Stabilization of Historic Structures at Jualpa Mine Camp Historic District Phase III

FY’97 Historic Preservation Fund Grant Program
Project Number: 97315

Final Report of Preservation Work on the Compressor Building and Transformer House

Community Development Department
REPORT OF WORK PERFORMED

Project: 97315 - Stabilization at Jualpa Mine Camp Historic District - Phase III
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Background

The work of this project was performed to continue stabilization work of the historic Compressor Building and Transformer House associated with the former Alaska Juneau Gold Mining Company’s hard rock mine in Juneau. The buildings and site of the Jualpa Mine Camp Historic District are listed on the National Register of Historic Places.

Initially work was planned for stabilizing the wooden foundation of the Locomotive Repair Shop. After work was completed to place a temporary roof on the building the foundation work was to begin. Preparation for this work revealed a much larger project than originally anticipated. The extent of the rotted beams and pilings require much more work than current funding would allow. The stabilization approach was modified to concentrate on the renovation of the Compressor Building and Transformer House to work toward completion of these two buildings. The intent is to further investigate measures and funding sources to stabilize the Locomotive Repair Shop in the future.

Work of the modified project included the documentation of existing conditions through photographs, the development of designs and drawings for renovation of doors and windows, removing, restoring and reinstalling original windows, construction of new frames where originals were removed previously, installing new windows, repairing existing doors and frames, reconstructing a new historically accurate door to replace non historic doors installed previously, and to perform site drainage work around the buildings.

The rehabilitation work followed the design parameters of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Specific Tasks

The following is a list of the specific tasks which were performed to complete this phase of the overall stabilization efforts at the Jualpa Mine Camp Historic District.

♦ Purchased materials and hauled them to the site throughout the period of the project.
♦ Removed metal coverings from seven windows of the Transformer House.
♦ Removed window sashes from seven windows of the Transformer House.
♦ Reconstructed three window sashes from the Transformer House which included salvaging mullions and muttons from surplus sash parts and in some cases fabricating new parts to complete the original sash units.
Restored seven window sashes from the Transformer House which included removing all glass and glazing, sanding all wood surfaces, reinstalling original glass where possible, installing new glass where needed, reglazing all glass, painting sashes to match original color.

Renovated seven window frames on the Transformer House which included replacing broken trim boards, sanding all wood, applying wood epoxy to the sills, and painting to match original color.

Reinstalled the restored window sashes on the Transformer House.

Renovated one sliding door frame on the Transformer House which included removal of rotted door sill, replacement of sill with treated wood, installed new door frame, installed metal drip cap at top of door frame, installed new door trim, painted to match original color.

Repaired rotted mud sill and wood studs on both sides of the sliding door frame of the Transformer House which included removal of rusted metal siding, removal of rotted wood members, replaced mud sill with treated wood, replaced rotted sections of wood studs, replaced metal siding with salvaged material from the recent roof replacement project.

Renovated one sliding door on the Transformer House which included removal of signs, nails, and other miscellaneous hardware, cleaned and sanded door, painted to match original color.

Removed one set of non-historic double swinging doors from the Compressor Building.

Reconstructed one sliding door on the Compressor Building which included reframing to original size, installing a new sill, constructing a new door to match design of original, painting door to match original color, installing sliding door hardware, installing new trim, installed new metal drip cap, and painted trim to match original color.

Renovated seven double-hung windows on the Compressor Building which included removing wood and metal covering over all windows on the interior and exterior, construction and installation of new window frames on four windows and rehabilitating existing frames of three windows, installed new authentic divided lite window sashes for all windows, installed new metal drip cap at four windows, installed new exterior trim on all windows, painted windows, trim and frames to match original color.

Replaced rotted wood mud sills and studs at two locations on Compressor Building which included removal of rusted metal siding, removal of rotted wood members, replaced mud sill with treated wood, replaced rotted sections of wood studs, reinstalled metal siding with salvaged material from recent roof replacement project.

Removed rotted wood siding around intake air well at the rear of the Compressor Building and replaced with treated wood to protect from further rotting.

Machine and hand excavated around the Compressor Building and Transformer House to remove brush and debris to below the level of the bottom of the metal siding.

Graded around the Compressor Building and Transformer House to drain water away from the buildings.

Installed perforated drain pipe in key locations to control runoff.

Placed washed rock in key areas around building and over drain pipe to keep water draining away from the building.

Removed cobble walkway in front of Compressor Building which was causing runoff to pond and drain toward building.

Replaced walkway with D-1 gravel which was graded for positive drainage away from building.
Funding and Volunteer Assistance

The work of the project was performed by volunteers of the Gastineau Channel Historical Society. Nine persons volunteered time to this phase of the project including a licensed architect, and engineer. Other workers included a photographer, equipment operator, carpenters and laborers. Volunteers provided 537.5 hours of labor for a value of $13,985.50. In addition, Kvaerner Environmental donated $649.33 and the Gastineau Channel Historical Society donated $135 worth of equipment use. The CBJ provided $700.12 of in-kind services in the form of administrative oversight for the project. The Historic Preservation Fund Grant provided $15,806.13 for materials, supplies, and special labor costs. The Historic Preservation Fund Grant is a federal program administered by the Alaska State Historic Preservation Officer through the Office of History and Archaeology.

Results of the Project

This phase of preservation work at the Jualpa Mine Camp Historic District was a success resulting in major steps forward to save two of only a handful of remaining buildings of the great gold mining era in the Juneau area. The work of this project along with the recent roof replacement by the Alaska Department of Transportation nearly completes the stabilization work of the Compressor Building and Transformer House.

The nature of the work of this project was extremely labor intensive. The physical relationship between the buildings and the topography of the land meant that much manual labor was necessary to haul materials to the site, excavate for positive drainage, place washed rock around the foundation walls, and other similar tasks. The restoration of windows and doors featured many time consuming steps to remove, restore, and replace existing materials. Future work would include renovation of the remaining windows and doors.

No particular problems were encountered during the project. However, rotted wood mud sills and studs were encountered when replacing some windows and doors. These rotted areas were removed and replaced as they were discovered in the course of the renovation work. The replacement of rotted elements were not originally anticipated in the scope of work for the project. Future work would include investigation and replacement of any further rotted materials. The excavation, drain pipes, and grading work should prevent this rot situation from re-occurring.

Despite the labor intensity of the work, the remote site location, and the discovery of unanticipated rot, the project progressed very well. The success of the project has instilled a sense of ownership and pride among the many volunteers who have worked on the project over the three phases. And, those locals and visitors who have explored the site and buildings have expressed appreciation for the efforts to save these important historic buildings.

Historic Preservation Goals

The stabilization work performed at the Jualpa Mine Camp Historic District is in keeping with
Goal 3 of Alaska’s Historic Preservation Plan - “Strengthen efforts to identify, study, designate, interpret, and protect or treat significant archaeological and historic resources.”

The on-going work to stabilize the buildings of the Jualpa Mine Camp Historic District fulfills a number of objectives of the City and Borough of Juneau and the Gastineau Channel Historical Society. They are as follows:

The CBJ Comprehensive Plan Policy 4.18 states, “It is the policy of the CBJ to identify and protect historic and archaeological resources; to educate, encourage and assist the general public in recognizing the value of historic preservation; and to promote heritage tourism which accurately represents Juneau’s unique Native Alaskan, Russian, Early American and other cultures.”

The CBJ Last Chance Basin Land Management Plan Objective O-2 states, “Encourage and enhance resident and visitor appreciation of Last Chance Basin’s rich historical heritage.”

The CBJ Last Chance Basin Land Management Plan Policy P-10 states, “Continue to protect the valuable historic resources in the Basin.”

The CBJ Last Chance Basin Land Management Plan Policy P-11 states, “Work with a qualified non-profit organization, such as the Gastineau Channel Historical Society, to develop and maintain interpretive material, perform preservation activities, seek funding for establishing disabled access to the historic mining buildings, and to eventually re-open the former mining museum.”

The Gastineau Channel Historical Society Bylaws objects and purposes are, “... to bring about the preservation of historic buildings, monuments, markers, and grave sites.”

This project was the third phase of an overall plan to stabilize the historic buildings of the Jualpa Mine Camp Historic District. The enthusiasm of the volunteers and the community at large assures that future projects at the site will preserve one of Juneau’s most important historic resources.
JUALPA MINE CAMP HISTORIC DISTRICT
SITE PHOTO

Locomotive Repair Shop  Rail Yard & Tracks

Gravel Access Path

Compressor Building and Transformer House

Gold Creek (at bottom just outside photo)
TRANSFORMER HOUSE

BEFORE
Windows blocked with metal.

AFTER
Windows removed, restored, and reinstalled.
TRANSFORMER HOUSE

BEFORE
Window blocked with metal

AFTER
Window removed, restored, and reinstalled.
TRANSFORMER HOUSE

BEFORE
Window blocked with metal. Brush and debris against building.

AFTER
Window removed, restored, and reinstalled. Brush and debris removed, graded for positive drainage and washed rock placed.
transformer house

**BEFORE**
Rotted mud sill, wall studs, door frame and door sill.

**AFTER**
Rotted wood replaced, salvaged metal siding installed, door frame and trim replaced. Door and frame painted.
COMPRESSOR BUILDING

BEFORE
Double swinging door, window blocked with metal. Debris against building.

AFTER
New sliding door and frame installed. Window removed, restored, and reinstalled. Debris removed, graded for positive drainage, drain pipe installed, and washed rock placed.
COMPRESSOR BUILDING

BEFORE
Windows blocked with metal.
Debris against building.
Cobble walkway ponds water.

AFTER
New windows, frames, and trim installed. Debris removed, graded for positive drainage, and washed rock placed. D-1 gravel placed and graded for positive drainage.
COMPRESSOR BUILDING

BEFORE
Windows blocked with wood. Brush and debris against building.

AFTER
Window frames restored. New sashes and trim installed. Brush and debris removed, graded for positive drainage.
COMPRESSOR BUILDING

BEFORE
Rotted mud sill and wall studs.

AFTER
Treated mud sill and new wood wall studs installed.
COMPRESSOR BUILDING

AFTER
Rotted wood siding removed and replaced with treated wood at air intake well.

AFTER
Graded for positive drainage, drain pipe installed, and washed rock installed at rear of building.
APPENDIX A - Completed Work Drawings

The following drawings indicate with notations the work performed as part of Phase III of the Stabilization of Historic Buildings of the Jualpa Mine Camp Historic District. This work involved the Compressor Building and Transformer House.
The following drawings were developed for providing direction to the crew in the renovation, restoration, and reconstruction of various doors and windows on the Compressor Building and Transformer House.
The following drawings and specifications were developed for providing wind bracing for the Transformer House. This bracing would be placed on the underside of the roof trusses. It is intended that this work would occur in the next phase of the stabilization project.