



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Natural Resources**

DIVISION OF PARKS & OUTDOOR RECREATION  
Office of History & Archaeology

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January 22, 2019

File No.: 3140-7 Preservation Covenants – Stevenson Hall

Sean M Boily  
Principal Architect  
NorthWind Architects, LLC  
126 Seward Street  
Juneau, Alaska 99801

SUBJECT: Stevenson Hall Renovations for Sitka Summer Music Festival

Dear Mr. Boily,

The Alaska Office of History and Archaeology received your letter in reference to the Stevenson Hall renovations on January 11, 2019 and the 95% construction documents on January 7, 2019. As this project is privately funded, we are reviewing it under the 2014 Covenant between the Dirk White, Owner, and the State of Alaska through the State Historic Preservation Officer, for the purpose of the preservation of Stevenson Hall. This Covenant was put in place as a condition of the HPF grant from the Office of History and Archaeology that the Sitka Summer Music Festival, Inc received for foundation repair work at Stevenson Hall in 2014. The Covenant went into effect on October 6, 2014 and will expire on October 6, 2019.

Through this Covenant the owner agreed to, among other things, assume the cost of the continued maintenance and repair of the Property to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for the National Register of Historic Places. The owner also agreed that no visual or structural alterations would be made to the property without prior written permission of the SHPO. It is under this requirement that we are reviewing this project. We have reviewed all proposed work to ensure it meets the Secretary of the Interior's Standards for Rehabilitation.

As you know Stevenson Hall is a contributing building to the Sheldon Jackson School National Historic Landmark, and one of the prominent buildings on the main quad. Because of this, every effort should be made to ensure that any work that is undertaken at the building should meet the Secretary of the Interior's Standard for Rehabilitation. It is also our understanding that there is Plat Note on this property that also requires adherence to the Standards.

We will address each item in your January 11 letter in order.

1. Building exterior:

- a. Roofing: We continue our support for the use architectural composition shingles in matching with other buildings on campus.
- b. Exterior walls: We are happy to see that you are preserving the architectural woodwork including the columns, beams, brackets and trim, and the board-profile siding seen on the upper level below the eaves and the gable ends. If, in the course of construction, it is determined that certain features are damaged, effort should be made to repair rather than replace these features. If they are damaged beyond repair, then they should be replaced to match the historic feature in design, color, texture, and, where possible materials.

Our office would like to see every effort made to retain as much of the original siding as can be preserved and would like to continue discussion with you on options available. We do not consider cost a justification for not meeting the Standards, especially when working within a National Historic Landmark. Wholesale replacement of this historic feature would only be justified under the Standards if it was too deteriorated to be repaired.

- c. Windows: Our office does not find that replacing the original wood windows with contemporary high-performance windows that reasonably duplicate the size, configuration and profile of the original meets the Secretary of the Interior's Standards for Rehabilitation, namely standards:
  - i. Standard 5- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes the property will be preserved.
  - ii. Standard 6- Deteriorated historic features will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. The National Park Service guidelines do not recommend the removal and replacement of a character-defining feature, such as windows, with a new material if the feature could reasonably be repaired and thus, preserved.

If the Building Committee insists on the replacement of the original windows then every effort needs to be made to ensure that the replacement windows match the original in size, pane configuration, color, trim details and material. The new windows should be true divided light double hung wood windows, or casement where originally used.

- 2. Building plumbing, heating, ventilation, and electrical: As most of the interior spaces in Stevenson Hall have been altered since their period of significance, we have no issues with the current plans for dealing with updating the plumbing, heating, ventilation, and electrical including adding a new sprinkler system and fire/smoke detection.
- 3. Rear addition: As we noted in 2016, we are comfortable with the design of the two-story rear addition. While the rectangular bay window is not seen elsewhere on campus, we agree that it would not be out of character with the architectural style of the buildings on campus. We also believe that it will act as a delineation of the old and new sections of the building without detracting from the building.

4. ADA ramp: We continue our support from 2016 in the chosen location and design of the ADA ramp on the side of the building and removal of the non-historic ramp from the rear of the building.
5. Interior layout: We agree that most of the layout of the building (bedrooms and office space on the first floor and the entire second floor) have been significantly altered from their original concept. Because of this you have a great deal of flexibility in the layout of the rooms. We appreciate your efforts to ensure the new layout does not require you to move or remove original window openings. We are also pleased to hear you have made the effort to maintain the open stairway in the front entry hall as we requested in early discussions in 2016.  
While it is not discussed in your letter, we would like to ensure that all remaining historic trim is salvaged and reused. Historic trim should be used to inform the design of any new trim installed.
6. Mechanical Systems: We have no issues with the proposed changes to the mechanical system.

We would like to continue conversations on the replacement of the historic windows. We recommend if retaining the historic wood windows with new interior storm windows is not acceptable to the building committee then the preferred replacement windows should be true divided light double hung wood windows with insulated divided light sashes or interior storm windows. Replacement windows should match the original in size, pane configuration, color, trim details and material. Scaled drawings comparing the existing windows with the replacement windows should be provided. These comparative drawing can be used in place of doing a mockup window to save you time and expense.

We would also like to continue conversations on the wholesale replacement of the historic shingle siding. We would like to discuss the option of preserving enough of the original siding to be reused on the primary façade. This will ensure that the primary façade facing the quad will retain its original siding while giving you the flexibility to replace the siding on the remaining elevations.

Summer Louthan, our architectural historian that has been working with you on this project is now out on maternity leave. If you have any questions moving forward please contact Sarah Meitl, Review and Compliance Coordinator, at 907-269-8720 or [sarah.meitl@alaska.gov](mailto:sarah.meitl@alaska.gov).

Sincerely,



Judith E. Bittner  
State Historic Preservation Officer

JEB:sll