
APPENDIX B



North Elevation

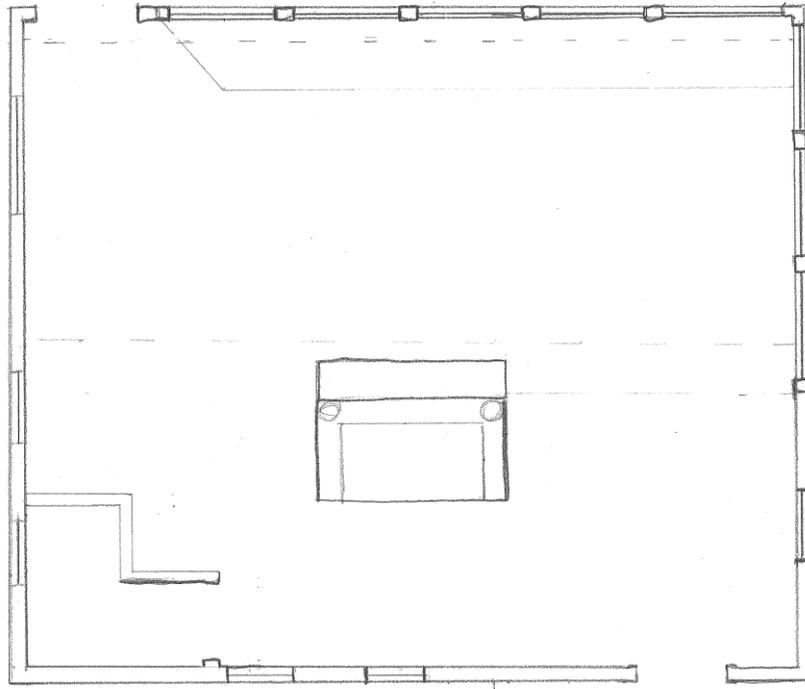


Window D (Exterior)  
1" = 1'



Window D (Interior)  
1" = 1'

Window Detail



First Floor Plan

E

1/4" = 1'

First Floor Plan