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National Park Service  
Cultural Landscapes Inventory  
2008



Painted Desert Community Complex H.D.  
Petrified Forest National Park

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## **Inventory Unit Summary & Site Plan**

### **Inventory Summary**

#### **The Cultural Landscapes Inventory Overview:**

##### **CLI General Information:**

###### **Purpose and Goals of the CLI**

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

###### **Scope of the CLI**

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

**Inventory Unit Description:**

The Painted Desert Community Complex Historic District is located within Petrified Forest National Park at exit 311 off of Interstate-40 in northeastern Arizona, which is considered part of the lower Colorado Plateau region. Petrified Forest is bounded by the Navajo Indian Reservation to the north, northeast, and northwest, and by private lands, and state trust lands. This 109,001 acre park features one of the largest and most colorful concentrations of petrified wood in the world and more than 43,000 acres of the Painted Desert. Less than 5% of the park is developed, which provides a relatively unimpaired experience for visitors. Petrified Forest contains varied soils and terrain, which is dominated by the shortgrass prairie on the middle and upper plateaus, while desert plant communities are found in the lower elevations, and sparse stands of juniper occupy rocky upper slopes and mesa caps.

The Painted Desert Community Complex resides approximately 1 mile from the edge of the Painted Desert near Interstate 40 and encompasses 23 contributing buildings, sites, and structures that comprise a self-contained, architect-designed, desert community. This complex was designed by Richard Neutra and Robert Alexander in 1958 to serve as the park's headquarters, including administrative offices, maintenance facilities, visitor and resident services, employee housing, and a designed landscape with features (photo No. 25). This 24-acre complex maintains its original form, footprint, spatial organization, and function, but most of the designed landscape features have all but disappeared. The period of significance is 1961-1965. The condition of the property is poor as of 2008.

In their prospectus, "Homes for National Park Service Families on a Wind-Swept Desert," Neutra & Alexander divided the Painted Desert Community Complex into four areas: the Commercial Area, including the Administration Building/Visitor Center, Apartment Wing, Fred Harvey Restaurant/Curio Store and Service Station, Central Plaza, and Entrance Station/Gatehouse; the Industrial Area, which contains the Maintenance Building and Vehicle Storage Building; the Recreation Area that includes the Community Building and School Building; and the Residential Area, including the Teacherage Apartments, Residences, Carports, and Trailer Court Building with associated Trailer Court. The focal point of the complex lies at its center, where administrative and visitor services are oriented around a central plaza.

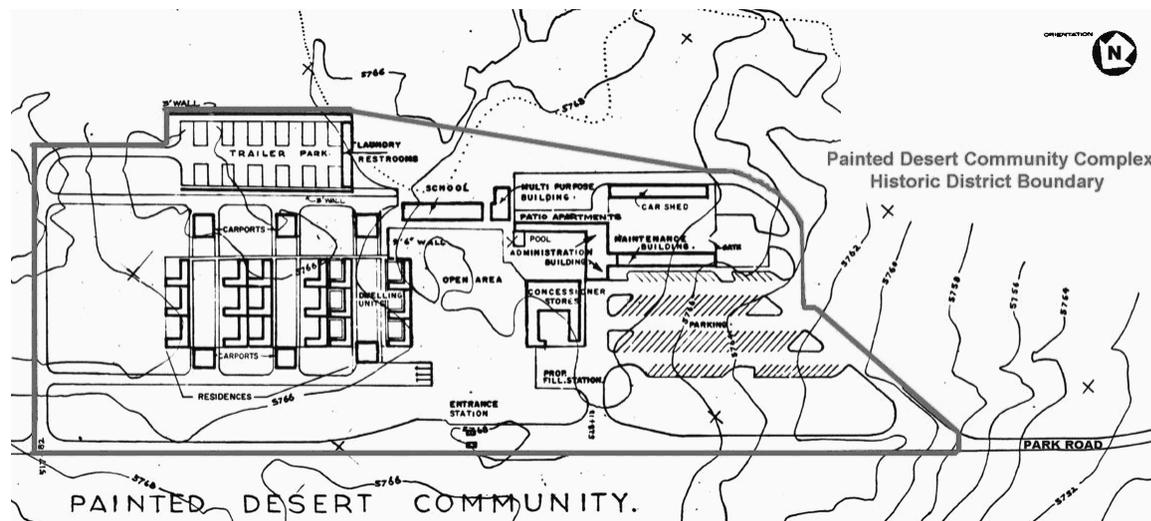
Neutra & Alexander prepared an executive summary description of the Visitor Center project circa 1961. In it, they describe the intended visitor experience as follows:

"From a shaded and wind sheltered lobby with two telephone booths, the visitor enters the glassed-in lobby with a broad view over the wind protected plaza with typical outdoor planting and a few outdoor exhibits strikingly illuminated in the evening.

Within the glass enclosed lobby proper, he has to his right the information and sales counter. The first in front is the wider and local area information map in arm's reach of the attendant who is also accessible from the stair descending from the administration offices upstairs, which overlooks the entire forefront areas to the northwest and northeast. In the southerly background of the lobby is a series of striking color transparencies on the wall opposite the windows showing scenes of the park and a sepia color photo mural on the southeast end wall...

In this area is also positioned the 'petrified trunk' with polished cross section strikingly illuminated by an optical unit from the ceiling and visible not only from entrances but even from the outside as the major token and stimulating symbol of the park."

### Site Plan



*Painted Desert Community Complex Historic District site plan. The boundary of the district was selected in order to encompass the entire Painted Desert Community Complex. Source: 1960 Master Plan, NPS.*

### Property Level and CLI Numbers

<b>Inventory Unit Name:</b>	Painted Desert Community Complex H.D.
<b>Property Level:</b>	Component Landscape
<b>CLI Identification Number:</b>	850115
<b>Parent Landscape:</b>	850113

### Park Information

<b>Park Name and Alpha Code:</b>	Petrified Forest National Park -PEFO
<b>Park Organization Code:</b>	8430
<b>Park Administrative Unit:</b>	Petrified Forest National Park

### CLI Hierarchy Description

The Painted Desert Community Complex is one of several component landscapes within Petrified Forest National Park.

## Concurrence Status

**Inventory Status:** Complete

### Completion Status Explanatory Narrative:

In 2004-2005, a National Register nomination and Cultural Landscape Report (CLR) were drafted for the Painted Desert Community Complex. The nomination, written by Amanda Zeman, was signed by the Keeper on 4/15/2005. The CLR, written by John Milner Associates, was completed in November 2005. Both the National Register nomination and CLR form the basis of this CLI.

### Concurrence Status:

<b>Park Superintendent Concurrence:</b>	Yes
<b>Park Superintendent Date of Concurrence:</b>	09/10/2008
<b>National Register Concurrence:</b>	Eligible -- Keeper
<b>Date of Concurrence Determination:</b>	04/15/2005

### National Register Concurrence Narrative:

The Painted Desert Community Complex was entered into the National Register on April 15, 2005.

### Concurrence Graphic Information:

Painted Desert Community Complex H.D.  
Petrified Forest National Park

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United States Department of Interior

NATIONAL PARK SERVICE  
Petrified Forest National Park  
P.O. Box 2217  
1 Park Road  
Petrified Forest, Arizona 86028



September 12, 2008

MEMORANDUM

To: Paul Chattey, Manager, Historic Preservation Programs  
Intermountain Region, Santa Fe

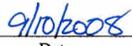
From: Cliff Spencer, Superintendent, Petrified Forest National Park

Subject: Painted Desert Community Complex Cultural Landscape Inventory

I concur with the content and the assessment of the September 2008 Painted Desert Community Complex Cultural Landscape Inventory (CLI), specifically:

1. The CLI has identified the Painted Desert Community Complex component landscape as a historic designed landscape;
2. The CLI rates the condition as Poor (pg. 42) and the Management Category is listed as "Should be Preserved and Maintained" (pg.7).
3. The period of significance for the Painted Desert Community Complex component landscape is 1961-1965 (pg.8).
4. The Statement of Significance, which is located on p.8-99
5. The contributing features, a summary of which are listed on p.22

  
\_\_\_\_\_  
Superintendent, Petrified Forest National Park

  
\_\_\_\_\_  
Date

cc: Jill Cowley, Historical Landscape Architect, Acting CLI Coordinator



*Superintendent concurrence, 9/10/2008*

Painted Desert Community Complex H.D.  
 Petrified Forest National Park

Form 10-900  
 (10-90) OMB No. 1024-0018 NRIS: 05000284 signed: 4-15-05  
 284

United States Department of the Interior  
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
 REGISTRATION FORM

Name of Property  
 Historic name Painted Desert Community Complex Historic District  
 Other names/site number \_\_\_\_\_

Location  
 Street & number One Park Road not for publication \_\_\_\_\_  
 City or town Petrified Forest National Park vicinity \_\_\_\_\_  
 State Arizona code AZ county Apache code 001  
 Zip code 86028

State/Federal Agency Certification  
 I, the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  
 request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places  
 and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not  
 meet the National Register Criteria. I recommend that this property be considered significant  nationally \_\_\_\_\_ statewide \_\_\_\_\_ locally. (\_\_\_\_\_  
 See continuation sheet for significant comments.)

Arac Banya 1/10/05  
 Signature of certifying official Date  
Petrified Forest National Park  
 State or Federal agency and bureau

In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register criteria. (\_\_\_\_ See continuation sheet for additional  
 comments.)

Janet Graham AZSHP 1/6/05  
 Signature of commenting or other official Date  
ARIZONA STATE PARKS  
 State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (\_\_\_\_ See continuation sheet for additional  
 comments.)

Janet Graham Fletcher 3/1/2005  
 Signature of commenting or other official Date  
 National Park Service  
 State or Federal agency and bureau

i. National Park Service Certification  
 I, hereby certify that this property is:  
 entered in the National Register Carol Shuler 4-15-05  
 See continuation sheet.  
 determined eligible for the  
 National Register  
 See continuation sheet.  
 determined not eligible for the  
 National Register  
 removed from the National Register

SHPO and Keeper concurrence, 2005

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Mitzi Frank/FOLA/NPS  
03/08/2011 03:33 PM

To: Carrie Mardorf/SANTAFE/NPS@NPS  
cc: Patricia Thompson/PEFO/NPS@NPS  
bcc:  
Subject: Fw: CLI information

Carrie, I approve the following condition assessments. Thanks, Mitzi

Mitzi Frank  
Acting Superintendent  
Petrified Forest National Park  
PO Box 2217  
Petrified Forest, AZ 86028  
(928)524-6228 x225

----- Forwarded by Mitzi Frank/FOLA/NPS on 03/08/2011 03:33 PM -----



Patricia  
Thompson/PEFO/NPS  
03/07/2011 11:57 AM

To: Mitzi Frank/FOLA/NPS@NPS  
cc:  
Subject: CLI information

Mitzi would you please approved the following condition assessment for the park and send the approval to Carrie Madoff. Thank you.

**PDI: good.**  
2006 CLI condition rating was good, and it has retained good condition. The fact that the structure may still need some stabilization work is a consideration, but that hasn't been determined yet.  
*I agree even though it still has problems it is in good condition.*

**PDCC: poor**  
2008 CLI condition rating was poor. Problems with structural integrity, drainage issues, etc are still present.  
*We have actually made some headway with the drainage in some areas and we are continuing to tackle stuff but you are right it is still a problem. We also have to deal with the vegetation.*

**Rainbow Forest: good**  
2007 CLI condition rating was good. The vegetation disturbance around the picnic area is a relatively minor impact.  
*I agree and we will be working on the vegetation.*

**Crystal Forest: good**  
2006 CLI condition rating was good. While we didn't go to Crystal Forest during the recent visit, most if not all of the trail rehab work has been done, right?  
*All of the trail rehab work was done and the trail is pretty nice now.*

**Puerco: fair**  
2005 CLI condition rating was fair. This CLI addressed the CCC camp area, where the water pump house is, rather than the pueblo area, where we went during the visit, it's hard for me to say. What are your thoughts? -- I'm figuring it's about the same as 2005.  
*I think it is the same. We are working on signs this year and we will be converting the old check station/bathroom to interp use some time in the future. Nothing has been done to the old pump house in a long time. So I would agree with fair.*  
Thanks

\*\*\*\*\*  
Patricia Thompson  
Chief of Resource Management  
Petrified Forest National Park  
P.O. Box 2217  
1 Park Road  
Petrified Forest, AZ 86028  
(928) 524-6228 ext. 267

*Superintendent concurrence on the updated landscape condition, 3/8/2011.*

**Revisions Impacting Change in Concurrence:**

Other

**Revision Narrative:**

Revised text to correct typos, clarified image source information, uploaded CLR to Landscape Documents section, June 2012.

**Geographic Information & Location Map**

**Inventory Unit Boundary Description:**

Beginning at the southeast corner of the maintenance yard, the boundary follows the southern side of

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the access road to the southwest until it intersects the main park road. The boundary then extends northward at the west edge of the main park road until reaching the west side of the residential access road at the north end of the complex. The boundary continues eastward along the residential road until reaching the Trailer Court access road. Traveling south on the east side of the Trailer Court access road, the boundary continues until reaching the northernmost Trailer Court wall. From here, the boundary follows the Trailer Court wall east and then turns south at the northeast corner of the Trailer Court. From the southeast corner of the Trailer Court wall, the boundary continues in a straight line back to the beginning point.

The boundaries of this district were selected in order to encompass the entire Painted Desert Community Complex. The designated boundary is based on the 1960 Master Plan site drawing, which shows the confines of the Painted Desert Complex as being roughly the Visitor Center/Administration Building access roads to the south and east, the entrance road to the west, the residential road to the north, and the trailer court wall to the east.

**State and County:**

**State:** AZ

**County:** Apache County

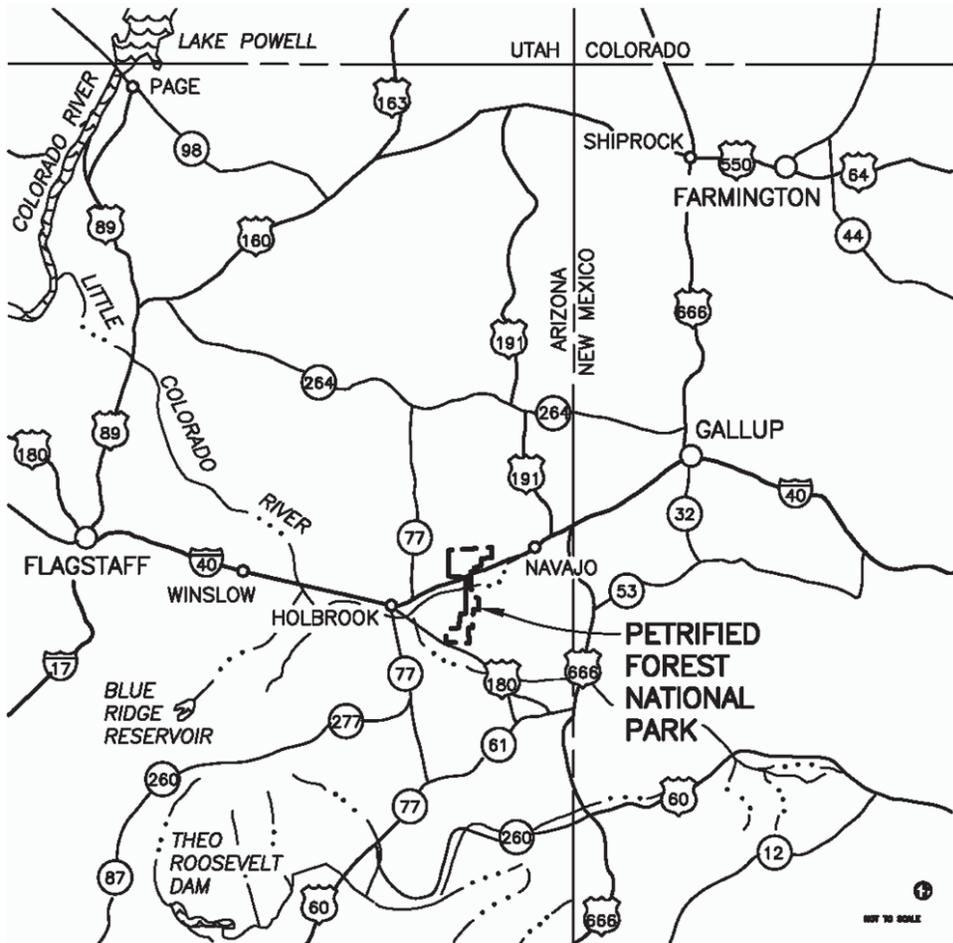
**Size (Acres):** 24.00

**Boundary UTMS:**

<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	611,255
<b>UTM Northing:</b>	3,881,299
<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	611,365
<b>UTM Northing:</b>	3,881,169
<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	611,322
<b>UTM Northing:</b>	3,881,119
<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	611,341
<b>UTM Northing:</b>	3,881,103
<b>Source:</b>	GPS-Differentially Corrected

<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	611,261
<b>UTM Northing:</b>	3,881,035
<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	611,063
<b>UTM Northing:</b>	3,880,915
<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	610,987
<b>UTM Northing:</b>	3,880,945
<b>Source:</b>	GPS-Differentially Corrected
<b>Type of Point:</b>	Area
<b>Datum:</b>	NAD 83
<b>UTM Zone:</b>	12
<b>UTM Easting:</b>	610,877
<b>UTM Northing:</b>	3,880,958

**Location Map:**



*Petrified Forest National Park is located in northeastern Arizona, about 100 miles east of Flagstaff and 25 miles from Holbrook, which serves as the western gateway to the park. Source: CLR, page 1-7.*

**Management Unit:** Petrified Forest National Park

**Management Information**

### General Management Information

**Management Category:** Should be Preserved and Maintained

**Management Category Date:** 09/10/2008

**Management Category Explanatory Narrative:**

As a property listed on the National Register, the Painted Desert Community Complex falls under the "Should be Preserved and Maintained" category. Superintendent concurrence was received 9/10/2008.

### Agreements, Legal Interest, and Access

**Management Agreement:**

**Type of Agreement:** Concession Contract/Permit

**Management Agreement Explanatory Narrative:**

Fred Harvey Restaurant, Curio Store and Service Station

**NPS Legal Interest:**

**Type of Interest:** Fee Simple

**Public Access:**

**Type of Access:** With Permission

**Explanatory Narrative:**

Public facilities (visitor center, concessions) are accessible to visitors during business hours, offices are also accessible during business hours. Public access to maintenance and residential areas is not encouraged.

## National Register Information

### Existing NRIS Information:

**Other Names:** PD Community Complex HD

**Primary Certification Date:** 04/15/2005

**Significance Criteria:** A - Associated with events significant to broad patterns of our history

**Significance Criteria:** C - Embodies distinctive construction, work of master, or high artistic values

**Criteria Considerations:** G -- A property less than 50 years of age

### Period of Significance:

**Time Period:** AD 1961 - 1965

**Historic Context Theme:** Expressing Cultural Values

**Subtheme:** Architecture

**Facet:** NPS Mission 66

**Time Period:** AD 1961 - 1965

**Historic Context Theme:** Expressing Cultural Values

**Subtheme:** Landscape Architecture

**Facet:** NPS Mission 66--Landscape Architecture

**Area of Significance:**

**Area of Significance Category:** Community Planning and Deve

**Area of Significance Subcategory:** None

**Area of Significance Category:** Architecture

**Area of Significance Subcategory:** None

**Area of Significance Category:** Other

**Area of Significance Subcategory:** None

**Area of Significance Category:** Landscape Architecture

**Area of Significance Subcategory:** None

**Statement of Significance:**

The Painted Desert Community Complex is significant under National Register Criteria A and C. Criteria Consideration G also applies.

The Painted Desert Community Complex is exceptionally important and nationally significant under Criterion A for its association with Mission 66, a nation-wide infrastructure improvement program implemented by the National Park Service from roughly 1956 until 1966. With the onset of World War II, the National Park Service was reduced to minimal staff and visitor services. All new construction projects halted and preventative maintenance was intentionally neglected. Shortly after the war, however, tourism increased dramatically. Even though the demand for facilities and visitor services intensified, the NPS budget for equipment, materials, and personnel did not increase. This presented a marked dilemma for the National Park Service, which was struggling to provide the services and accommodations visitors desired. In order to overcome these challenges, the Park Service needed to create a development strategy that would address long-neglected repair, restoration, and new construction projects. What resulted was the Mission 66 program, which provided NPS with the means to improve park infrastructure and increase visitor services over the next ten years.

This district is also exceptionally important and nationally significant under Criterion C as an architecturally distinct example of Mission 66 design and representing a prominent work of Richard Neutra and Robert Alexander. As a result of the large number of Mission 66 construction projects, this program established a precedent for the “park service modern” style, which Sarah Allaback describes

as a “distinctive new style of park architecture that amounted to a Park Service adaptation of contemporary American modern architecture.” She further defines this style as consisting of free plans, flat roofs, concrete construction and prefabricated components, unusual fenestration, limited ornamentation, and an attention to building sites and landscaping. The Painted Desert Community Complex exemplifies “park service modern” architecture and represents a unique and noteworthy example of Neutra & Alexander’s architectural design for the National Park Service. This complex signifies their distinct approach to modern wind-swept desert design and is one of only two properties their architectural firm completed for the National Park Service as part of the Mission 66 initiative.

Given the recent period of significance, the Painted Desert Community Complex is also to be evaluated and nominated under Criterion Consideration G. The exceptional importance and significance of this complex is established as part of the national Mission 66 historic context. More specifically, the importance and significance of this complex is defined in the following seven ways: its association with Mission 66 planning and development at Petrified Forest National Park; as a unique and noteworthy example of Neutra & Alexander’s work; its visitor-oriented design and intention; its separation of public and private zones as enhanced through the use of architectural features and landscape elements; the first-known use of “multi-unit” housing in a National Park; Neutra & Alexander’s wind-swept desert architectural and landscape design, which was created to provide a desert oasis experience; and because it is one of only two properties the architects ever designed for the National Park Service.

## Chronology & Physical History

### Cultural Landscape Type and Use

**Cultural Landscape Type:** Designed

**Current and Historic Use/Function:**

<b>Primary Historic Function:</b>	Recreation/Culture-Other
<b>Primary Current Use:</b>	Recreation/Culture-Other
<b>Other Use/Function</b>	<b>Other Type of Use or Function</b>
Multiple Dwelling-Other	Historic
Government-Other	Both Current And Historic
Visitor Contact (Visitor Center)	Both Current And Historic
Maintenance Facility	Both Current And Historic

**Current and Historic Names:**

<b>Name</b>	<b>Type of Name</b>
Painted Desert Community Complex	Both Current And Historic

**Chronology:**

<b>Year</b>	<b>Event</b>	<b>Annotation</b>
AD 1906	Established	On December 8, 1906, Petrified Forest was established as a National Monument under the Antiquities Act to preserve and protect its unique paleontological resources (Development Outline, 1).
AD 1920 - 1923	Designed	What eventually became the section of Route 66 that passes through Arizona was originally a series of travel routes that were upgraded under the Federal Road Act.
AD 1923	Established	U.S. Route 66 traversed 2282 miles from Chicago to Santa Monica, including 400 miles through Arizona.
AD 1924	Built	Herbert Lore built the Stone Tree House of petrified wood.
AD 1924 - 1936	Expanded	Lore operated the Stone Tree House to host visitors traveling Route 66 and the Santa Fe Railroad. The Inn provided an opportunity to see and experience the painted desert landscape and the petrified wood of the Black Forest.
AD 1930 - 1939	Established	Arizona tourism boomed as a result of Route 66.
AD 1932	Expanded	The monument was expanded northward to include the Painted Desert and surrounding environments, encompassing an additional 53,000 acres and a 6 mile section of Route 66.
	Built	To capitalize on the enthusiasm and westward expansion inspired by Route 66, the Petrified Forest constructed a checking station along the route.
AD 1933	Expanded	Twice as many people were entering the park through the Route 66 checking station as through the original Petrified Forest checking station, demonstrating a need for additional NPS facilities within the painted desert region.
AD 1936	Expanded	The National Park Service purchased the Stone Tree House and land. Significant changes were made to the building by the Civilian Conservation Corps and it was renamed the Painted Desert Inn.

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AD 1940	Conserved	With the onset of World War II, National Park Service was reduced to minimal staff and visitor services in preparation for the eventual decline in appropriations.
	Conserved	Forseeing this, NPS director Newton Drury defined the Park Service's war time position as forgoing efforts to attract visitors and enhance the parks, eliminate building programs and hunker down to bare bones administration, interpretation and essential maintenance.
	Eroded	Because of Drury's war time policy much of the parks' infrastructure was neglected for the duration of the war, allowing only those construction projects already underway to be completed and all preventative maintenance programs were abandoned.
AD 1945 - 1960	Expanded	Arizona's population more than doubled, vehicle registrations tripled and the number of vehicles per capita doubled.
AD 1945 - 1956	Expanded	After World War II, Arizona tourism again boomed due to Route 66.
AD 1945 - 1955	Expanded	Following the end of World War II, tourism increased dramatically jumping from 100,000 in 1945 to 441,000 in 1953.
AD 1946 - 1969	Expanded	The United States was experiencing a period of tremendous growth. Construction expenditures rose and the population was becoming increasingly concerned with conservation and preservation.
AD 1949	Explored	NPS administrators began conceptualizing a northern headquarters but plans could not be put into action until Mission 66 was established.
AD 1950 - 1970	Expanded	This period gave birth to new synthetic building materials and new technology. Automobiles became more affordable and stimulated the growth of suburbanization and shopping centers, each icons of the post war era.

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AD 1950	Planned	Petrified Forest National Park prepared a Master Plan which focused on overnight accommodations, employee housing, interpretive facilities and maintenance areas. It emphasized duplicate services at the each end of the park to provide all the amenities for employees and visitors at Rainbow Forest and Painted Desert.
	Established	The 1950 interpretive plan described visitor services as incorporating 5% orientation, 10% geology, and 85% ethnology, which would be supplemented with naturalist facilities and programs.
	Planned	Preliminary development designs for the Painted Desert were also prepared as part of the Master Plan, which included conceptual drawings by Cecil Doty. His design proposed an administrative center, maintenance facility, shops, and apartment buildings to be groups around a central courtyard, with a school and duplex apartment to the northeast, beyond with a curvilinear loop road would extend with 16 residences. Many of the features included in Doty's original design were incorporated into the final Mission 66 plans prepared by Neutra and Alexander. Doty's involvement in the planning and development is important because he was one of the most prolific post war architects.
AD 1953	Expanded	NPS director Conrad Wirth commented that the NPS was operating with 25 percent less manpower less than it had in 1941, despite a 10 percent increase in system united and more than twice the number of visitors.
AD 1953 - 1959	Expanded	Outdoor recreation areas increased 143%.
AD 1956	Established	Interstate Highway Bill was passed, and portions of Route 66 were abandoned/rerouted to accommodate improved design standards for federal highways.
	Established	As a result of the Interstate Highway Bill, Interstate 40 replaced much of Route 66 with a limited access, four lane, high speed highway.

	Developed	The NPS no longer had the luxury of using CCC for construction projects. New growth was hampered by high cost labor shortages. NPS designers moved toward contemporary architectural design, which was cheaper and easier to construct than traditional rustic style buildings. Park Service Modern became the accepted architectural style.
AD 1955	Established	Mission 66 was developed in response to these nation-wide influences of industry, recreation and social expectations. Its purpose was to replace and improve outmoded and inadequate facilities. According to NPS, the new facilities were to be designed to reduce the impact of public use on while still protecting the natural and cultural resources of a site.
AD 1956	Established	The NPS was in desperate need of new funding. Recognizing this need, President Eisenhower mentioned the Park Service's inadequacies in his 1956 State of the Union Address. The President's support helped the Park Service in when Congress reviewed the Mission 66 program in 1956.
	Established	According Director Conrad Wirth, who created the Mission 66 program, its original purpose was to studying the problems facing the Park Service, including protection and public use, and produce a comprehensive and integrated program that operates in harmony with the obligations of the NPS under the Act of 1916. Mission 66 evolved into a combination of development and preservation.
AD 1956 - 1966	Established	The Mission 66 committee chose six study projects: Yellowstone National Park, Chaco Canyon National Monument, Shiloh National Military Park, Adams Mansion National Historic Site, Fort Laramie Historic Site, Mt. Rainier National Park, and Everglades National Park. After studying these six distinct situations, it was decided that all future Mission 66 prospectuses should be modeled after the parks' most recent master plan.

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AD 1956	Planned	<p>Petrified Forest completed and submitted their Mission 66 prospectus to Washington on April 20, 1956. The proposed Mission 66 improvements were very closely based on the most recent 1950 Master Plan. Proposed physical improvements included new picnic areas, a new visitor and interpretive center at the north end of the park, additional 2 and 3 bedroom housing units for employees, increased concessionaire operations, minimal maintenance facilities, circulation improvements and enlarged parking areas.</p>
AD 1957	Established	<p>ET Scoyen, NPS associate director approved the prospectus on February 8, 1957, with a few stipulations. He reminded the park to use information included in the prospectus to update and expand the current Master Plan, which spawned the 1960 "Master Plan for the Preservation for the use of Petrified Forest National Monument, Mission 66 edition."</p>
	Planned	<p>Like the 1950 Master Plan, the Mission 66 Master Plan also emphasized dual facilities at the north and south ends of the park. The plan described the park as "geographically divided by the Puerco River and each part is again divided and severed by a major transcontinental highway." but the Mission 66 Master Plan also mentions that "US 66 will always contribute the major portion of the traffic. Consequently...the single facility needed to administer the area is to be located and operated at the Painted Desert." The construction of Interstate Highway 40 was described as the impetus for relocating park development.</p>
AD 1959	Planned	<p>In January 1959, Neutra and Alexander's design for the Painted Desert Community Complex was cited for a residential award by Progressive Architect for its "exceptional program and an extraordinary site condition." The noted recognition for Neutra and Alexander's yet unrealized design probably influenced Wirth's final approval of the "deviant" row house plan.</p>
AD 1960	Established	<p>Conrad Wirth approved the final plans for the Painted Desert Community on January 28, 1960. after much persuasion on the behalf of Neutra and Alexander.</p>
	Planned	<p>On May 4, 1960, Neutra visited the site to discuss the final contract.</p>

Planned	The proposed Painted Desert complex was intended to serve as a base of administrative operations with consolidated maintenance facilities and improved employee housing. It was also to serve as a gateway to the southwest, with the interpretive displays introducing the National Park Service and providing information on other parks and monuments in the four corners region.
Planned	To supplement the orientation and visitor contact services at the Painted Desert Complex, the 1960 Master Plan also proposed a new Kachina Point Interpretive Center, for which the historic Painted Desert Inn was to be converted or demolished.
Established	The 1960 Master Plan was approved by Conrad Wirth on June 15, 1960, Neutra and Alexander had already been selected as the architects for the new Painted Desert complex, and thus their architectural theme for the area was described in the Master Plan. The compelling natural characteristics inspired the design and therefore, small windsheltered areas. Because of harsh wind and sun, small wind-sheltered areas were a part of the design, to reflect the architecture of the Native Americans who lived on the Park land more than 800 years ago. Compounds constructed and maintained as an oasis were their themes.
Planned	Neutra and Alexander's initial site plan for the Painted Desert "Entrance Development was included in the 1960 Master Plan. They were selected for the project after being awarded a competitive bid contract for the Visitor center and Cyclorama Building at Gettysburg National Military Park.
Planned	In keeping with the theme of a desert climate and sheltered outdoor spaces, Neutra and Alexander prepared a design that allowed visitors to approach the Visitor Center under a covered sidewalk and into a "wind sheltered Plaza, paved and shaded by some trees, and wind protected by a two story building on the southwest side."

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	Planned	Neutra and Alexander elaborate their plans for in their prospectus "Homes for National Park Service Families on a Wind Swept Desert." They explain that the wind and lack of vegetation are two defining characteristics of the area. Because of this, they developed a plan for the Painted Desert Community Complex that emphasized "small, wind sheltered areas."
	Planned	The Community Center is based on a puebloan influence. They grouped buildings according to use, thus developing a public/private organization of space.
AD 1961	Planned	There were several plans for the Fred Harvey employees. A two story apartment wing (never constructed) was planned for the concession employees adjacent to the Fred Harvey Building. A similar two story building was provided for NPS employees adjacent to the administration building (constructed in 1961-62).
	Planned	Neutra and Alexander described their vision for the complex during a meeting with Sanford Hill, from the Western Regional Office, Superintendent Fagergren and Chief Naturalist Phill Van Cleave. Neutra explained his vision for nature preserves to be a balanced context. Later in a letter to Stewart Udall in the same year, Neutra explained how he battled to define a common denominator for the visitor experience at Petrified Forest. Neutra recognized that it was imperative to learn how to manage masses of people and cars and still keep the vista of nature clear.
	Planned	Neutra further explained to Udall that residents homes should not be scattered like suburban subdivisions, because "they need each other's shelter." Therefore, the houses are grouped together surrounding central courtyards.
	Planned	The administrative and visitor contact center areas of the Painted Desert Complex surround a larger plaza, in which samplings of the park were to be exhibited, including petrified wood and contemporary examples of Triassic plants. Neutra justifies the complex's modernist design by explaining that "architecture of the future will not try to discredit genuine antiques by imitations under open sky.

	Planned	Neutra and Alexander's final design for the Painted Desert Community Center Complex was prepared in 1961 and consisted of an Administration Building with NPS Apartment wing, Maintenance Building and Vehicle Storage Building, Community Building, Fred Harvey Building and Service Station, Concession Apartments (never constructed) Entrance Station, eighteen residences, six multi-car ports, and a Trailer Court Building with associated Trailer Court.
AD 1961 - 1965	Built	The Administration Building/Visitor Center, Apartment Wing, Gatehouse and Entrance Station were all constructed by Kealy Construction Company of Farmington, New Mexico for \$320,352.
	Built	The Maintenance Building, Vehicle Storage Building, Community Building and Trailer Court Building were constructed by Rasmussen Construction Company of Orem, Utah for \$252,965.
	Built	Rasmussen Construction Company constructed eighteen residences and carports for \$385,817.
	Built	The Fred Harvey Restaurants, Curio Store and Service Station were completed by Packer Construction Company of Phoenix, Arizona for approximately \$500,000.
	Built	The contract for the construction of the School Building and the Teacherage Apartments was initially awarded to Arimexal, Inc but the contract was turned over to the bonding company in 1964 due to non payment of claims.
	Built	Additional projects included the central plaza and irrigation system, which were installed by Packer Construction Company of Phoenix, Arizona for \$42,612. The roads and parking areas were constructed by BL Gustafson Construction Company from Phoenix, Arizona for \$80,000. Water, sewer, power and communication systems were constructed and installed by Stratton Brothers Construction Company from Hurricane, Utah and McCormick Construction Company of El Paso, Texas for \$406,000.
	Built	In total the project cost for the Painted Desert Community Complex was \$1,987,746.

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	Planned	Neutra obtained special permission from Associate Director Scoyen to construct multiunit housing for the Painted Desert Complex instead of using standard Mission 66 housing plan adopted by NPS. This was the first occasion where the NPS deviated from the Standard Mission 66 housing plan.
AD 1961	Planned	Neutra and Alexander established an architectural and landscape design that defined and influenced visitor experiences.
AD 1962 - 1964	Eroded	In February 1962 while the buildings were still under construction, cracked and damaged blocks in the Administration and Apartment building were reported. Cracking continued to occur throughout the complex because of shoddy work by Rasmussen Construction. Overall, enough deficiencies due to poor masonry and shoddy workmanship" were found that a lawsuit resulted. Subsequent investigations showed that all of the buildings in the Painted Desert Community Complex were affected by these same conditions. In the midst of the investigative process, Robert Alexander wrote to Sanford Hill, recommending that the residences be condemned.
AD 1962	Established	Petrified Forest National Park's official status was decreed on December 9, 1962.
AD 1963	Planned	In a draft letter to Thomas Allen , Neutra insisted that the southwest façade of the Fred Harvey Building should remain blind and unadorned to prevent the Painted Desert Complex to look like a contemporary shopping center with large shop windows facing the parking lot. He did not want displays or advertisements to appear on the prominent facade because it would detract from the visitor center and the view and approach into the central plaza.
	Built	Petrified Forest Community Complex was completed on October 27, 1963.

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	Planned	The final landscape designs were prepared by WODC in 1963, Neutra and Alexander in consultation with Baldwin, Eriksson and Peters prepared a preliminary landscape plan in 1958 showing plant locations and landscaping which was broken up into general categories including lawn, gravel, ground cover, tall shrubs, or tress, medium shrubs, contrast or special interest wines, patio shrubbery, patio trees, shade trees and areas left to naturalize with native grasses.
	Built	The final landscape plan was prepared by WODC in 1963. Packer Construction Compnay was contracted to complete the project, which included 3000 individual plants and 3430 pounds of grass seed. The contract also included paving the central plaza with exposed aggregate concrete and installing planter boxes with seats and stone walls.
	Excavated	The Arizona sandstone used in construction was selected from a stone yard in Ashfork, Arizona. In addition the Fred Harvey Company purchased four large, white fiber glass planters which were planted with Russian Olive trees.
	Planned	The park tried to obtain Araucaria imbricata, a modern relative to the parks petrified tree specials from the American Embassy in Chile. The trees did not survive the journey and there were no further efforts to obtain that type of tree.
AD 1964	Established	National Environmental Policy Act and the National Historic Preservation Act passed, demonstrating country's growing concern about environmental and preservation concerns.
AD 1965	Built	The Painted Desert Complex was not fully completed until 1965 with the completion of the School of the Teacherage, which was designed separately by Robert Alexander in 1962.
AD 1964	Abandoned	By the time Conrad Wirth left office in 1964, the Mission 66 planning program had all but vanished from the public eye, although the physical results of that program were still an important part of the living experience of national park visitors.

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AD 1966 - 1972	Established	NPS director George Hartzog developed a new plan called "Parkscape USA" designed to expand the National Park System by 1972 to meet growing user demands, to develop cooperative programs with other federal agencies and state and local park services, to improve national parks relationships within urban areas, to increase public awareness of park issues and to extend NPS aid to other nations.
AD 1966	Planned	Under Parkscape USA, Petrified Forest's Master Plan was once again revised. The Community Complex was described as adequate but the need for additional housing and office space was identified as a critical element. The only proposed building identified in the 1966 Master Plan was an apartment building for Fred Harvey employees, although development plans still called for the removal and replacement of the Painted Desert Inn.
	Established	The purpose and function of the Painted Desert Visitor Center was also stressed in the 1966 Master Plan because it presented a unique approach to visitor contact. Since visitors may enter the Visitor Center and contact NPS rangers before entering the park, the Center actually functioned as an information clearinghouse for the entire region.

## Analysis & Evaluation of Integrity

### Analysis and Evaluation of Integrity Narrative Summary:

The Painted Desert Community Complex resides approximately 1 mile from the edge of the Painted Desert near Interstate 40 and encompasses 23 contributing buildings, sites, and structures that comprise a self-contained, architect-designed, desert community. This complex was designed by Richard Neutra and Robert Alexander in 1958 to serve as the park's headquarters, including administrative offices, maintenance facilities, visitor and resident services, employee housing, and a designed landscape with features (photo No. 25). This 24-acre complex maintains its original form, footprint, spatial organization, and function, but most of the designed landscape features have all but disappeared.

#### CONTRIBUTING FEATURES:

Roads (1.4 miles)  
Parking lots  
Concrete sidewalks  
Covered walkway  
Buildings and structures (See list in Analysis section below)  
Functional and use zoning  
Remaining vegetation from implementation of 1963 planting plan

#### NONCONTRIBUTING FEATURES:

Changes to original landscape planting plan  
Changes to buildings since the end of the period of significance

#### INTEGRITY

Overall, the Painted Desert Community Complex Historic District retains all seven aspects of integrity, and the significance of the complex as a whole is not adversely effected by the impacts that have occurred to some aspects of integrity. The integrity of location, setting, and association are preserved and are most important to retaining the overall historic character of the district, which is defined by the above-mentioned character defining features. Integrity of materials and feeling are also preserved, but have experienced some erosion due to the impacts noted below. Integrity of workmanship and association is less important to the overall significance of the complex, and thus the greater erosion that has occurred to these aspects of integrity does not adversely impact the historic district's significance.

Location: The Painted Desert Community Complex and all contributing buildings, sites, and structures contained within, retain a high degree of integrity of location. The complex resides on its original site and no buildings or structures have been moved or relocated; however, the original entrance station was demolished circa 1983-84 and a new structure was constructed on the original site. This new entrance station is non-contributing to the Painted Desert Community Complex Historic District. The significance and integrity of location applies to the district as a whole and will not be individually evaluated for each contributing building, site, and structure.

### Design

The district retains a high level of integrity of design, because it maintains its original structural systems, massing, arrangement of spaces, and historical associations. Although there has been some impact to the Painted Desert Community Complex's integrity of design, the form, approach, organization of spaces and functions, proportion, scale, construction technology, and most materials remain as originally constructed. Integrity of design has been compromised by the introduction of pitched roofs over the original flat roofs on a three buildings, altered fenestration and window openings, reorientation of select buildings, insensitive additions and alterations, and a loss of landscape features. More specifically, low pitched roofs were added to the Trailer Court Building and Residence Blocks C and D. Similarly, a new roof was added and extended over the second floor terrace of the Administration Building/Visitor Center, thereby changing the character of this space. Fenestration patterns and window openings were altered on the Apartment Wing, Fred Harvey Building, School Building, and all Residential Blocks. Alterations to window openings and fenestration patterns on the Fred Harvey Building and Residences have resulted in building reorientation. Originally, the Fred Harvey Building was oriented towards the Central Plaza, but changing the eastern facade's window openings and introducing an entryway on the south facade has effectively reoriented the building towards the parking lot. In a like manner, where all of the residences originally focused inward towards the inner residential courtyards, the C-plan residences are now partially reoriented towards the quasi public residential plazas. Similarly, the function of the School Building has changed thereby causing its reorientation, although no additions or alterations to the building were made to cause the reorientation. Insensitive additions include enclosing the Administration Building's eastern viewing terrace, constructing a theater in the Visitor Center lobby, enclosing multiple bays on the Vehicle Storage Building, alterations to the Fred Harvey Building's south and east facades, alterations to the School Buildings east facade, room extensions in the residences and teacherage, enclosing the Trailer Court Building's central loggia, and enclosing various carport bays. All of these alterations are reversible, and a high degree of integrity of design can be reestablished if these insensitive changes are removed and/or reversed.

The loss of original designed landscape features and plantings has eroded the complex's integrity of design. The spatial relationship between major features and visual rhythms are preserved, as is the layout and material of walkways and roadways, but the relationship of plantings and similar landscape features are no longer extant. The designed landscape's integrity of design can be reestablished if missing landscape elements are restored.

### Setting

The Painted Desert Community Complex and all contributing buildings, sites, and structures contained within, retain three out of the four physical features that constitute integrity of setting (topographic features, simple manmade features, and relationship between buildings and other features or open space). As was Neutra & Alexander's original intent, the Painted Desert Community Complex is situated on the high desert prairie between Interstate-40 and the Painted Desert. The surroundings, then as now, are characterized by relatively flat topography with shortgrass prairie grasses and scrub brush being the dominant vegetation type. The surrounding vegetation outside the Painted Desert

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Complex has not been adversely impacted by development inside or outside the park. The topography, manmade features, and relationship between buildings and other features or open space has not changed or been adversely impacted in any way since the Painted Desert Complex was constructed. The buildings and their inter-relationship with the landscape and related features has not been altered or impacted. As mentioned above, the original buildings and manmade features all remain in their original location.

The significance and integrity of setting applies to the district as a whole and will not be individually evaluated for each contributing building, site, and structure.

**Materials:**

The majority of original materials are preserved and serve as character defining elements of this complex, including concrete block walls, aluminum frame glass windows, stucco, steel framing, and ceramic tiles. Although the complex retains a high degree of material integrity, some impact to that integrity has occurred due to the application of unsympathetic materials and because the historic plantings are all but gone. The introduction of unsympathetic materials, including T1-11 siding, interior drywall over historically exposed concrete walls, and various roofing materials, has caused an erosion of integrity. Nevertheless, where recent repairs have occurred to historic materials, in-kind replacements were used. Some historic materials, particularly concrete block walls and sidewalks, are in poor condition, but this does not impact the overall integrity of materials and will instead be addressed as part of the integrity of workmanship evaluation.

The only physical feature of integrity of setting that has been compromised is vegetation within the historic district. The original vegetation and landscape plan designed for this district by the Western Office of Design and Construction (WODC) in cooperation with Neutra & Alexander has largely been lost due to neglect and insensitive changes. The original landscaping plan was preserved until Petrified Forest National Park began purchasing water from the Navajo Indian Reservation in the early 1990s. In an attempt to reduce the high overhead costs associated with watering ornamental plants not adapted to the local desert environment, artificial watering ceased, and as a result all of the non-native vegetation died.

The majority of original plantings have been lost. The loss of original planting materials has an impact on the integrity of materials and feeling, but does not warrant a complete loss of integrity and could be restored in the future.

**Workmanship:**

Workmanship in the Painted Desert Community Complex Historic District is defined by the use of mass-produced modern materials like concrete block, steel, aluminum, and glass. Typically, these modern materials do not exhibit individual craftsmanship; however, they do characterize the time period in which these buildings were constructed. Thus, workmanship in the Painted Desert Community Complex Historic District is defined by style and use of materials rather than the production or implementation of these materials. More specifically, workmanship is exhibited through the use of application standards, standardized construction assemblies and techniques, standardized

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building types, and the functionality of materials. Examples of this can be seen throughout the district in the simplicity of design, clean lines, functional application of materials, choice of materials and design, as well as standardized block-laying.

The only location where "traditional craftsmanship" is exhibited is in the stone facing on the Apartment Wing's west facade and in the stone benches and planters throughout the Central Plaza. In these two instances, integrity of workmanship is very important to preserve the historic character of these features.

Typically, poor condition does not compromise integrity of workmanship, but the Painted Desert Community Complex presents a unique case, because poor workmanship was a problem from the beginning, resulting in several noted problems that surfaced during and shortly after construction, some of which continue to plague the complex today. In discussing the workmanship of the Painted Desert Complex, a differentiation must be made between material construction and contractor implementation. In this case, poor workmanship was not caused by using substandard materials; instead integrity of workmanship was compromised as a result of using low-bid contractors and less than adequate architectural direction on behalf of Neutra & Alexander.

In February 1962 while the buildings were still under construction, Superintendent reported repair/replace cracked and damaged blocks in the Administration and Apartment building. Cracking continued to occur throughout the complex because Rasmussen Construction Company carelessly placed steel reinforcements after the walls were at considerable height or even full height and this prevented proper alignment of the horizontal and vertical reinforcing. WODC's supervising structural engineer, L. Kucera, completed an investigation of the block walls in 1964 and reported that 76.3% of the steel reinforcing bars were ungrouted and misaligned. Overall, enough deficiencies due to poor masonry and shoddy workmanship" were found that a lawsuit resulted. Subsequent investigations showed that all of the buildings in the Painted Desert Community Complex were being affected by these same conditions. In the midst of the investigative process, Robert Alexander wrote to Sanford Hill, recommending that the residences be condemned, because in the event of an earthquake "many lives would be in danger of immediate extinction. Even a strong wind, which is common at the site, could topple a patio wall." Rasmussen won the initial appeal, but in August 1964, the Board of Contract Appeals conceded that the repair costs should be divided between NPS and the contractor.

Due to the reasons noted above, masonry cracking has occurred throughout the complex. Poor workmanship is particularly evident in the residential blocks where large cracks have appeared in the courtyard walls. Residence Block D is rated in poor condition due to its structural deterioration. Block D retains most of its historic materials, which exhibit an original sense of workmanship, but the advanced degradation of the building has caused it to be condemned until a thorough structural analysis can be completed. Block D retains integrity, but it has been greatly compromised by poor workmanship.

A landscape planting plan was prepared by WODC, in cooperation with Richard Neutra, in 1963. Some of the original elements of the planting plan were never implemented, but the features that were

designed and planted exemplify workmanship through planting skill and pruning. In cases where the installed plants differ from the formal planting plan, workmanship is also exhibited by plant selection and orientation. The loss of most of the original planting material compromises integrity of workmanship, but restoration of the landscape plan could reestablish this aspect of integrity.

Although poor workmanship is noted here as an impact to the integrity of workmanship, the history surrounding the complex's construction exemplifies poor, low-bid, contracting that was prevalent throughout the National Park Service during this time period. In essence, the cracking and structural degradation that resulted may, in some ways, actually contribute to the property's overall significance and should not warrant a determination of ineligibility. The cracks and heaving concrete slabs are the physical manifestation of the Painted Desert Community Complex's construction history. This is not to suggest that structural degradation affirms significance, but clearly the problems that are present throughout the Painted Desert Community Complex Historic District do not detract from the overall significance of the historic district, because they represent an important part of the district's history.

#### Feeling and Association:

The feeling and association of this Park Service Modern Mission 66 complex is preserved and retains a high level of integrity, since the overall design intent, as expressed through the complex's character defining features, is preserved. Typically, Mission 66 public buildings were designed to exhibit feelings and associations that presented "a bold commercial appearance to entice and attract visitors."

Modern materials and design characterized the new park architecture, with open interior spaces and expansive areas of glazing to provide views of nearby natural and cultural resources. The strikingly contemporary buildings in the parks symbolized, for the visiting public and the agency itself, the achievements of the Mission 66 program and a new era in the National Park Service.

In this case, the public zones of the Painted Desert Community Complex successfully promote this ideal. The design and orientation of these unmistakably modernist buildings impart feelings and associations that any post-war suburban planner would recognize. The clear organization of space and divided uses within the Painted Desert Complex augment the visitor experience and promote Park Service ideals. In particular, the construction of such a prominent complex by an internationally-renowned architect in a remote part of the Arizona high desert symbolizes the success and achievement of Petrified Forest National Park to implement and promote the Mission 66 vision and the National Park Service mission. The significance and integrity of association applies to the district as a whole and will not be individually evaluated for each contributing building, site, and structure. However, there has been some impact to integrity of feeling due to the loss of original vegetation that created a "desert oasis" experience. The loss of non-native ornamental plants has impacted the feeling of the complex and thus caused some loss to the integrity of feeling, but it does not adversely impact the overall integrity of the complex.

- Aspects of Integrity:**
- Location
  - Design
  - Setting
  - Materials
  - Feeling
  - Association

**Landscape Characteristic:**

**Cluster Arrangement**

The site planning emphasizes private versus public zones clustered around the central plaza. Public zones are contained within the Commercial and Recreation Areas, which are located at the complex's center immediately adjacent to the Central Plaza. There are two types of private zones: the NPS private zone and the residential private zone. The NPS private zone contains the Industrial Area at the south of the complex, which presents a blind concrete block wall towards the main visitor parking lot that creates a visual barrier between the public parking area and the private maintenance yard. Similarly, the private Residential Area is located to the north of the central plaza, but visually separated from the public Commercial and Recreation Areas by an open space that is landscaped in a manner that creates a real division between the public and private areas of the complex. Further separation of public and private space is exhibited within the individual residential units where tall courtyard walls with blank concrete block walls are featured on the public facades. The residences are oriented inwards, toward the private courtyards, as opposed to being open for public view. The apartments are similarly oriented, with a blind public facade and a private facade facing the desert with tall privacy walls around the first story apartments. Each area is separated from the others by expansive concrete block walls and/or designed landscape elements, but access to all of these areas is provided by an interconnected network of roads and walkways.

**Landscape Characteristic Graphics:**



*View of the plaza from the balcony above the Visitor Center, flanked by private spaces, 2005. Source: CLR, photo number DSCF1168.*

### **Circulation**

Pedestrian circulation within the Painted Desert Complex is linear with concrete walkways running parallel to most buildings, structures, and sites. There is approximately 3,000 linear feet of sidewalks within the Painted Desert Community Complex, including the covered walkway, but excluding the concrete sidewalk added to the west side of Residence Block B in 2004. The arrangement of walkways does not attempt to restrict or control pedestrian access to any area of the complex. However, their organization, orientation, and approach have a direct impact on the overall organization and hierarchy of the entire complex. Building orientation and landscape elements differentiate between public and private areas, but the walkways organize the space, dictating approach paths and orientation within the complex. Additionally, the tinted sidewalk to the north of the Trailer Court Building is significant for the unique application of umber tinted concrete. In a like manner, the sidewalks to the south of the Fred Harvey Building and on the west side of the Maintenance Building and Visitor Center are significant since they serve as a funnel, directing pedestrian traffic towards the central plaza, thereby reinforcing the visitor approach path to the Visitor Center and Painted Desert Oasis. The sidewalk on the south side of the Fred Harvey Building is approximately 14 feet wide with an equal width roof overhang above. This sidewalk contributes to pedestrian circulation and serves as a sheltered gathering point for visitors.

All walkways are concrete, but a variety of control joint and expansion joint methods have been

implemented throughout the complex. It is presumed that the walkways were originally installed with simple scored control joints, and later attempts to mediate cracking and heaving have resulted in the disparity of expansion joints. The sidewalk's location and materials constitute pivotal character defining elements of the complex's landscape design, whose loss could have negative effect on the integrity of the property (and the eligibility of the district); however, pedestrian circulation features are not included in the individual resource counts, because they are secondary supporting elements to the overall historic district and are not substantial in size or scale.

Vehicular circulation has not changed since its inception in 1961. General vehicular access to the complex is provided along the main park road, which also serves as the historic district's western boundary. In fact, roads define the northern, western, and southern boundaries of the complex and contribute to the self contained aspect of the district. Circulation patterns are concentrated at the north and south ends of the complex, thereby reinforcing the separation of public versus private zones. Visitors and/or employees gain access to the commercial, industrial, and recreation areas on the south end of the complex, while residents may use an alternate route to access the residential area. Vehicular approach paths enter the complex from the northern and southern boundaries. They were purposefully designed to direct traffic to each area of the complex. One road provides access to the Commercial Area; another road extends to the Industrial Area and employee parking lot; a third road provides access to the Residential Area; another road extends through the Residential Area, terminating at the Recreation Area; and finally a road diverges from the residential access road, continuing through the Trailer Court. All of these roads and parking areas direct vehicular approach paths and orientation within the complex.

There are a total of 1.4 miles of roadway within the complex (not counting the main park road) and approximately 147,000 square feet of asphalt-paved parking lots. Arriving visitors enter and exit the main visitor parking lot, which is located to the southwest of the Visitor Center, via one of two access points off of the main park road. Employees, however, bypass the main visitor lot and proceed around the rear (east) of the maintenance yard to reach the administrative parking lot that is situated on the east side of the Apartment Wing. Alternatively, residents gain access to the residential area via a third roadway, which provides vehicular access to the three bedroom residences, teacherage apartments, and/or trailer court. Additional gravel parking areas were provided between each of the four car carports, but these parking areas were not established until 2003 and are not accounted for in the above noted square footage.

The location and materials of the vehicular circulation features constitute pivotal character-defining elements of the complex's landscape design, whose loss could have negative effect on the integrity of the property (and the eligibility of the district); however, vehicular circulation features are not included in the individual resource counts, because they are secondary supporting elements to the overall historic district and are not substantial in size or scale.

**Landscape Characteristic Graphics:**



*A concrete path has been constructed, connecting the western parking area with the Concession Building, 2005. Source: CLR, photo number DSCF1149.*

### **Buildings and Structures**

The following discussion on buildings and structures within the Painted Desert Community Complex is divided into the four use areas - Commercial Area, Industrial Area, Recreation Area, and Residential Area

#### **COMMERCIAL AREA:**

Central Plaza (Building No: PD226, LCSID: 266428, 1 SITE)

The 9,124 square foot Central Plaza is centrally located within the Painted Desert Complex and was constructed in 1962-63. Character defining features of the Central Plaza include the site plan, textured concrete surfaces, raised Arizona sandstone planter boxes, and cut Arizona sandstone benches. Efforts are currently being made to rehabilitate the original planting plan for this site, which when accomplished, will enhance the integrity of design, materials, workmanship, feeling, and association of the Central Plaza. The Plaza consists of textured concrete surfaces, raised Arizona sandstone planter boxes with cut stone caps to serve as seating areas, and cut Arizona sandstone benches.

Administration Building/Visitor Center (Building No: PD251, LCSID: 266299, 1 BUILDING)

The Administration Building/Visitor Center defines the southern edge of the central plaza and is oriented towards the plaza with large windows overlooking this public space. The

programmatic requirements for all Mission 66 Visitor Centers included luring weary travelers, serving their needs, informing them about the park and local amenities, and providing relief. In addition to the centralization of functions, the exterior of a Mission 66 visitor center was to exhibit and serve as a physical representation of the National Park Service. Character defining features of the Painted Desert Administration Building/Visitor Center's exterior include concrete block walls, horizontal massing, second floor terrace, steel "spider legs," and the recessed aluminum frame window wall on the first floor with aluminum frame ribbon windows on the second floor.

Apartment Wing (Building No: PD251A-H, LCSID: 266299, 1 BUILDING)

The two-story, rectangular Apartment Wing perpendicularly joins the Administration Building at its northeast corner and was constructed at the same time (1961-62). Similar to the Administration Building, the Apartment Wing defines the eastern edge of the central plaza. Character defining features of the Apartment Wing's exterior include concrete block and stucco walls, sandstone facing on the west façade, aluminum frame ribbon windows, horizontal massing, and first floor patio walls. The interior character defining features include individual apartment floor plans with open views to the east and the long single-loaded corridor with a concrete block wall and apartment doors to the east and the stucco wing wall to the west. Most of the interior finishes have been altered in the apartments, except for Apartment G, which was set aside as a restorative example of the historic apartments.

Fred Harvey Restaurant, Curio Store, and Service Station (Building No: PD259 & PD260, LCSID: 271958, 1 BUILDING)

The Fred Harvey Restaurant and Curio Store (historically known as the Painted Desert Oasis) and Fred Harvey Service Station serve as the Central Plaza's western boundary. The Painted Desert Oasis is a one-story, U-shaped building, constructed in 1962-63 on a concrete slab foundation with concrete block walls. It originally possessed a flat roof clad with built up roofing material, but the flat roof was altered in 1980 and then re-roofed again in 1987 and 1990. The roof is currently clad with a low pitched metal roof. Originally, fourteen full-height plate glass windows and two aluminum frame double glass doors pierced the east façade, in front of which rose five columns with ceramic tile. In 1982, the east façade was altered when the full-height windows were replaced with dark-stained reverse board and batten siding pierced by ten plate glass windows and the two original aluminum frame double glass doors.

Gatehouse (what was originally called the "entrance station" is now referred to as the Gatehouse) (Building No: PD252, LCSID: 271183, 1 BUILDING)

The original "Entrance Station" (now referred to as the Gatehouse) is a contributing resource to this district nomination. It is located on the east side of the main park road adjacent to the current entrance station. It was constructed in 1961-62 on concrete footings and foundation with a poured concrete floor. The walls consist of colored concrete block which is pierced on the south façade by a single fixed sash aluminum window and on the west façade by an aluminum frame glass door, flanked by large plate glass windows. The roof was originally constructed on metal decking and covered with composition roofing material. This rectangular,

one-story building encompasses two rooms, an office and restroom.

Entrance Station (what was originally called the “gate house” is now referred to as an Entrance Station) (Building No: PD253, 1 NONCONTRIBUTING BUILDING)

The original “Gate House,” which would today be referred to as an Entrance Station or Checking Station, was constructed in 1961-62, but demolished in 1983-84 because it lacked interior environmental controls, and because it was unable to accommodate large recreational vehicles. Today, a temporary, non-contributing building resides where the original entrance station once stood. The existing entrance station was constructed in 2000 and is a single-story, one room building clad with weatherboard and covered with a shed roof. A single large plate glass window pierces the south façade, a single vinyl sliding window pierces the east and west facades, and a metal door pierces the north façade.

#### INDUSTRIAL AREA:

Maintenance Building / Fire Cache (Building No: PD254 &PD262, LCSID: 266397, 1 BUILDING)

The maintenance building was constructed in 1961-63 and adjoins the Visitor Center at its north façade, thereby projecting southward, anchoring the Painted Desert Complex’s southern boundary. The character defining features of the Maintenance Building/Fire Cache are: utilitarian design, horizontal massing, and blind concrete block wall accented by concrete block projections on the west façade. This 6800 square foot, one-story, rectangular, utilitarian-style building is constructed on concrete slab with concrete block walls and a flat roof, which was originally clad with built-up roofing material and is now covered with a single-ply membrane.

Vehicle Storage Building (Building No: PD255, LCSID: 266416, 1 BUILDING)

The one-story, rectangular Vehicle Storage Building was constructed in 1961-63. It defines the eastern boundary of the maintenance yard and accompanies the Maintenance Building as a southern anchor for the entire complex. The character defining features of the Vehicle Storage Building are: utilitarian design, horizontal massing, uninterrupted blind concrete block wall on the east façade, and multiple open bays on the west facade.

#### RECREATION AREA:

Community Building (Building No: PD257, LCSID: 266372, 1 BUILDING)

This tall, one-story, rectangular structure with mezzanine resides at the northeast corner of the central plaza. Character defining features of the Community Building’s exterior include horizontal massing, concrete block and stucco walls, clerestory windows, large roll-top door and sliding glass door, and connecting overhang with the School Building. The Community Building was constructed in 1962-63 on a concrete foundation and has concrete block walls with a high parapet roof that was originally covered with built-up roofing. The building is approximately 2400 square feet.

School Building (Building No: PD258, LCSID: 266389, 1 BUILDING)

The 1963-65 School Building is a low, one-story, rectangular, concrete block structure with a flat projecting roof located to the north of the Community Building. These two buildings are joined by an overhanging roofline, which was constructed at the same time as the School Building.

Outdoor Recreation Area (Building No: PD229, LCSID: 271293, 1 SITE)

To the east of the School Building resides a paved tennis/basketball court, which is a rectangular area enclosed by a 12½-foot chain link fence. To the north of the tennis/basketball court, is the ball field, which originally featured a baseball diamond with backstop and volleyball court with net. These sports-related facilities were installed at the request of the School District Superintendent, Keith Udall, in 1964.

Covered Walkway (Building No: PD228, LCSID: 271140, 1 STRUCTURE)

The Covered Walkway was constructed in 1964 by Glen D. Plumb. Character defining features of the Covered Walkway include the flat roof, 35 unadorned pipe columns, and location amidst the commercial, recreation, and residential areas of the district.

RESIDENTIAL AREA:

Teacherage Apartments (Building No: PD258 A&B, LCSID: 271958, 1 BUILDING)

The Teacherage Apartments is a small, rectangular, one-story building constructed in 1963-64. This building resides within the private Residential Area to the east of the three-bedroom residences amidst the two-car carports and to the west of the Trailer Court Building. Character defining features of the Teacherage include concrete block walls, flat roof, horizontal massing, and floor plan.

Residences (Building No: PD201-PD218, LCSID: 271189, 271223, 271354, 271897, 4 BUILDINGS)

The original bid for the residences described the project as consisting of “a minimum of 6 and a maximum of 18 residences and carport buildings.” All eighteen residences were constructed between 1961 and 1963. The residential layout consists of three- and six-plex single family units, each set of three alternating between the L-shaped “C” or “CF” floor plan.

Two-Car Carports (Building No: PD220-PD223, LCSID: 271980, 271992, 272005, 3 CONTRIBUTING STRUCTURES)

Each carport corresponds to a residence and is assigned based on proximity to the respective residential unit. The residences and carports were completed under the same contract granted to Rasmussen Construction Company. All of the carports were constructed in 1961-62 and are positioned at each end of the residential plazas, thereby obscuring these plazas from public view. The character defining features of the contributing Two-Car Carport include original exposed concrete block walls, 5 ½' x 23' concrete block wing wall projecting northward, flat roof, and two open bays on the east facade.

Four-Car Carports (Building No. PD223-PD225, LCSID: 272015, 272026, 272036, 3 CONTRIBUTING STRUCTURES)

Each carport corresponds to a residence and is assigned based on proximity to the respective residential unit. The residences and carports were completed under the same contract granted to Rasmussen Construction Company. All of the carports were constructed in 1961-62 and are positioned at each end of the residential plazas, thereby obscuring these plazas from public view. The character defining features of the Four-Car Carports include original concrete block walls, flat roof, and open bays on the west façade.

Trailer Court Building (PD256, LCSID: 271119, 1 NON-CONTRIBUTING BUILDING)

The Trailer Court Building is a rectangular, one-story structure constructed in 1961-63 on a concrete foundation with poured concrete floors. It contains approximately 3400 square feet and resides at the southern end of the Trailer Court. The character defining features of the Trailer Court Building are: utilitarian design, horizontal massing, uninterrupted blind concrete block wall on the south façade, flat roof, an open loggia in the middle of the building, and the location of the drying yard.

Trailer Court (PD227, LCSID: 271132, 1 SITE)

Both the Trailer Court Building and associated Trailer Court are situated in the northeastern section of the Painted Desert Complex, divided from the rest of the residential area by a roadway. The rectangular Trailer Court was constructed in 1961-63 and is located to the north of the Trailer Court Building. It contains twelve trailer spots, each of which features a concrete pad and utility hookups.

Recreational Vehicle (RV) Court (1 NON-CONTRIBUTING SITE)

To the north of the Trailer Court, beyond the concrete block wall, is a Recreational Vehicle (RV) Court, which was constructed in the mid-1980s and contains six gravel pads with utility hookups. Due to its date of construction, the RV court is a non-contributing structure

CONTRIBUTING FEATURES:

PD201-203 Painted Desert Residence Block A (201, 202, 203) building

PD204-209 Painted Desert Residence Block B (204, 205, 206, 207, 208, 209) building

PD210-215 Painted Desert Residence Block C (210, 211, 212, 213, 214, 215) building

PD216-218 Painted Desert Residence Block D (216, 217, 218) building

PD220 Painted Desert Carports for 201 & 204 structure

PD221 Painted Desert Carports for 207 & 210 structure

PD222 Painted Desert Carports for 213 & 216 structure

PD223 Painted Desert Carports for 202, 203, 205, 206 structure

PD224 Painted Desert Carports for 208, 209, 211, 212 structure

PD225 Painted Desert Carports for 214, 215, 217, 218 structure

PD226 Painted Desert Central Plaza site

Painted Desert Community Complex H.D.

Petrified Forest National Park

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PD227	Painted Desert Trailer Court	site
PD228	Painted Desert Covered Walkway	structure
PD229	Painted Desert Outdoor Recreation Area (tennis/basketball court & ball field)	site
PD251	Painted Desert Administration Building/Visitor Center	building
PD251A-H	Painted Desert Apartment Wing	building
PD252	Painted Desert Gatehouse	building
PD254	Painted Desert Maintenance Building and Fire Cache	building
PD255	Painted Desert Vehicle Storage Building	building
PD257	Painted Desert Community Building	building
PD258	Painted Desert School Building	building
PD258A-B	Painted Desert Teacherage Apartments	building
PD259	Fred Harvey Restaurant, Curio Store, and Service Station	building

NON-CONTRIBUTING FEATURES:

PD253	Painted Desert Entrance Station	building
PD256	Painted Desert Trailer Court Building	building
N/A	Recreational Vehicle (RV) Court	site

Historic landscape features not included in resource count due to their insubstantial size and scale:

N/A	“Second Plaza”
N/A	Pedestrian Circulation
N/A	Vehicular Circulation

**Landscape Characteristic Graphics:**



*View toward the Administration Building/Visitor Center, 2005. Source: CLR, photo number DSCF1138.*



*Fred Harvey Curio Shop with added doorway to provide access from the parking area, 2005. Source: CLR, photo number DSCF1077.*



*Historic view of apartment interior. Source: NPS, Beinlien 1762-8.*



*Historic view of Visitor Center. Source: NPS, 18426.tif.*



*Historic view of Visitor Center interior. Source: NPS, photo number 18492vc.*

### **Spatial Organization**

Character defining features of the overall Painted Desert Community Complex Historic District include: the original site plan and differentiation between the commercial, industrial, recreation, and residential areas; the original planting plan; the location and materials of the vehicular circulation features and connecting pedestrian circulation features; the central plaza; residential plazas; enclosed residential courtyards; long expanses of concrete block walls; low horizontal massing; bands of aluminum frame ribbon windows with slider sash, pattern of fenestration, and flat roofs with cantilevered permanent awnings. The predominant character defining materials are concrete block, stucco, steel, glass, and aluminum.

### **Vegetation**

The only physical feature of integrity of setting that has been compromised is vegetation within the historic district. The original vegetation and landscape plan designed for this district by the Western Office of Design and Construction (WODC) in cooperation with Neutra & Alexander has largely been lost due to neglect and insensitive changes. The original landscaping plan was preserved until Petrified Forest National Park began purchasing water from the Navajo Indian Reservation in the early 1990s. In an attempt to reduce the high overhead costs associated with watering ornamental plants not adapted to the local desert environment, artificial watering ceased, and as a result all of the non-native vegetation died. A landscape planting plan was prepared by WODC, in cooperation with Richard Neutra, in 1963. Some of the original

elements of the planting plan were never implemented, but the features that were designed and planted exemplify workmanship through planting skill and pruning. In cases where the installed plants differ from the formal planting plan, workmanship is also exhibited by plant selection and orientation. The loss of most of the original planting material compromises integrity of workmanship, but restoration of the landscape plan could reestablish this aspect of integrity.

Directly to the north of the Central Plaza is a natural lawn area that is presently sparsely populated with native vegetation. This lawn area, otherwise known as the “Second Plaza,” was originally proposed as a contoured area with a short grassy loop path accentuated by native plants. Presumably, this was intended to be an interpretive path for visitors and employees to enjoy. Unfortunately, the original landscape plan for the Second Plaza was never realized due to funding restrictions. Beginning in 2004, however, this area is being recontoured and replanted in keeping with the 1963 planting plan prepared by the Western Office of Design and Construction in consultation with Neutra & Alexander. The Second Plaza is not included in the resource counts, because it is not substantial in size or scale.

**Landscape Characteristic Graphics:**



*Existing vegetation surrounding the entrance plaza, 2005. Source: CLR, photo number DSCF1111.*



*Several small dwarf creeping junipers (*Juniperus horizontalis procumbens*) are located along the Apartment Wing Building, 2005. Source: CLR, photo number DSCF1081.*

### **Views and Vistas**

The Painted Desert Community Complex is surrounded by natural desert. Views from some areas of the complex (e.g. Visitor Center/Admin building second floor) are long-range views out into the desert. Within the entrance plaza and residential blocks, views are short-range and more enclosed.

## Condition

### Condition Assessment and Impacts

**Condition Assessment:** Poor

**Assessment Date:** 09/10/2008

**Condition Assessment Explanatory Narrative:**

The landscape was assessed in poor condition on 9/1/2007. Superintendent concurrence was received on 9/10/2008. Conditions documented for 2007 continue.

**Condition Assessment:** Good

**Assessment Date:** 03/08/2011

**Condition Assessment Explanatory Narrative:**

The condition of the landscape is still poor due to problems with structural integrity, drainage issues, and vegetation. Headway has been made with drainage in some areas, though other issues have not been addressed as of 2011. Superintendent concurred on 3/8/2011.

**Stabilization Measures:**

Replace deteriorated walkways

### Impacts

**Type of Impact:** Deferred Maintenance

**External or Internal:** Both Internal and External

**Impact Description:** The buildings and landscape exhibit signs of deferred maintenance.

**Type of Impact:** Improper Drainage

**External or Internal:** Both Internal and External

**Impact Description:** Improper drainage has created unstable, deteriorated walls.

### **Stabilization Costs**

**Landscape Stabilization Cost:** 326,000.00

**Cost Date:** 08/15/2008

**Level of Estimate:** C - Similar Facilities

**Cost Estimator:** Park/FMSS

#### **Landscape Stabilization Cost Explanatory Description:**

PMIS 124664

### **Treatment**

#### **Treatment**

**Approved Treatment:** Rehabilitation

**Approved Treatment Document:** Cultural Landscape Report

**Document Date:** 01/11/2005

#### **Approved Treatment Document Explanatory Narrative:**

The November 2005 CLR made multiple treatment recommendations that focused on preservation and rehabilitation. Of these, replanting the historic plaza vegetation was a main recommendation.

**Approved Treatment Completed:** No

#### **Approved Treatment Costs**

**Landscape Treatment Cost:** 150,000.00

**Cost Date:** 01/11/2005

**Level of Estimate:** C - Similar Facilities

**Cost Estimator:** Park/FMSS

#### **Landscape Approved Treatment Cost Explanatory Description:**

Treatment costs are taken from PMIS 107542.

### **Bibliography and Supplemental Information**

## **Bibliography**

**Citation Author:** Zeman, Amanda  
**Citation Title:** National Register of Historic Places Nomination Form, Painted Desert Community Complex Historic District.  
**Year of Publication:** 2004  
**Citation Publisher:** Department of the Interior, National Park Service  
**Source Name:** Other