



Courtney Cabin

NORTH CASCADES NATIONAL PARK SERVICE COMPLEX, WA

HISTORIC STRUCTURE REPORT

April 2024

Front Cover:

Courtney Cabin, primary south elevation, 2023 (Hennebery Eddy Architects)

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Courtney Cabin

North Cascades National Park Service Complex, WA

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Executive Summary



Image 1: Courtney homestead, 2023

INTRODUCTION

The circa 1889 Courtney Cabin is located in Stehekin, Washington, approximately five miles north of Lake Chelan. The property is located in the Lake Chelan National Recreation Area within the North Cascades National Park Service Complex (NOCA or park).

The property was acquired by the National Park Service (NPS) in 1971 and was listed in the National Register of Historic Places (NRHP) in 1974.¹ In 1989, it was included as a contributing resource in the Historic Resources of North Cascades National Park Service Complex Multiple Resource Submission in the NRHP.² The Courtney Cabin sits adjacent to its original location along the bank of the Stehekin River, relocated in 1996 to safeguard it from the eroding riverbank. The cabin has continued to deteriorate at its current location and river encroachment remains an unpredictable threat.

Pursuant to Director's Order No. 28, the National Park Service is responsible for stewardship of the Courtney Cabin in accordance with NPS Management Policies, and *The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties (The Standards)*. NPS procured the services of Hennebery Eddy Architects, Inc. (Hennebery Eddy) to complete an Historic Structure Report (HSR) for the Courtney Cabin to inform future treatment and maintenance activities, including considerations for future relocation if necessary.

SIGNIFICANCE & INTEGRITY

The Courtney Cabin was listed in the National Register in 1974 and included in the 1989 Historic Resources of North Cascades National Park Service Complex Multiple Resource Submission. Both documents provide little detail and do not meet today's standards in documentation or discussion of National Register Criteria or integrity.

The Courtney Cabin has local significance under Criteria A and C in association with pioneer architecture and homesteading in the Stehekin Valley. The cabin represents a pattern of development in Stehekin Valley and is representative of the Moore/Courtney family's homestead. The cabin is not associated with individuals who are demonstrably significant within available historic records and does not meet Criterion B. The cabin was constructed using standard building practices and materials, and is unlikely to provide additional information about the past (Criterion D).

The cabin's historic integrity has not diminished since its listing, with the exception of location. The log cabin continues to retain integrity of design, setting, materials, workmanship, feeling, and association to convey its significance with pioneer architecture and homesteading in the Stehekin Valley.

While not clearly defined in previous documentation, a period of significance from 1889 - 1964 would encompass initial construction until the Courtney family vacated the cabin. The cabin is the most historically significant building connected with the Courtney family and retains its association and feeling to the earlier period of their occupancy. Consideration may be given to shortening this range to align with the physical integrity of the cabin that remains. The boundary is identified as the building footprint with a ten foot buffer.

Consideration should be given to revising the National Register nomination to establish an official period of significance, discuss how the Courtney Cabin meets Criteria A and C, and reevaluate the property boundary accordingly.

MAJOR CONDITION FINDINGS

Roof Covering and Water Infiltration

The cabin roof has a non-historic metal covering which sits on a wood substructure attached to the original wood shake roof. The roof ridge does not have a ridge cap and the metal sheets do not meet or overlap. As a result, water is entering the building along the ridge line and saturating the deteriorated wood shingles below. The metal cladding traps moisture in the roof assembly. Advanced deterioration was observed at the lowest purlins of the roof structure. The deteriorated purlins and the shingle roof require repair and replacement. Most immediately, a ridge cap should be installed to stop water infiltration and limit further damage until roof replacement can occur.

Purlin and Log Deterioration

Approximately 13 logs at the exterior walls and roof structure require in-kind replacement. Deteriorated logs in the roof assembly include the ridge pole and lowest purlins on the west and east elevations, which also function as top plates. Deteriorated logs in the wall assembly are located on the south, west, and

north elevations. The park should source suitable logs for in-kind replacement locally from the Stehekin Valley.

Foundation and Grade

The cabin does not have a foundation. It sits on temporary timber sleepers placed during the 1996 relocation effort to elevate it off of the ground. These sleepers have settled, and the surrounding grade produces a negative slope towards the inside of the building. Sill logs are in direct contact with the ground, resulting in log deterioration as described above. The foundation should be addressed by either replacing sill and sleeper members or provided a more durable long-term solutions such as a concrete foundation. The surrounding site should have a positive grade to direct water away from the building.

Fenestration

All windows and doors are missing from the building, with temporary chicken wire screening to secure the building. This screening is detached in locations and the building is accessible to visitors, as well as pests. Screens should be resecured to the building envelope and replaced as needed. Alternatives providing greater security and protection from weather include shuttering and reconstructing windows and doors.

TREATMENT APPROACH

Considering the cabin's current condition, level of integrity, and the park's available resources, a base approach of preservation is imperative to maintaining and protecting the resource. Treatment recommendations provided in this HSR focus on preserving, through repair and in-kind replacement, the remaining historic fabric in the cabin's current location. Where alteration that deviate from the original construction would provide a more durable long-term solution, they are provided as alternatives.

Reconstruction of Historical Features

The current state of the cabin represents the original log cabin as acquired by the Courtney family in 1918. While the structure is largely extant, key features from this time period are missing, including the south wood porch and railing, two windows, two doors, and the interior wood flooring. While not required under a preservation approach, restoration of these building features, based on historic photographs and documentation, should be considered to improve the buildings integrity and interpretation.

Additional features associated with the Courtney family during their homestead years, including an array of wood -framed additions, are also missing. These additions were lost between the 1970s and the relocation in 1996. Documentation of these additions is limited to narrative descriptions from surviving family members and grainy photographs. Due to the organically evolving nature of the building, its occupants, and site location, combined with a lack of documentation, historically accurate reconstruction of these additions would be challenging.

Relocation

Preservation of the building in place does not address the potential threat of the Stehekin River. Park concerns about river bank erosion and shifting toward the cabin are long-term and depend on unpredictable factors. Therefore, relocation of the cabin is discussed as an alternative treatment approach to explore further should the threat of the river become real and imminent. A potential relocation site and means and methods of relocation are provided for future consideration.

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Administrative Data

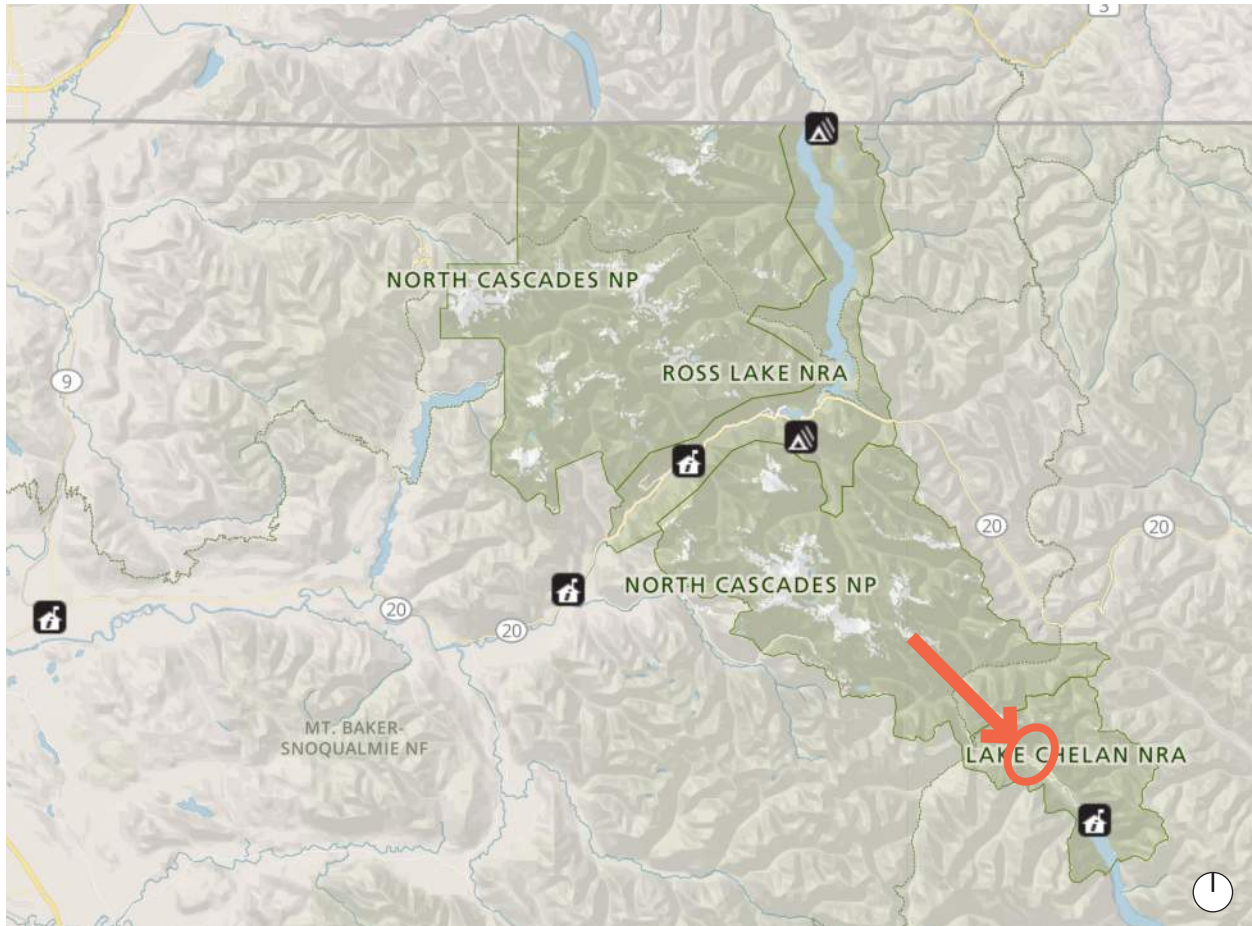


Image 2: National Park Service Map of North Cascades National Park Service Complex, showing the Courtney Cabin circled.

LOCATION & DISTRICT DATA

Park Name:	North Cascades National Park Service Complex
Area:	Lake Chelan National Recreation Area
Resource Name:	Courtney Cabin
FMSS #:	17913
CRIS-HS #:	006730
Park Structure ID:	089
Historic Name:	Courtney Cabin, McComb Cabin
Coordinates:	Lat: 48.364932° Long: -120.750795°
Dates of Construction:	Circa 1889
Historic Function:	Miner/Trapper/Homestead Cabin
Current Function:	Vacant



Image 3: Site map showing the Courtney Cabin in relation to Stehekin River.



TREATMENT & USE

Pursuant to Director's Order 28, the park is responsible for the cabin's preservation and stewardship. Past preservation work has focused on stabilization and retention of as much historic fabric as possible. The park installed a metal roof, replaced deteriorated wall logs, and relocated the cabin when it was threatened by river bank erosion in 1996. A buffer around the cabin has been established and maintained to protect the building from encroaching vegetation. Maintenance efforts have been minimal and insufficient and the cabin has continued to deteriorate over time with irrevocable loss of historic fabric and features.

The Courtney Cabin is presently vacant, not in use, and structurally unstable. Located near Company Creek Road, the cabin can be accessed by the public for unguided interpretation.

Review of park foundation documents did not reveal specific initiatives or guidance for the Courtney Cabin.

CULTURAL RESOURCE DATA

Period and Level of Significance

Significance

The Courtney Cabin was listed in the NRHP in 1974. National Register submission forms from that era are notorious for their brevity. The cabin's listed area of significance is "other," pioneering, and homesteading. The statement of significance does not address level of significance (local, state, or federal), NRHP Criteria, or aspects of integrity. The documented boundary is the Northwest ¼ of Section 16, Township 33 North, Range 17 E. Such a boundary is not specific enough to meet today's NRHP evaluation standards.

In 1989, the Courtney Cabin was included in the Historic Resources of North Cascades National Park Service Complex Multiple Resource Submission (MRS). Multiple property submissions generally

discuss broader themes that encompass a variety of property types. Areas of significance listed in the submission relevant to the Courtney Cabin include exploration, settlement, industry/commercial development, and architecture. The submission defined the Courtney Cabin historic boundary as a rectangle buffered around the building by ten feet to capture the setting.

Period of Significance

The 1974 NRHP nomination lists the period of significance broadly as nineteenth century. The 1989 multiple property submission, addressing a volume of buildings in the park complex, lists a more refined period of significance of 1859 to 1945. This period does not include the entirety of the Courtney family's homestead years.

RELATED EXISTING STUDIES

Previous studies of the Courtney Cabin include:

- Hovland, Donald E. "Historic Structure Report, Buckner Cabin and Homestead, Courtney Cabin, Gilbert's Cabin." Denver, Colorado: National Park Service, November 1979.
- Luxenberg, Gretchen A. "Historic Structures Inventory, North Cascades National Park Service Complex." National Park Service, Pacific Northwest Region, 1985.
- Luxenberg, Gretchen A. "Historic Resource Study, North Cascades National Park Service Complex." National Park Service, Pacific Northwest Region, 1986.
- Florence, Hank. "Historic Structures Preservation Guide, North Cascades National Park Service Complex." National Park Service, Pacific Northwest Region, 1987.
- Luxenberg, Gretchen A. "Historic Resources of North Cascades National Park Service Complex Cover form for Multiple Resource Submission." National Park Service, Pacific Northwest Region, 1988.

- Thompson, Erwin N. “National Register of Historic Places Inventory - Nomination Form for Courtney Cabin.” National Park Service, 1972.
- Schroeder, Erika. “LCS Structure Condition and Impact Assessment Form (Courtney Cabin).” National Park Service, Pacific Northwest Division, 2017.
- Neely, Burr J. et al. “Historical Property Research, National Register of Historic Places Multiple Property Documentation, Option 2: Condition Assessment of Five Selected Properties in North Cascades National Park.” Statistical Research, Inc. Report 21-28, prepared for North Cascades National Park Service Complex, 2021.

Literature related to Courtney family history:

- Barnhart, Mike. “At Home in the Woods, A Stehekin Family History – the Moores and the Courtneys.” Barnhart Photography, 2011.

REPORT ORGANIZATION

This HSR is organized in general accordance with the following NPS documents as applicable: NPS-28 Chapter 8: Management of Historic and Prehistoric Structures, Preservation Brief 43: The Preparation and Use of Historic Structure Reports, and the Denver Service Center (DSC) Workflow for HSRs.

An HSR is broken down into three parts:

- **Part 1:** Developmental History includes the history and significance of the property and its changes over time. It concludes with identification of character-defining features and a complete description of all building and immediate site components and their conditions.
- **Part 2:** Treatment and Use discusses the best overall treatment approach and appropriated uses. It identifies regulatory requirements and lists treatment recommendations that correspond directly with the building component descriptions. Alternative treatment options are included where applicable. Part 2 also includes an assessment of effect for treatment recommendations and alternatives.
- **Part 3:** Record of Treatment documents projects completed under the guidance of this HSR and includes a summary of the work and associated technical data.

This HSR includes Parts 1 and 2 only. Part 3 documentation should be completed, including all information outlined in the DSC Workflow for Part 3, as work on the building is completed. This documentation should be appended to this report to maintain a complete building record.

ENDNOTES

1. Erwin N. Thompson, "National Register of Historic Places Inventory - Nomination Form for Courtney Cabin" (United States Department of the Interior National Park Service, 1974), <http://npshistory.com/publications/noca/nr-courtney-cabin.pdf>.
2. Gretchen A. Luxenberg, "National Register of Historic Places Registration Form - Historic Resources of North Cascades National Park Service Complex," 1988, <http://npshistory.com/publications/noca/nr-multiple-resources-1987.pdf>.

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Developmental History

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1.1 | Historical Background & Context



Image 4: Hugh Courtney (right) and family members, image provided by Mike Barnhart.

The existence of the Courtney Cabin is an interplay of several historical events, including the arrival and settlement of the Courtney family in Stehekin Valley. Stehekin remains a close-knit community set in the rugged North Cascade range. This section will discuss relevant historical events that provide context to the historical significance embodied in the Courtney Cabin. For a comprehensive history of the North Cascades National Park Service Complex vicinity in regards to the built environment, refer to the 1986 *Historic Resource Study for the North Cascades National Park Service Complex*, by Gretchen A. Luxenberg. For additional and substantive information regarding early settler and homestead life in the Stehekin Valley please refer to *At Home in the Woods, A Stehekin Family History – the Moores and the Courtneys*, by Mike Barnhart, a Courtney descendant. General information regarding the park can be sourced from the *Foundation Document for the North Cascades National Park Service Complex*, Washington, completed in 2017. For a more substantive account of creating the North Cascades National Park Service Complex, reference *Crown Jewel Wilderness*, by Lauren Danner.

NORTH CASCADES & STEHEKIN VALLEY

The park complex is comprised of three distinct areas: the North Cascades National Park North

Unit, the Ross Lake National Recreation Area, and the Lake Chelan National Recreation Area. The park encompasses the Cascade Range which roughly bisects the state of Washington and defines its north-south spine. The range creates a rain-shadow-effect, making the western slope a moist environment, dense with evergreens, and the eastern slope arid, sparsely covered with pine trees. Stehekin is located far north on the east shore of Lake Chelan. The town is only accessible by foot, ferry, or plane, and its setting is rugged and remote. Stehekin represents the juxta position where early federal intervention protected the area's natural beauty, while isolated settlers relied on homesteading and natural resource extraction in the valley.

EARLY SETTLEMENT IN THE STEHEKIN VALLEY

The Stehekin Valley is the ancestral land of the Chelan Tribe. Non-Native activity in Washington began with the presence of European fur trappers and the establishment of trading posts in the early nineteenth century. In 1846, the boundary between the United States and British Canada was established and individuals began to migrate north from the Willamette Valley into Washington State. Following the Donation Land Claim and Homestead Acts of 1850 and 1862 respectively, areas near navigable rivers and waterways, especially near arable land, were

more readily claimed and developed for subsistence farming. Utilization of these acts encouraged non-Native migration west and helped to establish the presence of the U.S. nationhood and government, perpetuating the displacement of Native communities and traditional use of the land.

Despite settlement trends in the Northwest, territories within NOCA became inhabited by non-Native migrants at a slower rate due to its rugged remoteness. Early towns centered around trading outposts, and the area's natural resources drew in pioneers and prospectors looking to make profits from pelts, timber, minerals, metals, and later, hydropower. Many of the earliest prospectors and miners in the mid-1800s were of Chinese descent, who frequently attacked by Native tribes protecting their territories.¹ The three main corridors of settlement into what is what is now known as the park, include the Skagit and Cascade Rivers on the west slope of the Cascade Range, and Stehekin River on the east slope.² The Courtney Cabin is located on the Stehekin River, on the east slope of the Cascade Range.

Settlement on the east slope of the Cascade range occurred at an even slower rate than the west slope, as it butted against the Moses-Columbia Reservation, an area once reserved for permanent Native settlement. The reservation was established by executive order in 1879 and extended to partially encompass former territories of the Columbia, Chelan, Entiat, and Wenatchi Tribes, which collected under the leadership of Chief Moses.^{3,4}

In 1883, Chief Moses made an agreement with the U.S. Government that secured equal rights and protection under federal law should his group of tribes relocate east to the Colville Reservation, the first reservation established in northeastern Washington, in 1872.⁵ In 1882, before Moses agreed

to cede his lands, the Colville Reservation was halved through federal legislation.

This Moses Agreement was ratified by Congress in 1884, and thereafter circa 1886 by executive order; members of the Chief Moses tribal groups were either forcibly relocated or provided small private allotments. The Chelan Tribe had several permanent settlements on the northern shore of Lake Chelan, prior to their relocation and physical disbanding from the area circa 1886.^{6,7} The Courtney Cabin was constructed shortly afterwards, circa 1889.⁸

MINING & HOMESTEADING

For areas not committed to allotments for Native individuals wishing to remain in the area, land deemed surplus by the government was made available for non-Native migrants and settlers.^{9,10} (Johnson 2021; Indian Land Tenure Foundation 2023). During the period between 1887 and 1910, non-Native migrants arrived at a significant rate and continued to explore the valley for precious metals. This is attributed to the area's re-opening to homesteading after the government rescinded lands from the Moses-Columbia Reservation.¹¹ Settlers from this period are characterized as hardy, having endured harsh environmental realities of the Cascade Range and limited access to resources. As settlers established, they largely survived by mining, logging, and homesteading. Stehekin was a logical place to establish homesteads, as it was the last stop for supplies on the way to mines. While mines lay miles beyond Stehekin, the town became the last link to civilization.¹²

The Courtney Cabin was constructed circa 1889. Its structural composition, using primitive square-notch log construction techniques, suggests that the cabin was built by a non-Native migrant or pioneer. The first known inhabitant of the cabin was a miner and trapper named McComb, who likely built it.

McComb soon abandoned the cabin circa 1905 after constructing a second, larger cabin.¹³ Mining activities in the upper Stehekin Valley all but ceased by the close of the 1910s. McComb reportedly left Stehekin Valley in 1917.¹⁴

THE FORMATION OF FEDERALLY PROTECTED FOREST

The Washington Forest Reserve was established in 1897, which placed remaining stands of marketable lumber within the park under protection and constrained land use for Stehekin Valley residents. The reserve was the largest in the country and a direct response to the rise of the lumber industry and the decimation of virgin forests on the East Coast.¹⁵ A decade later the reserve was subdivided into smaller units: the Washington National Forest and Chelan National Forest. These units were then managed by the newly-formed United States Forest Department within the Department of Agriculture (USFS).¹⁶

In 1906, the government passed the Forest Homestead Act, also known as the June Act, to combat indiscriminate settling of forested lands. The act sought to quell illegitimate land claimants who only intended to harvest timber and did not intend to satisfy prerequisites of the Homestead Act, which included improving the land and living on it. Subsequently, the passing of the June Act prompted a survey campaign to verify activities in the forest. Because the territory was unregulated and largely not surveyed, very few settlers, squatters, homesteaders, or the like, met qualifications stipulated by the government to claim land. Special-use permits were granted to some individuals to stay on a temporary basis, and others had to vacate. Very remote settlers remained in place, and their homesteads became part of USFS property upon their death. Often abandoned cabins were encountered during survey for unknown reasons. It is unknown why McComb left Stehekin Valley just a few years after building a second cabin.

Perhaps additional land use regulations created unfavorable circumstances for the miner and trapper.

THE COURTNEY FAMILY

Hugh L. and Mamie Courtney moved to the Stehekin Valley in 1917 with their four children. Mamie grew up in Stehekin from the age of three and was daughter to Mary and J.R. Moore, who founded the Moore Hotel in 1890 on upper Lake Chelan. Mamie had a previous marriage with William Loptspiech, who abandoned her and their two children in 1907 while the family was living in Wenatchee. Mamie returned to Stehekin, and a met recently-arrived Hugh Courtney, who worked at the hotel. Soon after, in 1909 and 1910, Mamie's parents passed, and her brother sold the hotel and land. Mamie and Hugh married in 1910 and moved to the lower Lake Chelan area, where they raised Mamie's children, Hardwood and Dorothy Mary Loptspiech, and two of their own, Laurence Hugh and Curtice "Curt" M. Courtney. In 1917, Hugh learned of timbering opportunities at Frank Lesh's sawmill, and seized the opportunity to return to the Stehekin Valley.¹⁷

The family of six lived their first year in the valley in quarters built by Hugh at the sawmill. Lesh's sawmill provided lumber and employment for Stehekin locals but unfortunately was forced to close due to high wages and labor problems in 1918. Despite the closing of the mill, the Courtney family stayed and applied to reside in the abandoned McComb Cabin, approximately a half mile upriver to the northwest from the sawmill.¹⁸ They improved the property and later claimed 53 acres. Katherine June "June" Courtney was born in early summer of 1918 at the cabin.

In 1919, USFS Ranger Blankenship noted new flooring, windows, and doors were added to the cabin. At that time, the Courtney family began to clear and plow the land for subsistence gardening. In

1923, Courtney received a land patent, No. 915859.¹⁹ By that time, the Courtney family had constructed a 16' x 16' rough lumber addition. The two-room cabin afforded the family space for a range, kitchen, dining table, four beds, and a phonograph, as well as other furniture. The homestead also grew to include a root cellar, barn, and hay shed.

The last child, James Raymond "Ray" Courtney, was born in 1920. For her last childbirth, Mamie wanted to be closer to a doctor, so the family temporarily moved to Winesap. They soon moved back to Stehekin after his arrival, and Hugh began working for USFS during the summers. Winters were spent trapping at Company Creek. As soon as children were old enough, they began trapping and processing pelts to produce income for the family.²⁰

The family eventually purchased chickens, milk cows, and horses. Hugh rented the horses out to the USFS. Mamie loved working with animals and sold products

such as eggs, yogurt, butter, and cottage cheese. The first family car was not purchased until 1927, by Laurence, the oldest Courtney boy²¹. In the 1930s, Hugh and his sons set up a sawmill at the homestead, which held approximately a million board feet of timber. All timber was felled and bucked with axes and cross-cut saws. Transporting timber from fall site to mill was a challenge for the small operation.²²

As the children grew, life brought them elsewhere. In 1936, June left the homestead and moved to Chelan. Curt and Ray were drafted in World War II in 1941 and 1942. Laurence and Hardwood worked at Holden Mine away from the homestead in defense jobs. Hugh and Mamie continued to live and work the homestead, but increasingly needed more help as they aged. During the war, time on the homestead was tough. When the war concluded, Curt and Ray were discharged in 1944 and 1945, respectively, and returned to Stehekin to help out at the homestead;

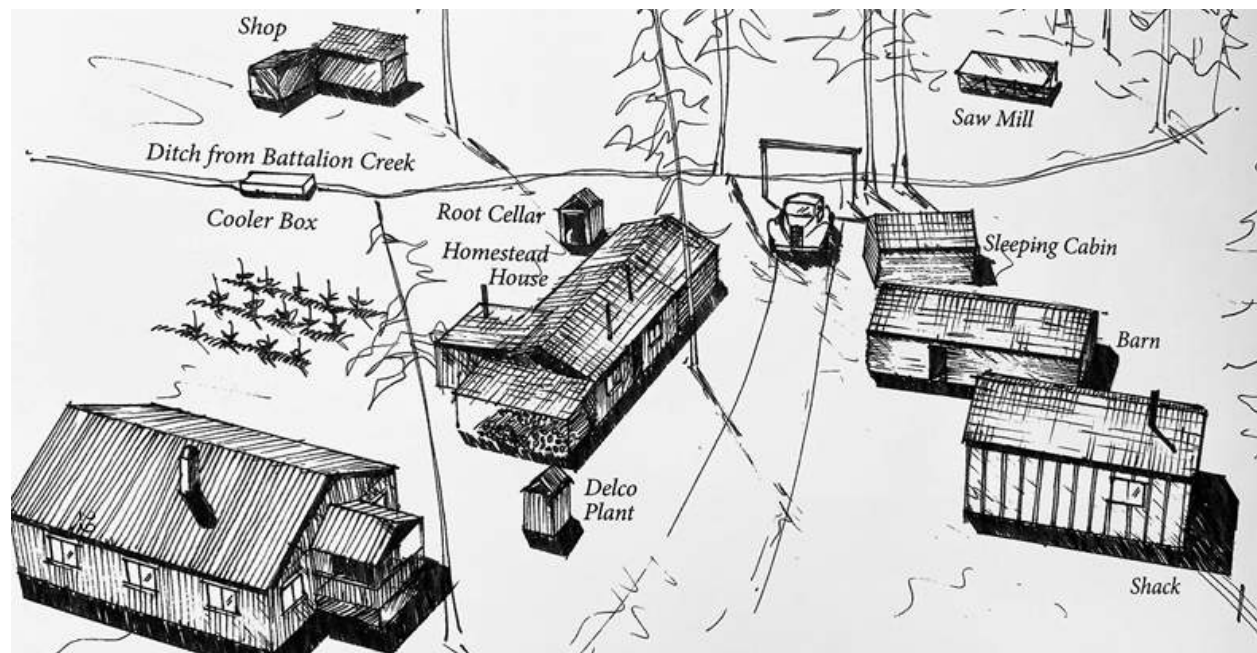


Image 5: Courtney Homestead drawing by Chelsea Courtney Olson. Image sources from *At Home in the Woods - A Stehekin Family History - the Moores and Courtneys*, by Mike Barnhart.

they soon began to construct a new house for Mamie, as her health was deteriorating. In 1945, Laurence constructed the water tower to provide pressurized water to the house, a departure from using the river for all water needs. Constructing the new house was slow going, and Mamie passed in 1950, never having had the opportunity to experience it. When the house was finally complete, Hugh was slow to move in, preferring the familiar cabin. By 1956, Hugh had moved to the new house and remained on the homestead until moving to Wenatchee in 1964 for assisted care.²³ Upon Hugh's death in 1964, Curt Courtney acquired the property. The homestead was eventually subdivided, and pieces sold off over time. In 1971, Curt sold the remaining land and homestead cabin NPS.

LAKE CHELAN NATIONAL RECREATION AREA

Discussions concerning designating the Lake Chelan area as a protected park for wilderness began as early as 1892, when the community of Chelan got the attention of conservationists by promoting abundant game to attract settlers to the area.²⁴ Concern over declining wildlife populations from over-hunting and loss of habitat was a national concern, and conservationists sought regulation to avoid further decline. A proposal suggested that the upper two-thirds of the Lake Chelan and a few miles to each side be protected.

There were essentially two schools of thought in regard to creating protected forests or wilderness at the turn of the nineteenth century. One was "utilitarian conservation," which led to the establishment of national forests which could be managed to continuously supply resources, like timber, and protect watersheds to benefit the local population. The opposing philosophy was wilderness preservationists who sought to set aside land for public enrichment to regenerate worn spirits. Both approaches supported the government regulating land for the benefit of the people.²⁵

At the time, there very few national parks, and the Lake Chelan park proposal was less about protecting rare species and wilderness than it was about maintaining game stock for hunters.²⁶ The idea did not come to fruition at that time. Prospecting and logging made the area's commercial potential too great to prohibit; local sentiment opposed the idea, believing it would limit resource extraction and economic development. The potential for scenery tourism was recognized however, especially with the completion of the Great Northern Railway route through the Cascades in 1893.²⁷

In 1904, an art exhibit at the St. Louis World Fair re-ignited outdoor enthusiasts' and boosters' desires for a park at Lake Chelan. In 1906, again, the suggestion of establishing a national park prompted fierce local debate and opposition. Those established in the tourism industry saw potential for economic gain, while those in resource extraction saw the end of their livelihoods. Just a year before, in 1905, forest reserves established in 1897 under the authority of the Organic Act had been transferred to the United States Forest Department, a division of the Department of Agriculture, which added greater government presence to the area.²⁸ Legislation introducing a park at Lake Chelan quickly died during congressional delegation.

Local debates between advancing tourism or resource extraction foreshadowed factions that would emerge five decades later, when the matter of designating a park once again surfaced in hopes of regulating and protecting the wilderness and beauty in the North Cascades. The later effort brought with it political and professional prowess, hiring Mike McCloskey to serve as the first Pacific Northwest Conservation Representative.²⁹

McCloskey was hired in 1961, after nature enthusiasts and conservationists realized it would take more than volunteer labor to progress conservation issues and adequately counter Forest

Service activities in the region. The position was paid by the Federation of Western Outdoor Clubs, the Sierra Club, Tacoma business man Leo Gallagher, and other groups. An advisory board oversaw McCloskey's position. Within two weeks of starting, he had drafted legislation for the North Cascade National Park, with a Lake Chelan National Recreation Area to be set adjacent.³⁰

The document was speedily distributed to stakeholders and then delivered to the desk of the Secretary of the Interior, Steward Udall, where it sat. Udall faced pressure from mineral and logging companies to thwart efforts to establish a park in the North Cascades.³¹ Meanwhile, the Forest Service was actively threatening irreplaceable wilderness with their activities. This worried Northwest conservationists about movement on their initiative.

Spirits lifted soon in 1962, when the White House held a Conference on Conservation. It was the first on the topic since Theodore Roosevelt's presidency in 1908. Udall followed the growing environmental movement and presented his support of increasing conservation consciousness among the American people to benefit current and future generations over short-term profits.³²

The road to the establishment of North Cascades National Park Service Complex was long and arduous. Local opinion was split and terms could not be agreed upon. Often there was a city-country split, as folks in rural areas more readily relied on the area's natural resources for survival.³³ Stehekin was a divisive topic at hearings, as 99% of it was already federally owned, and it was not clear why it was included in the proposal to begin with. Bill sponsors argued that its inclusion would protect unpatented mining claims and protect residents' way of life.³⁴ Stehekin residents feared federal condemnation of their lands. Ultimately, concessions were made and Stehekin was excluded from park boundaries.³⁵ Instead, the Lake Chelan National Recreation Area was created to

placate Stehekin residents who were worried about federal regulation.³⁶

The bill passed the Senate in 1967 with minimal contest, but was later stalled in the House of Representatives due to political tactics and positioning. At last, in 1968, after back room negotiations and a looming national election, the North Cascades bill finally passed (Danner. There was some debate as to which agency would administer and manage the park. NPS was ultimately chosen over the Forest Service.³⁷ The park bill permitted NPS to acquire privately owned lands, which NPS did aggressively within the first five years, including the acquisition of a section of the Courtney homestead. Within a decade, Stehekin's population tripled to more than ninety people. The population included NPS employees, resort workers, hippies, property rights advocates, and the descendants of original homesteaders. Some residents felt that as NPS acquired more land, they slowly snuffed out the Stehekin community. On the other hand, "unchecked development" could have had even more devastating outcomes for the town of Stehekin.³⁸

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1.2 | Chronology of Development & Use



Image 6: Courtney Cabin, 1971. National Park Service, North Cascades NPS Complex Museum Collection, NOCA.0007 Maintenance Records, Series I: Property Management Records, 1963-2009, Subseries I: Lake Chelan NRA, File 034: Courtney Cabin-Bldg 89, 1971;1977;1996

BUILDING & SITE HISTORY

The Courtney Cabin was constructed circa 1889 reportedly atop a “rock and earth” foundation using primitive square-notch log construction techniques.¹ It was sited to face southwest, towards the Stehekin River. The cabin was abandoned by its builder, McComb, circa 1905. The Courtney family moved into the abandoned cabin in 1918 and began to improve it. The Courtneys replaced the flooring and installed new windows and doors.² Circa 1920, a 16’ x 16’ rough lumber addition was added to the north to house a new kitchen.³ Purlin ends on the north elevation of the original log cabin were notched to connect to the roof structure of the kitchen addition. Within the first four years, the Courtneys added a root cellar, barn, hay shed, and subsistence garden, to the homestead.⁴

The Courtney family operated a small local sawmill on the property beginning in the 1930s and, over time, added three more wood-framed additions to the log cabin to the north.⁵ The additions were used for bedrooms and closet space and constructed of 2x6 stud walls with vertical board exterior siding. Historic photos and family history suggest that the bedroom additions were constructed by 1938.⁶

The Courtney family began to construct a “modern” house nearby in the late 1940s, after the adult children returned from World War II.⁷ This house included modern amenities to provide comfort for Mamie, who was beginning to have health problems. At this time, the homestead added a gas-powered generator, water pump to the river, and a wood water storage tower. A single line was diverted to the cabin, electrifying it for the first time (personal communication). Prior to these site improvements, the homesteaders lit interior space by kerosene at night and hand-transported water from the river.

The Courtney family occupied the homestead and used the cabin until 1964, when Hugh Courtney moved out.⁸ The property transferred to the ownership of Curt Courtney, who sold portions of the homestead and the cabin to NPS in 1971. Soon after, the park installed a metal roof on dimensional wood framing over the wood shake roof.⁹

By 1979, the park had removed three of the four additions. Only the first addition, which housed the kitchen, remained, and was deteriorated beyond repair. Circa 1980, the remaining addition was removed and the root cellar was infilled.^{10,11} Due to imminent river bank erosion, the original log cabin

portion of the building was moved to the northeast in 1996.¹² The building's orientation to the river was maintained, however the wood porch, balustrade, and supporting log columns were likely removed to facilitate the move. Currently, the building is unstable and lacks a proper foundation and flooring. The "modern" house burned down in 1977 while it was being used as park employee housing.



Image 7: Collapsed Courtney addition documented in 1973. NPS, North Cascades NPS Complex Museum Collection, NOCA 21818-282.



Image 8: The cabin in 1984, before it was relocated in 1996. NPS, North Cascades NPS Complex Museum Collection, NOCA 17315-680.



Image 9: The cabin in 2017 after it was moved to its present site. NPS, North Cascades NPS Complex Museum Collection, NOCA.0006 History Program Records, Series IX: Historic Structures, Subseries J: Courtney Cabin, File 002: HABS Photographs, 2017.

Site Chronology

Year	Event
c. 1889	Approximately 20' x 17' log cabin constructed.
c. 1889 - c. 1905	The log cabin is occupied by builder William McComb.
c. 1905	McComb abandons the cabin.
1918	Courtney family move into the abandoned cabin.
c. 1920	A 16' x 16' rough lumber addition is added to the north to house the kitchen.
Between 1918 and 1922	Within the first four years, the homestead grows to include outbuildings such as a root cellar, barn, hay shed, and a subsistence garden.
1923	Hugh L. Courtney receives patent for the homestead on tracts A and B.
Between 1922 and 1938	Two more north additions are constructed to house bedrooms and closets. A lean-to is added to the north elevation to store firewood.
c. 1950	A second "modern house" is constructed nearby. The homestead adds a gas-powered generator, water pump to the river, and a wood water storage tower.
c. 1950	The cabin is electrified for the first time.
1964	The Courtney family leaves the homestead.
Between 1969 and 1976	Two additions to the rear (north) that housed bedrooms and closets are removed. A metal roof with wood substructure is added to protect the shingle roof.
1971	Curt Courtney sells portions of the homestead and the cabin to NPS. Temporary corrugated metal roof likely added. ¹³
c. 1980	The kitchen addition to the north of log portion of the cabin is removed.
c. 1985	NPS replaces the metal roof. ¹⁴
1977	The modern house burns down, leaving only the fireplace.
1996	The log portion of the cabin is relocated approximately 50 feet to the northeast from its original location as an emergency measure to protect it from the river.
1996	The porch floor, balustrade, and support columns were likely removed at the time of the cabin's relocation.

History of Use

The Courtney Cabin was first used by its builder, William McComb, as shelter during mining and trapping seasons. The cabin was initially constructed circa 1889 and occupied by McComb until circa 1905. The cabin remained vacant until Hugh and Mamie Courtney moved in with their four children in 1918. The Courtney family grew by two additional children in 1918 and 1920. The family expanded the cabin multiple times, adding a kitchen, bedrooms, and closets. The Courtney family received a homesteading patent in 1923. The property housed a sawmill for a period of time beginning in the 1930s¹⁵. In addition to milling timber, the homestead produced income with the sale of eggs, milk, cheese, butter, cream, and cottage cheese.¹⁶ As described in the family history, it appears the family mostly lived at the cabin year-round, with the exception of a pregnancy in 1919-1920.¹⁷ As the children grew up, they eventually moved elsewhere. Hugh and Mamie remained at the homestead and built a second house nearby in the late 1940s. Mamie died in 1950, and never lived at the new house. Hugh reportedly moved into the new house very slowly after it was completed, preferring the cabin.¹⁸ In 1956, the cabin was vacant, but occasionally still used.¹⁹ Hugh left the homestead in 1964.²⁰ Curt Courtney acquired the property and after some pressure, sold the property to NPS in 1971.^{21,22} The cabin remained vacant thereafter.

SIGNIFICANCE

The property was listed in the National Register of Historic Places in 1974 and was included in the Historic Resources of North Cascades National Park Service Complex MRS in 1989. The 1972 National Register nomination does not address National Register Criteria, aspects of integrity, a specific period of significance, or a boundary. The 1989 MRS broadened potential areas of significance and defined a boundary for the property, however it does not fully evaluate the cabin by today's standards. The

cabin was relocated in 1996, warranting an updated discussion of National Register Criteria, integrity, period of significance, and boundary.

Criteria

The building satisfies minimum qualifications under Criterion A, at a local level of significance, for its association with broad patterns of history regarding early exploring, pioneering, and homesteading in the rugged and remote Stehekin Valley. The Courtney family and homestead is representative of local development patterns. The cabin is the last and most significant resource associated with the establishment of the Courtney family in the Stehekin Valley. Six generations of the Courtney family (and others including Barnhart and Byrd) can trace their family's origin in Stehekin Valley back to the original one-room cabin. While the Courtney family is well-known and prominent in the area and contributed to the development of Stehekin Valley, this significance does not rise to the level required for NR eligibility under Criterion B. While multiple wood-framed additions were dismantled, under Criterion C, the cabin remains a good example of pioneer backcountry architecture, constructed primarily of logs with primitive notching. The building was simply constructed and is unlikely to yield additional information about the past, and thus, does not meet Criterion D.

Because the building was moved to a new location on the property in 1996 to avoid damage from Stehekin River creep, National Register Criteria Consideration B must be addressed. To meet stipulations outlined in National Register Bulletin 15, the moved property must have been moved during or after the period of significance and be the only surviving and most closely associated resource with an event or historic persons. It also has to retain character-defining features and keep its orientation, setting, and general environment.

The Courtney Cabin was moved approximately 50' northeast from its original location in 1996, after the end of the period of significance. The building remained on the original Courtney Donation Land Claim parcel and retained its orientation, setting, and general environment. While additions and the porch components have been lost over time, the building retains its massing and original log construction, and continues to convey its associations with early pioneering and homesteading in the Stehekin Valley.

INTEGRITY

As defined by the National Register of Historic Places, seven aspects comprise the evaluation of a resource's integrity. These include integrity of location, setting, design, material, workmanship, feeling, and association. The Courtney Cabin retains aspects as follows:

Location: The cabin was relocated in 1996, approximately 50' northeast of its original location. The cabin does not retain integrity of location.

Design: The log cabin was listed in the National Register of Historic Places as a one-room cabin. Since its listing, the cabin has lost its porch assembly as a result of its relocation. Windows and doors are no longer extant. However, it retains character-defining features from its original construction including its massing, form, and square-notch log construction which continue to convey its association with pioneer and homesteading activities in the Stehekin Valley.

Setting: The cabin remains in the remote Stehekin Valley within the original Courtney homestead boundary, near the terminus of Company Creek Road. The original homestead is in a quiet, secluded setting along the river, with descendants of the family living nearby. The area has minimally developed. The cabin retains historic integrity of setting.

Materials: The log cabin was listed in the National Register of Historic Places as a one-room log cabin. Since its listing, the cabin has lost its porch assembly as a result of its relocation. Windows and doors are no longer extant. It retains integrity of its original log construction.

Workmanship: The remaining portion of the Courtney Cabin continues to convey the workmanship of both the original builder and long-time occupant Hugh Courtney, who maintained the original one-room log cabin. The craftsmanship needed to construct and modify the cabin are still visible today. Notable techniques include square notching at corners to form walls, and lap notching on purlins on the north elevation that formerly accepted the first wood-framed addition built by Courtney. However, major improvements have been lost from deferred maintenance and the building has diminished integrity of materials in relation to its period of significance.

Feeling: The building still conveys historic integrity of feeling to its earlier period of significance, when the cabin was used by McComb and then the Courtney family, before additions were constructed.

Association: The building's location and construction method continue to convey its association with early pioneering and homesteading in the remote Stehekin Valley. This is the most historically significant building associated with the Courtney family. The building conveys significance with its association with the Courtney family since they lived in the cabin for years prior to the additions.

The Courtney Cabin retains sufficient integrity from its initial construction by William McComb to convey its historical association with early pioneering and homesteading in Stehekin Valley. Extant materials and features continue to represent early pioneer building techniques.

PERIOD OF SIGNIFICANCE

The existing period of significance does not include the full period when the property was used by the Courtney family as a homestead. To include that history, a revised period of significance of circa 1889 through 1964 would capture the cabin's construction, early homesteading use by William McComb, and the period when the Courtney family occupied and improved the property between 1918-1964. However, it should be noted that all character-defining features associated with the Courtney's use and adaptation of the cabin have been lost. The cabin represents the early Courtney period, prior to the improvements they made.

BOUNDARY

The current boundary is appropriate to the building as currently listed in the NRHP and associated with William McComb.

If the period of significance is extended to include the full extent of the Courtney families homesteading, consideration should be given to expanding the boundary to include the water tower ruin, the river's edge, and other remnants of the Courtney Homestead. The river's edge historically played an integral role in the homestead operations as water was fetched by hand. Expanding the boundary draws in other Courtney Homestead features that help to contextualize the cabin within a homestead and justify the expanded period of significance.

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1.3 | Physical Description



Image 10: The west and south elevations of the Courtney Cabin, facing north-northeast.

OVERVIEW

The following section details the physical description and conditions of the Courtney Cabin, including character-defining features, the immediate site around the cabin, and the building interior and exterior. Each building component is described in detail, including detailed current conditions, significance, and overall condition.

Structural observations, prepared by KPFF Consulting Engineers, are integrated into each component section as applicable.

Corresponding treatment recommendations and prioritization are identified in Part 2 - Treatment and Use.

CONDITION ASSESSMENT METHODOLOGY

An on-site inspection of the existing conditions and context was carried out by Hennebery Eddy Architects, KPFF Consulting Engineers, and the National Park Service on October 19-20, 2023. Conditions at the time of the survey were clear however general dampness of the environment was noted, representative of the damp climate in the North Cascades.

Exterior and interior conditions were inspected from the ground. On-site conditions were photo-documented. Investigation methods included visual observation, moisture meter testing, probing, and resistance drilling of select logs. A wood sample was collected from the exterior of the south elevation.

Unless noted otherwise, all photographs and drawings in this report have been provided by Hennebery Eddy Architects. Images by others are credited accordingly.

Annotated elevation diagrams indicating the location and approximate area of condition issues are included at the end of this section. The diagrams serve to illustrate a majority of conditions but are not all-inclusive and do not include interior deficiencies, nor do they fully capture site conditions. Refer to condition narratives for a complete record of all observed conditions.

Assessment Tools

Moisture Recordings

To measure the amount of moisture in wood and to determine potential for wood rot, a moisture meter was used to record the Wood Moisture Equivalent (WME). All wood components reach an Equilibrium

Moisture Content (EMC) based on the average moisture in the air for the region, measured in WME. In northeast Washington, the year-round EMC ranges between 9-18% WME (Forest Products Laboratory).

Any moisture readings in wood components at or above 18% WME indicate a possible moisture infiltration problem. Wood members with a consistent moisture content at or above 19% WME are susceptible to rot. This information served as a baseline for identifying moisture issues and differentiating severity of wood rot at the Courtney Cabin. Moderate wood rot had a higher moisture content and visible surface deterioration. Severe wood rot had a high moisture content and friable material.

Resistance Drilling

Log deterioration was inspected using a resistograph drill. The drill uses an 1/8" bit 12" in length. As this long, thin needle travels through a log, it records the level of resistance met within the wood onto graph paper. Areas of high density, which indicate a structurally sound log, appear as steeper lines on the graph. Areas of low density, which indicate pockets of rot with no resistance, appear as flat lines at the bottom of the graph. Care was taken in interpreting results as flat lines may also result from checks within a log. See the Appendix for Resistance Drilling results. Corresponding log drilling locations are identified in the condition diagrams.

Categorization

Overall Condition

Current physical state of the building material or feature. Features are in good, fair, or poor condition, defined as:

Good Condition: Component is in good, operable condition. Minimal routine maintenance may be required such as refinishing or cleaning.

Fair Condition: Component is in sound structural condition with superficial deterioration requiring a low-level repair. Further neglect of condition may result in progression of the material condition to poor.

Poor Condition: Component is in severe condition experiencing deterioration and/or rot or is at the end of its useful life, rendering the material unsafe or insufficient. Repairs required may include substantial or full component replacement.

Significance

All building components and spaces are ranked by their contribution to the overall historic building fabric and integrity. These are defined as follows:

Primary: Building component or space is a primary feature and should be preserved or restored to its original configuration and condition. Any alteration to this component is likely to compromise the overall historic character.

Secondary: Existing Building component is a secondary feature but still contributing to the overall historic character of the Hughes House. Component should be sympathetically rehabilitated, or it may compromise the overall historic character.

Non-Contributing: Building component is not original, not representative of the period of significance (1898), or is hidden from view. A period-appropriate renovation or replacement of the component is recommended.

GENERAL DESCRIPTION

The circa 1889 Courtney Cabin is simple in construction. It is one-story tall and has a rectangular footprint. The log cabin has a front-facing gable covered with a metal roof, which sits atop the original wood shake roof. Purlins project to the south to form the porch roof. The log walls have square-notching at corners. Notched ends project further from the building on north-south logs. The building does not have a foundation and sits atop wood sleepers.

The cabin has one door opening on the north and south elevations. The west and east elevations both have a single window opening approximately 4'-8" by 2'-7". There are no windows or doors installed in building openings. Mesh has been installed to deter entry.

Three additions were constructed between 1918 and 1938, however none of these additions survive. There is evidence of an addition to the north, where purlins are notched.

CHARACTER-DEFINING FEATURES

Character-defining features are those architectural materials and elements that date from the period of significance and contribute to communicating the site and buildings' significance. The Courtney Cabin is significant for its use as pioneering shelter and later a homestead during the late nineteenth and early twentieth centuries in the Stehekin Valley. It is a characteristic example of late nineteenth century vernacular architecture in the Stehekin Valley.

Exterior character-defining features of the Courtney Cabin include:

- Rectangular plan (extant)
- Moderately sloped continuous front gable roof (extant)
- Square notch log construction (extant)
- Exposed structure (extant)
- South porch with wood bargeboard trim at gable end (missing)
- North-south squared log ends project further than east-west squared log-ends (extant)
- North and south door locations (extant)
- East and west window locations (extant)
- Axe-chamfered log-ends at door surrounds (extant)
- Board casing around north and south elevation door openings (extant)
- Cementitious chinking (missing)
- Wood shake roof (extant)
- One room (extant)
- Exposed interior log walls (extant)
- Exposed interior roof structure (extant)

General Conditions

STEHEKIN RIVER ADJACENCY

The Courtney Cabin was relocated in 1996 due to erosion of the adjacent Stehekin River bank. At that time the cabin was moved approximately 50' northeast of its original site, maintaining its orientation. The river continues to change, but remains at a reasonable distance from the cabin at this time. The river poses an unpredictable, long-term threat to the preservation and stewardship of the cabin that requires monitoring and plans for future action.

LIFE SAFETY

Courtney Cabin does not pose any immediate threat of collapse as it is temporarily stabilized through shoring, though its current condition is unwelcoming for public safety. Tripping hazards, sharp edges on roof materials, and deteriorating logs pose minor danger to visitors, especially children.

Evaluating the overall structural stability of the existing water tower is outside the scope of this report, though the following general conditions should be noted. The existing water tower north of the cabin has significantly deteriorated. The cross bracing at the base on two sides of the tower has completely failed and no longer provides a continuous lateral load path to the ground. This poses overall stability risks during wind and seismic loading. Further, the existing platform at the top of the tower is showing significant signs of structural failure. Boards appear to be rotten and fracturing in some cases. This is a falling hazard in the immediate vicinity of the water tower. Neighbors noted that the remaining cross braces are a climbing risk for children in the area.

ACCESSIBILITY

The Courtney Cabin is viewable from Company Creek Road. Its site and interior are not accessible. Access to the cabin requires travel over ungraded and unpaved terrain. The interior is intended to be inaccessible to all through use of wire mesh security at all openings.



Image 11: Unfinished interior with dirt floor.



Image 12: Temporary shoring supports the porch roof and ridgepole.



Image 13: The Company Creek Road provides public access to view the Courtney Cabin.

Site

OVERALL CONDITION: POOR

SIGNIFICANCE: PRIMARY

The Courtney Cabin is located on the former grounds of the Courtney homestead east of Company Creek Road. The building is approximately 80' west of the Stehekin River. It sits in a small clearing vegetated with grass and native plants. The clearing provides about three to five feet of buffer from the surrounding vegetation. Nearby shrubs and trees are present to the west, south, north elevation.

There are associated ruins and structures in the general proximity of the cabin. At the northwest corner of the building, there is wood debris that may have been flooring. Other associated resources include a water tower to the north and remnants of a fireplace to the south.

The water tower is a wood structure. The water tower is outside the scope of this assessment and formal measurements were not taken. However, the tower is approximately 20' tall and has a 8' square footprint. The water storage barrel is no longer extant.

A fireplace remnant is southeast and belonged to the circa 1950 "modern" house built by the Courtney family.

Site Conditions:

The site condition is poor. The cabin is threatened in its current location both in proximity to the Stehekin River and the conditions of its site. The building sits within a slight depression, without clear or intentional grading away from the building. The east elevation of the building has a naturally occurring small positive slope toward the river.

The building rests on three wood sleeper beams. Sleepers support the east and west log walls; however the cabin is slightly sunken in some areas along the north and south elevations. In some areas,



Image 14: The Stehekin River is approximately 80 feet east of the Courtney Cabin.



Image 15: The cabin is located adjacent to Company Creek Road in a small clearing.



Image 16: Vegetation surrounds the cabin on the south, east, and north elevations.

SITE (CONT'D)

sill logs are in direct contact with the ground. There are no concrete foundations, sidewalks, or other site structures present at or around the building.

Grass and native plants immediately adjacent to the cabin are periodically cut back, however likely contribute to the deterioration of sill logs if let to grow out. Nearby dense vegetation keeps the immediate environs damp and limits the building's ability to dry out between rain events.

There are immediate hazards in the surrounding area. Nearby fireplace and water tower remnants are deteriorating. Evaluating the overall structural stability of these resources is outside the scope of this report, though the following general conditions should be noted. The existing water tower north of the cabin has significant deterioration. The cross bracing at the base on two sides of the tower has completely failed and no longer provides a continuous lateral load path to the ground. This poses overall stability risks during wind and seismic loading. Further, the existing platform at the top of the tower is showing significant signs of structural failure. Boards appear to be rotten and fracturing in some cases. This is a falling hazard in the immediate vicinity of the water tower. Neighbors noted that the remaining cross braces are a climbing risk for children in the area.



Image 17: Evergreens and bushes surround the cabin.



Image 18: A wood water tower remnant is north of the cabin.

Building Exterior

ROOF

OVERALL CONDITION: POOR

SIGNIFICANCE: PRIMARY

The cabin has a front facing gable roof with a medium pitch. The roof structure consists of log purlins that run north-south. Purlins are secured in place with saddle-notch joints into horizontal logs on the north and south elevations. The ridge beam is supported by exterior north and south walls, three interior poles, and one exterior pole on south elevation in the covered porch area. The poles that support the ridge beam do not appear original to the historic period and are assumed to be shoring intended to prevent roof collapse.

The cabin formerly had an addition on the north side. This addition was removed circa 1980 and purlin ends have been left exposed. The roof assembly continues past the south wall to form a covered porch area. Two 6" x 6" timbers support lower purlins. The timber members are not original to construction and were likely installed when the cabin was relocated in 1996. Similar to the ridge beam, these 6" x 6" posts appear to be shoring intended to prevent collapse of the roof over the covered porch area.

At the south elevation, there is a simple fascia board protecting purlin-ends. The fascia board measures 4" x 1-3/4" at a length of 10'-8". The purlin-ends on at the north elevation project past the roof line and are exposed. In addition, north elevation purlins are notched. Historic photos indicate that these notched purlins supported roof framing for a small addition on the north side of the cabin that has since been demolished. Wood shakes are nailed directly into wood purlins. The first course of wood shakes at eaves are 36" and stacked two high. The remaining courses have 24" wood shakes. Typical exposure is 12". Shakes overhang the log walls on the east and west elevations. Over time, some overhanging shakes have been cut back or removed, likely to reduce the spread of rot. The cabin does not have a roof diaphragm in the formal sense.



Image 19: A metal roof covers the original shake roof.



Image 20: The temporary metal roof is missing a ridge cap, allowing water to enter the roof system.



Image 21: The metal roof superstructure sits on wood purlins. Shakes are deteriorated.

ROOF (CONT'D)

The cabin formerly had an addition on the north side. This addition was removed circa 1980 and purlin ends have been left exposed. Atop the original purlin and wood shake roof structure is wood framing that supports corrugated metal sheets. The wood frame and corrugated metal roof were installed circa 1971, when the park acquired the cabin, with the intention of protecting the cabin from further deterioration. The overlaid roof structure consists of 2" x 4" sleeper beams at 24" on center running parallel to the roof slope. These sleepers are directly on top of the wood shake roof and continuously supported along the original roof. Sleepers cantilever approximately 18" beyond the edge of the shake roof to create an extended eave on the east and west sides of the cabin. 1" x 4" flat nailers are fastened to the top of the sleeper beams and the metal roof deck is nailed to the sleepers. The standing seam roof is uncapped at the ridge.

Conditions:

The roof assembly is in poor condition. The roof has a missing ridge cap and the standing seam metal roof is damaged reportedly from heavy snow loads. Several cantilevered 2" x 4" sleepers at the eaves are fractured at the edge of the original roof. The secondary metal roof does not extend to cover purlin ends on the north elevation.

The missing ridge cap above corrugated metal sheeting allows water to infiltrate the roof system. Water runs down the original wood shake roof and collects at the base of the roof assembly. Because of the impermeable nature of metal, moisture becomes trapped underneath. Excess moisture is causing accelerated deterioration of wood shakes, purlins, and top plates. Lower shakes have an exceptionally high moisture reading of 26%, compared to an average 15-19% observed on the rest of the structure.



Image 22: The east most purlin is severely deteriorated and collapsing.



Image 23: Purlin ends on the north elevation are exposed.



Image 24: Uncovered purlin ends have high moisture content.

ROOF (CONT'D)

Shakes

Water intrusion at the missing ridge cap results in moisture collecting on the top log of the east and west walls. In some places, shakes are missing entirely. Lower shakes in general have severe wood decay. Upper shakes along the ridge pole likely also have severe wood decay.

Purlins

Purlin ends have biogrowth growing into the wood cell structure, which prevents the wood members from drying out between rain events. Further, upward facing and unprotected purlin ends on the north elevation have moderate to severe rot.

The east and west top plates also act as purlins. They are severely deteriorated. The east purlin-end is severely rotted and has structural collapse.

Trim

Moss along the fascia board is evidence of the area's moist climate and the damp nature of the cabin. This fascia has significantly deteriorated due to water damage, particularly on the east side of the south elevation. The fascia board on the east side of the south elevation exhibits severe deterioration and shows significant section loss due to rot. The east-most purlin, or top plate, has severe deterioration and structural loss at its south end. This purlin has fractured just south of the 6" x 6" shoring post.



Image 25: Biogrowth present on south elevation fascia board.

WALLS

OVERALL CONDITION: POOR

SIGNIFICANCE: PRIMARY

The cabin walls are constructed out of wood logs between 9” and 12” in diameter, with a few narrower logs to infill gaps. The building is relatively plumb and square. The log walls sit atop temporary wood sleeper beams that run east-west to help keep the building off the ground. While the east and west walls are not in contact with the ground, portions of the north and south elevation walls are in direct contact with soil. The north log wall sits atop timber dunnage. Sill logs at the east and west walls appear to have been replaced at some point in the past. The current sill logs at these walls appear to be newer and in significantly less deteriorated condition than adjacent logs. Wall logs are square-notched at ends to form the building’s corners. Log crowns on the north and south elevations project approximately 6 inches from the wall surface. Log crowns on the east and west elevations are cut approximately flush to the wall surface.

The east, south, and west elevations have cementitious chinking between log members. The north elevation, which was an interior wall between circa 1918 and circa 1980, has wood chinking. There are small pieces of wood tucked into openings to help enclose the envelope.

Logs on the east and west elevations are stacked six high. The wall height to top plate is approximately 6’-4”. There is a single window opening on both the east and west elevations. Framed window openings are approximately 4’-8” x 2’-7”. There are two 8” x 8” wood blocks set within the openings, apparently as shoring to stabilize the structure. Window sash are not extant.

On the east elevation, there is an unconnected ceramic insulator above the window opening and an unframed opening that formerly connected a wood stove pipe.



Image 26: Log walls connect with square notches.



Image 27: East and west walls kept above grade with sleepers.



Image 28: Wall logs are severely deteriorated in locations, as seen here at the southwest wall corner.

WALLS (CONT'D)

Logs on the north and south elevations are stacked 12 high. Logs step inward to support purlins and the gabled roof above. The north and south elevations each have a single door opening. Doors are no longer extant. Logs are chamfered around openings. Entries have milled-lumber surrounds.

The north elevation opening measures 3'-3" X 5'-10" and is approximately centered on the wall. The surrounding casing is 1" X 9" milled lumber. There is "AB" carved into the fourth log up to the east of the door opening on the north elevation.

The south elevation opening measures 2'-6" X 6'-1" and is approximately centered on the wall. There are three cored holes on the south elevation to the west of the door opening. It is not clear what the purpose of these holes are. They could have been from shoring the cabin during its relocation; however, they are only present to the west of the door opening. East of the door opening, there is an illegible metal tag. Previous documentation shows that there was a section of chinking with "H.L. Courtney" inscribed. The metal tag likely documents the location of removed chinking. The chinking is currently in the possession of Mike Barnhart, Hugh's grandson, for safe keeping.

Conditions:

The exterior log walls are in poor condition. All logs have surface weathering and deteriorated cementitious chinking throughout. As the building has settled after relocation, gaps between logs have formed. A good portion of logs have moderate to severe deterioration from wood rot. Common areas of deterioration include the top plates on the east and west elevations; log members on the south, west, and north elevations; and at square-notched corners. The worse conditions are on the west and north elevations. Moisture readings on exterior walls range from 15% to 23%. Readings of 23% are located at areas with the most severe wood decay.



Image 29: The east portion of the south wall.



Image 30: A tag is located below removed chinking that contained "H.L. Courtney" inscribed.



Image 31: The top plate on the east elevation.

WALLS (CONT'D)

Sill logs are deteriorated at the north elevation and corners of the south elevation resulting from direct contact with the ground. Wood decay at sill logs on north and south elevations is likely a result of rising damp. Sill logs on the west and east elevations appear to have been previously replaced.

In general, the north and west elevations get less daylight throughout the day and year than the south and east elevations. Lack of exposure causes the north and west elevations to stay wetter longer between rain events and increases its risk of fungal degradation.

On the south elevation there is a water stain to the west of the door opening. The pattern of the stain suggests that water is moving laterally through the wall assembly.

All square-notched corners have some degree of rot and deterioration. Log crowns have moderate to severe wood decay, with biogrowth in severe cases. The southwest and northwest corners have the most severe deterioration on log crowns.



Image 32: The northwest corner of the cabin is sinking into the ground.



Image 33: Water staining on the south elevation.



Image 34: The northwest exterior corner.

FOUNDATION

OVERALL CONDITION: POOR

SIGNIFICANCE: NON-CONTRIBUTING

The Courtney Cabin does not currently have a permanent foundation. The east and west walls are sitting on a series of three pressure treated 8" x 8" beams, presumably abandoned in place after the cabin was moved to its current location. The sill logs on the north wall rest on wood dunnage, but settlement and/or soil erosion have resulted in these sill plates now being in direct contact with soil. Sill logs on the south side of the cabin appear to bear directly on the ground. There does not appear to be a positive connection between the sill logs and the sleepers or dunnage. Lateral loads at the foundation appear to be resisted only by friction.

Two of the three posts providing additional support to the ridge beam inside the cabin are supported on stacked wood boards resting directly on the ground. The third of these posts is supported on the top of the central 8" x 8" sleeper. None of these posts appear to have a positive fastened connection to the supports at grade. There are three posts in the covered porch area that provide additional support to roof purlins. Each of these posts bears directly on soil with no foundation.

Past documentation suggests the cabin once sat on stone piers, however no evidence has been identified to support this.

Conditions:

The cabin foundation is non-extant and inadequate for resisting vertical and lateral loads.



Image 35: The cabin does not have a foundation.



Image 36: Pressure treated sleepers are used to keep the building off the ground,



Image 37: Sleepers extend the width of the cabin.

WINDOWS

OVERALL CONDITION: GOOD

SIGNIFICANCE: SECONDARY

The Courtney Cabin has two window openings approximately 4'-8" x 2'-7". Window openings have boxed frames, or jambs, made from 1-1/2" x 11 1/2" wood boards. Window sash are not extant and exterior trim is missing. Record of sash exists per historic documentation. Horizontal pieces below and above the east opening are likely blocking that once secured interior wood paneling (Hovland 1976). Add that the windows have temporary posts in the openings to support the logs above.

Conditions:

Window sash are missing from window assemblies. Exterior trim is missing. Window frames (jambs) are intact and in good condition.



Image 38: The west elevation window opening.



Image 39: East elevation window opening.



Image 40: The interior of the west window.

DOORS

OVERALL CONDITION: GOOD

SIGNIFICANCE: SECONDARY

There are two door openings to the Courtney Cabin. The main entrance is centered on the south elevation. Wall logs are axe-chamfered at door opening and treated with an oil or stain. The opening is approximately 2'-6" x 6'-1" with face trim surround made from 1" x 4" wood board. Mounted to the upper trim piece is the number "89." The door jambs are made from 3/4" x 11 1/2" wood board. The stop measures 1/2" x 1 1/2". There is a single upper door hinge to the exterior of the stop. Door and interior door trim is missing. There is chicken wire mounted in frame to bar access into the interior.

A secondary door opening is approximately centered on the north elevation. The opening measures 3'3" x 5'10". Similar to the main entrance, wall logs are axe-chamfered at opening. However, the bevel is not treated. Wood exterior trim measures 1" x 9" and is painted green. Vertical trim pieces are also 1" x 9". Door and interior top trim piece is missing. Chicken wire is mounted in a wood frame.

The door opening appear to have been constructed at different times due to differences in opening dimensions and finish. Further a one-room cabin would unlikely have two doors, as it would procure greater heat loss and less security.

Conditions:

The south door assembly is missing a door, a door hinge, and interior trim. The north door assembly is missing the top interior trim piece. It is unknown if the north doorway ever had a door, as that opening once led to the interior kitchen addition. Both door jambs at the south and north elevations appear in good condition.



Image 41: The south door opening is secured with wire mesh in wood frame.



Image 42: Tooling detail at door surround on south elevation.



Image 43: The north elevation door opening is not secured. Wire mesh in wood frame broken.

PORCH

OVERALL CONDITION: POOR

SIGNIFICANCE: PRIMARY

The Courtney Cabin does not have an extant porch. Historic photographs and documentation show that the porch formerly spanned the width of the cabin. It had a wood floor and balustrade, with a center opening. The porch roof was formerly supported by three poles. Presently, the porch roof is supported by two 6" x 6" posts at lowest purlins and a 7" pole at the center. Two wood items resembling the original balustrades are currently leaning against the wall inside the cabin.

According to historic photographs included in Hovland's 1979 HSR, the cabin interior had exposed wood log walls, purlins, and cedar shakes. At the time of documentation, it is noted that the wood flooring was partially missing (Hovland 1979 HSR).

Conditions:

The cabin porch is not extant. Current bracing is not original and is not fastened to the roof structure.



Image 44: The cabin porch is not extant.

Building Interior

OVERALL CONDITION: FAIR
SIGNIFICANCE: SECONDARY

The interior of the cabin is approximately 18'-7" x 15'-5" with a dirt floor. Interior wall finishes are exposed logs. The interior ceiling finish is the underside of roof wood shakes and purlins.

Conditions:

The interior of the cabin is in fair condition. Biofilm is present on all log surfaces. All interior finishes and features no longer exist, including the wood floor structure and surface.



Image 45: The cabin interior is not finished.



Image 46: Log surfaces have biofilm.



Image 47: Interior logs have high moisture content.

Structure

GRAVITY FRAMING SYSTEM

OVERALL CONDITION: POOR

SIGNIFICANCE: PRIMARY

The single-story cabin's gravity framing system consists of wood shake roofing supported by approximately 8" diameter log purlins at 18" on center. Purlins span in the north-south direction and are supported by wood log bearing walls at the north and south sides of the building. The central ridge beam is approximately 10" in diameter. The eastern and western-most roof purlins are built integral with the exterior walls and also act as the top plate at these sides of the cabin. Purlins are notched in to logs at bearing wall supports. There do not appear to be fasteners connecting the purlins to the bearing walls.

The four exterior walls of the cabin consist of interlocking round logs. The ends of logs are cut square to allow stacking. Typical wall log diameters range between 9" to 14". It is unknown if a central mortise or pin ties the logs together at each of the four corners and none were visible during the site observation. Bearing walls rest on 8" x 8" sleeper beams and/or dunnage as described in the foundation section of this report. No formal or permanent foundations exist.

Three round poles are installed as additional support for the ridge beam inside the single story cabin. These do not appear to be positively attached to the ridge beam and are assumed to be held in place with friction. The origin of these posts is unknown. It is unclear if the ridge beam was failing, and the posts were installed as shoring or if they were placed in the cabin as a preventative measure. Structurally speaking, the roof framing layout means that the load in the ridge beam should be similar to the load in adjacent smaller purlins. Three additional support posts are present in the covered porch area: 6" x 6" dimensional lumber posts prop up the ends of the

east and west purlins while a 7" round post provides support to the ridge beam.

A non-structural roof overlay system was installed on top of the existing shake roof. This consists of standing seam metal roof deck fastened to wood nailers and 2" x 4" sleepers. These members do not resist gravity or lateral loads.

Conditions:

The general condition of the cabin's gravity framing system is poor. Roof shakes are in varying conditions, though several appear to be significantly deteriorated due to water damage and exposure. The ends of roof purlins on the north and south sides of the building exhibit major deterioration due to water damage. The end grain of wood members will absorb moisture through capillary action if not properly sealed. Typically, the end grain of beams exposed to weather is capped to prevent this water intrusion. The ends of purlins at the cabin are uncapped and exposed to the element. As such, they have deteriorated several inches into the depth of each member.

The fascia/rim beams on the south side of the building show major signs of water damage. These members have lost significant cross sectional area due to decay and no longer appear to be capable of carrying their intended structural loads.

The eastern- and western-most purlins at the top of their respective walls exhibit major signs of rot and water damage. This is likely due to water intrusion at the edge of the original shake roof. Major section loss is visible, particularly on the western-most purlin near the covered porch area. Resistograph testing of this member revealed significant deterioration.

The logs in the bearing walls also show major signs of decay on all four sides of the cabin. Sill logs in particular appear to be deteriorating on the north and south elevations where they are in direct contact with

GRAVITY FRAMING SYSTEM (CONT'D)

soil. Checking is also present in many of the wall logs as would be expected for a structure of this age.

The non-structural roof overlay members have failed at the east and west eaves. Multiple cantilever 2" x 4" sleepers are fractured at the propped support on the original roof. The likely cause of these failures is overstress due to snow loads, but the actual failure date is unknown. The flat rim board along the eastern edge of the overlay roof eave is also fractured and appears to have significant water damage.

LATERAL FORCE RESISTING SYSTEM

OVERALL CONDITION: POOR

SIGNIFICANCE: N/A

The cabin does not have a lateral force resisting system that is recognized by modern building codes. The existing shake roof structure does not qualify as a diaphragm and the standing seam metal roof overlay is not fastened to the main building structure in a fashion that allows it to resist and transfer lateral loads.

While the roof shakes appear to be fastened to the top plates/purlins on the east and west sides of the structure, the wall logs do not appear to be positively attached together. Friction between logs at the corner joints provides lateral stability for incidental lateral loads and wind loading.

As previously discussed, the exterior bearing walls are not positively attached to the sleeper beams and dunnage at grade and the building lacks a formal foundation system. Friction between sill logs and sleepers/soil provides nominal lateral stability but there is not a formal code-recognized mechanism to transfer lateral forces to the ground.

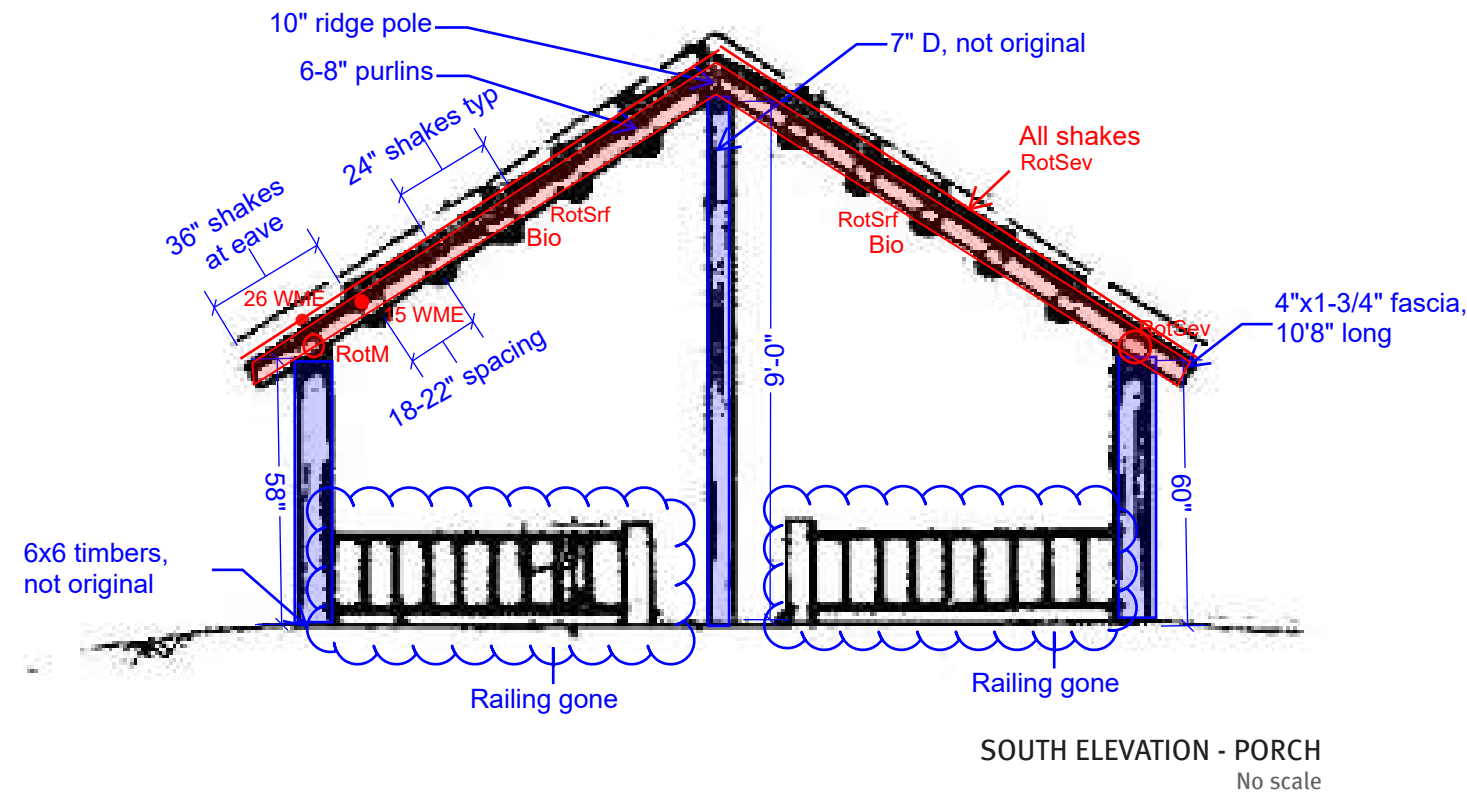
The age of the structure and the fact that it is still standing are evidence that it does have some ability to resist lateral loads. It has weathered an unknown number of windstorms and minor earthquakes. While modern building codes lack means to quantify the structures lateral strength and stiffness, it is not entirely unstable. A major design basis earthquake would likely cause significant damage or collapse due to the lack of positive connections between members.

Conditions:

The building lacks a formal lateral force resisting system.

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Exterior Elevation Condition Mapping



LEGEND

- Modifications after 1979 underlay drawings
- Area of deterioration
- Resistance drilling location
- Moisture reading location (Wood moisture equivalent)
- ← Dimensions of logs/log segments recommended for replacement

GENERAL CONDITIONS

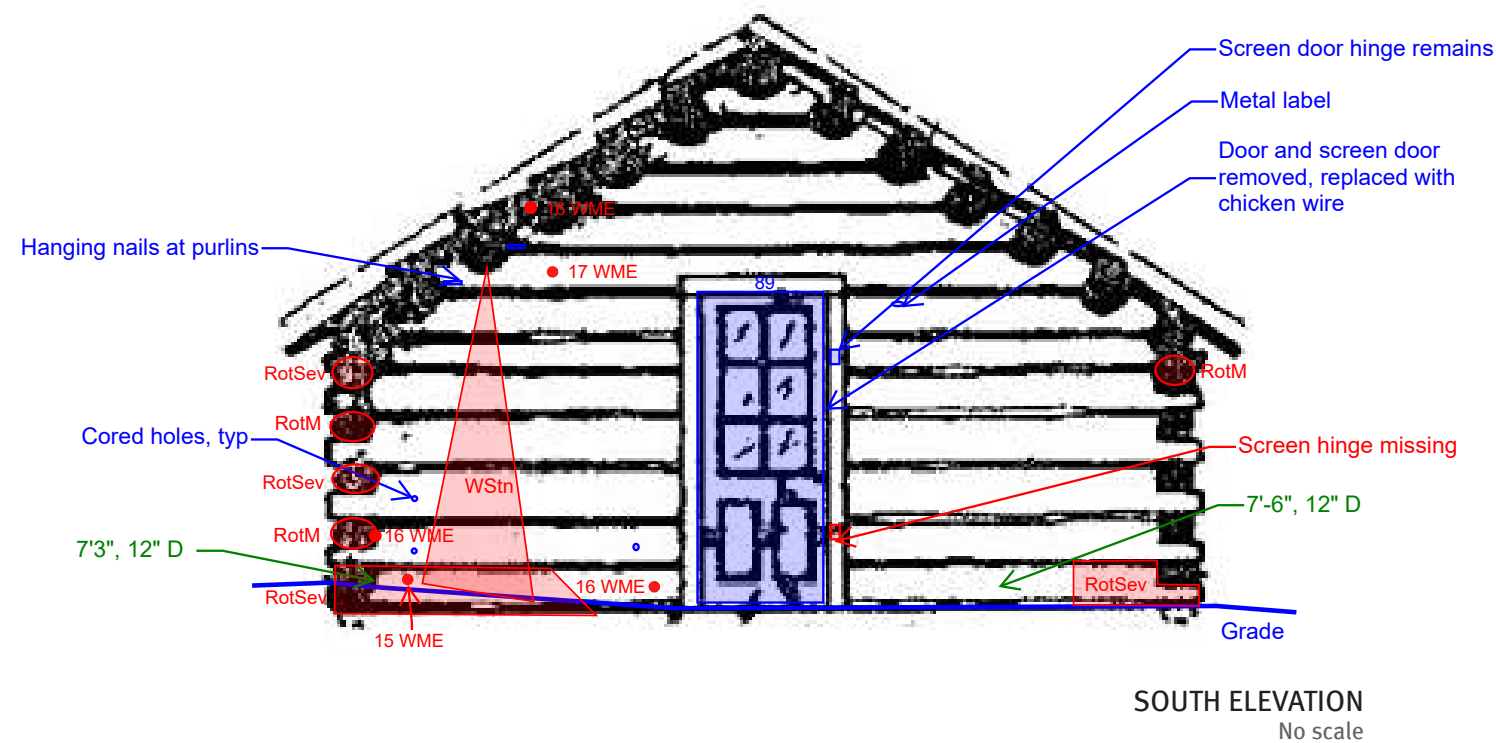
- Surface weathering of logs
- No cement chinking, only wood remnants
- Severe rot at all shakes

CONDITION CODES

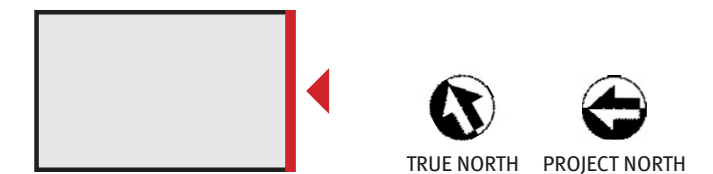
- RotSrf Surface rot
- RotM Moderate rot
- RotSev Severe rot
- Bio Biological growth
- Typ Condition is typical

NOTES

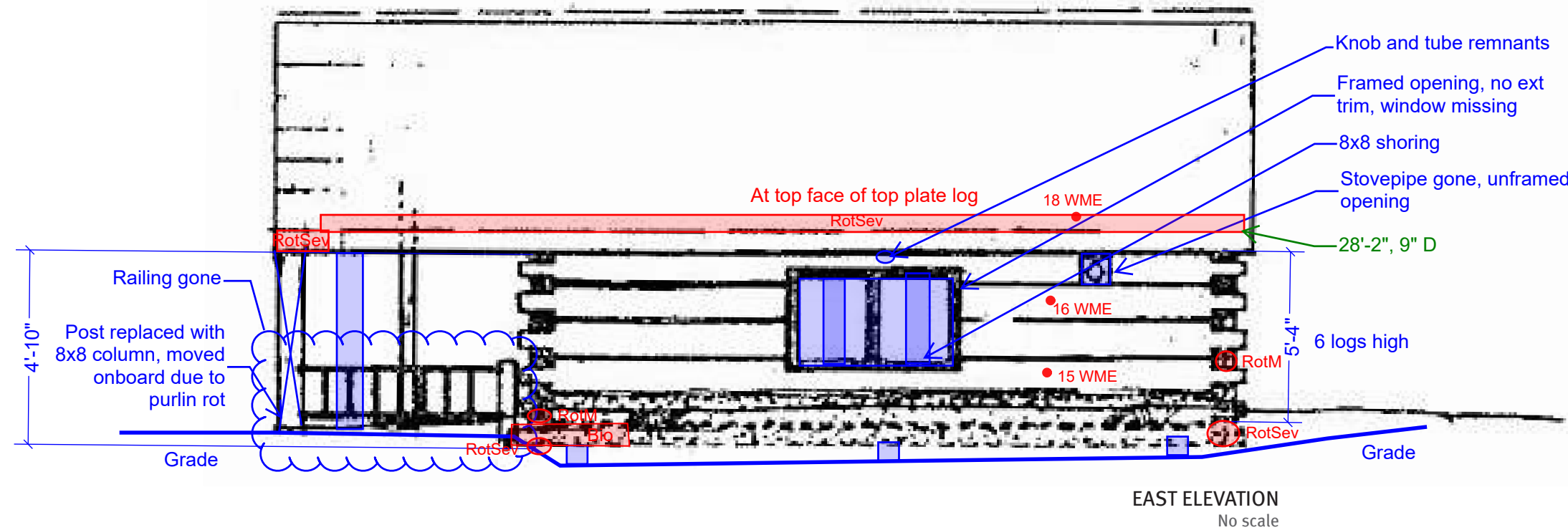
Underlay drawings by Donald E. Hovland, Sr., Historic Structure Report - Courtney Cabin, 1979



LOCATION KEY



Exterior Elevation Condition Mapping



LEGEND

- Modifications after 1979 underlay drawings
- Area of deterioration
- Resistance drilling location
- Moisture reading location (Wood moisture equivalent)
- ← Dimensions of logs/log segments recommended for replacement

GENERAL CONDITIONS

- Surface weathering of logs
- Cement chinking deteriorated throughout
- Severe rot at all shakes

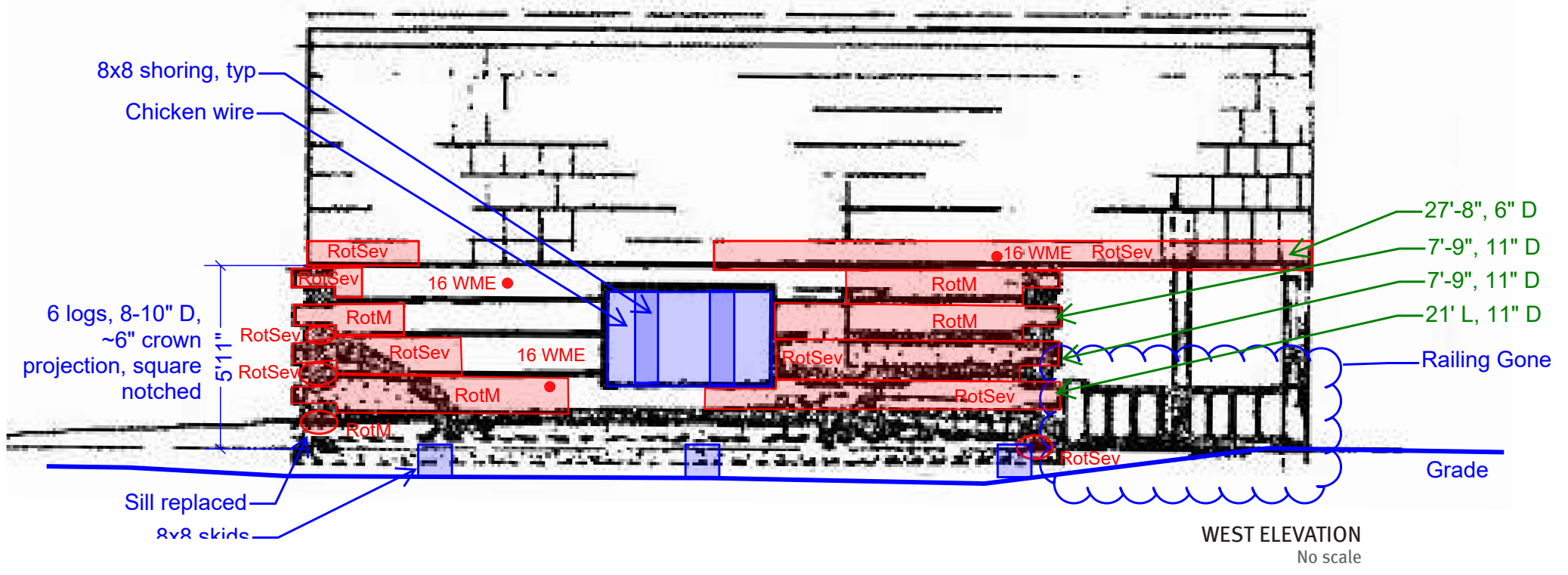
CONDITION CODES

- RotSurf Surface rot
- RotM Moderate rot
- RotSev Severe rot
- Bio Biological growth
- Typ Condition is typical

NOTES

Underlay drawings by Donald E. Hovland, Sr., Historic Structure Report - Courtney Cabin, 1979

LOCATION KEY



Exterior Elevation Condition Mapping

LEGEND

- Modifications after 1979 underlay drawings
- Area of deterioration
- Resistance drilling location
- Moisture reading location (Wood moisture equivalent)
- ← Dimensions of logs/log segments recommended for replacement

GENERAL CONDITIONS

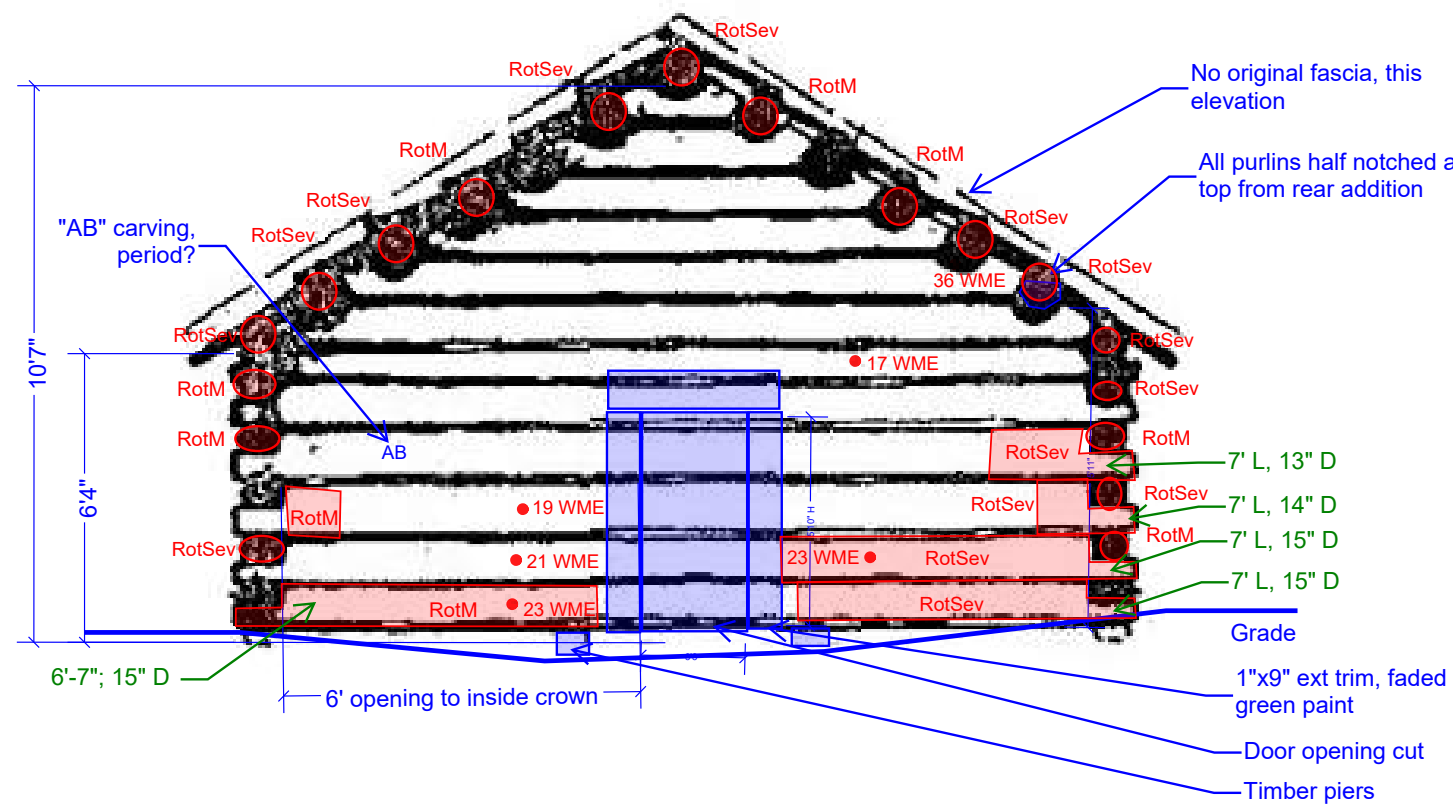
- Surface weathering of logs
- No cement chinking, only wood remnants
- Severe rot at all shakes

CONDITION CODES

- RotSurf Surface rot
- RotM Moderate rot
- RotSev Severe rot
- Bio Biological growth
- Typ Condition is typical

NOTES

Underlay drawings by Donald E. Hovland, Sr., Historic Structure Report - Courtney Cabin, 1979



NORTH ELEVATION
No scale

LOCATION KEY



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Treatment & Use

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1.5 | Treatment & Use



Image 48: Historic American Building Survey interior detail image, 2017

OVERVIEW

All recommendations in this HSR follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The four treatment approaches, as described by the National Park Service's Technical Preservation Services, are:

“Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.”

The following recommendations for overall treatment approach, appropriate uses, and alternative treatments are based on these four approaches.

CURRENT USE

The Courtney Cabin interior does not currently serve any park or public use. It is an historic site that the public can visit on their own, without interpretation. The park does not have any immediate plans to change the use of the cabin.

The cabin has been vacant since 1964, when Hugh Courtney moved into an elderly care facility. Curt Courtney remotely managed the original homestead until it was sold to NPS. A metal roof was placed on the structure circa 1971 and the cabin was relocated by NPS in 1996 as an emergency preservation effort.

Documentation to support additional maintenance work performed on the cabin has not been provided or located by the park.

FUTURE USE

General Management Plans (GMP) for the Lake Chelan National Recreation Area (1995) and the Ross Lake National Recreation Area (2012) were prepared to guide future use within the North Cascades National Park Service Complex.

The park's Foundation Document is broad, but states that the purpose of Lake Chelan National Recreation Area is to "conserve the scenic, natural and cultural values of the Lower Stehekin Valley, Lake Chelan and surrounding wilderness, while respecting the remote Stehekin community, for outdoor recreation and education." The document further identifies historic resources as fundamental, capturing "early utilization and exploration of the landscape by homesteaders, miners, trappers, tourism, and industry, and the protection and management of forest lands by the federal government."

It is part of the park's mission to protect and manage cultural resources in its custody through research, planning, and stewardship. Through consultation with NOCA Cultural Resource Management, and Courtney

family descendant Mike Barnhart, the following future goals for the cabin have been identified:

- Preserve and repair what remains of the cabin
- Interpret the cabin and its history for the public
- Plan for possible future Stehekin River encroachment

The Courtney Cabin has local significance to the Stehekin community and park. Descendants of the Courtney family, including members from the Byrd and Barnhart families, wish to see the cabin preserved as part of their family's heritage and Stehekin Valley's history. Many Courtney descendants continue to live in the Stehekin Valley to this day.

The park would like to preserve and interpret the cabin, however have chronically lacked funds and staff to carry out this mission. The park plans to secure funds for preservation and maintenance-related projects at Courtney Cabin. Continued maintenance, however, is uncertain and the park seeks to establish a long term solution for the resource. Additionally, the threat of erosion and flooding by the adjacent Stehekin River is not currently immanent, but also requires ongoing monitoring and long-term planning.

Potential partnering for funding and maintenance might include:

- Use of local volunteers for unskilled maintain tasks, or skilled under qualified supervision.
- Engage local non-profits such as the Buckner Homestead Heritage Foundation, Stehekin Heritage, and the Chelan Museum for fund-raising, maintenance, and interpretation.
- Establishment of a new non-profit organization/ friends group for the Courtney Cabin.

PREFERRED TREATMENT

The preferred treatment for the Courtney Cabin is preservation. A preservation approach, at minimum, arrests further decay and deterioration of historic fabric and protects the resource in its current state. This approach prioritizes securing the building's envelope and the retention of remaining historic fabric, while correcting failing assemblies to extend the life of the resource. Recommendations will focus on repairing, when possible, and replacing in-kind if necessary for the stability of the structure. A maintenance plan should be established to plan for continued care and a plan addressing protection measures and responses to changes in the river should be pro-actively established.

ALTERNATIVE TREATMENTS

A preservation approach does not address lost character-defining features due to deferred maintenance, does not improve public interpretation of the Courtney Cabin's history and relevance, and does not safeguard against future movement of the Stehekin River.

Alternatives to the preferred treatment of preservation include restoration, rehabilitation, and demolition. Relocation is a secondary factor that overlays preservation, restoration, and rehabilitation approaches.

Restoration of Character-Defining Features

The removal of Courtney-built additions and other character-defining features occurred while in the custody of NPS. Restoration of the porch assembly, interior flooring, windows, and doors would help secure the building envelope and improve the cabin's integrity and interpretation. Restoration of the Courtney additions could be considered to improve integrity from the Courtney homestead period.

Per *The Secretary of the Interior's Standards*, restoration of missing features should be based on sound historical documentation, such as primary source historic photos, drawings, and narratives, not conjecture. Reference materials may include the 1979 *HSR for Buzzard, Courtney, and Gilbert Cabins* which includes a condition assessment drawing by Donald E. Hovland (Appendix C), the North Cascades NPS Complex Museum Collection photographs of the cabin from 1971, 1973, 1984, 1990, and 2017, and photographs and narrative included in Mike Barnhart's book *At Home in the Woods - A Stehekin Family History - the Moores and the Courtneys*.

Relocation

New Site

Stehekin River creep will, at some point in the future, threaten the Courtney Cabin again. NPS relocated the cabin in 1996 and should pro-actively plan to implement measures to minimize the threat at its current location (included in the preferred treatment recommendations) and ultimately relocate the building again in the future. Relocation of the cabin will be considered an "adverse effect" and will need to be mitigated. With projected bank erosion at the site, relocation of the cabin would have the most minimal "adverse effect" on the historic resource compared to alternatives such as removing the building, or transferring the property from NPS ownership.

An evaluation of potential relocation sites was conducted during the condition assessment site visit in October 19-20, 2023. A suitable site was identified based on the following conditions:

- Site is owned by NPS
- Located across Company Creek Road to the northwest of the current site, within the homestead

- Previously disturbed site (several buildings removed c.2018) , unlikely to yield archaeological materials
- Native plants have been planted by NPS to restore the vacant lot to a more natural state
- Ability to retain the same cardinal orientation to the river.

Advantages to the identified site include the ability to grade the site for positive drainage and to minimize the visual impact of a new concrete foundation; site size that can accommodate greater accessibility to the building and a vehicle turn-around for visitors, reducing visitor traffic on private property to the north; and increased distance from the river, greater elevation, and cleared land improving the building’s resiliency to natural disasters such as flooding and wildfire.

Sequencing

The Courtney Cabin is in a state of disrepair. The previous relocation resulted in a loss of historic integrity of location and historic fabric, including the porch assembly and interior floor. The cabin does not have any positive connections and relies on friction

between mortised wood joints to resist lateral loads. This lack of positive connection between members, coupled with the advanced deterioration of the cabin, poses a risk of total collapse if it is moved without installation of stabilizing elements.

If the cabin is to be moved again, first steps should include photo and drawn documentation and work should be completed by a qualified preservation professional with experience moving historic structures.

Sequencing alternatives include:

- Move the cabin, then apply treatment approach (preservation, restoration, or rehabilitation)
- Apply treatment approach, then move the cabin
- Deconstruct the cabin, apply treatment approach during reassembly (not recommended)

The following table presents advantages and disadvantages to sequences and methods of relocation and treatment that should be considered and vetted as part of decision making.

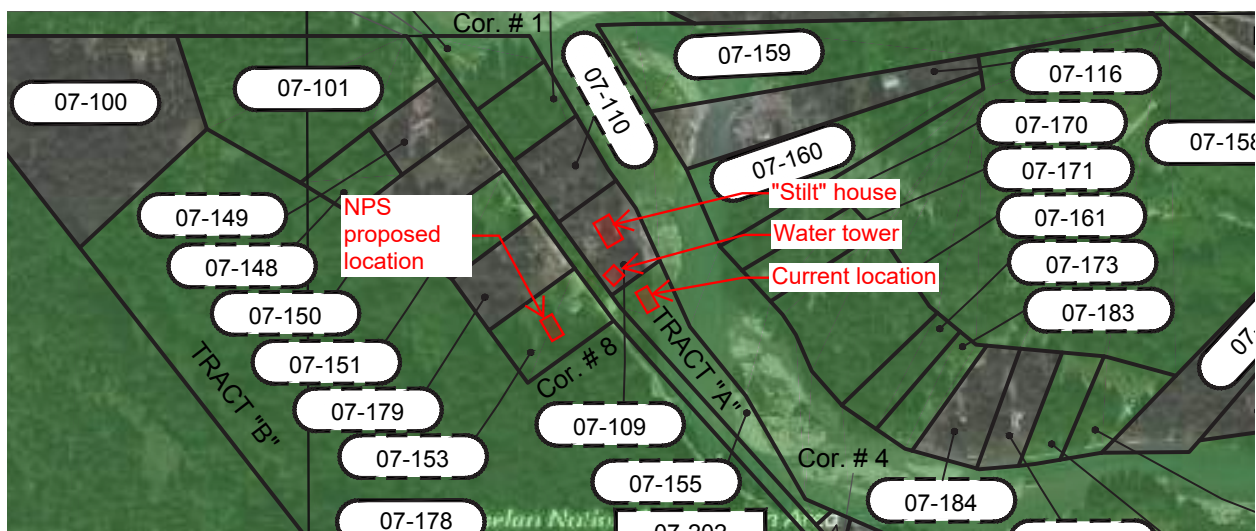


Image 49: Existing and proposed site locations.

Sequence	Advantages	Disadvantages
Treatment, then Relocate	<p>Immediate action to delay deterioration and loss of historic fabric.</p> <p>Members with significant deterioration can be replaced to restore structural integrity and reduce shoring/bracing requirements.</p> <p>Restoring windows, doors, and flooring would secure the building envelope and increase interpretation until moved.</p> <p>Can phase project to protect the resource, then relocate as funds become available.</p>	<p>Cabin remains in a threatened location.</p> <p>Additional measures/funds may be required to minimize threat from the river in the future.</p> <p>Temporary shoring and bracing likely still required to stabilize the structure during transportation.</p> <p>Restored features, such as the porch assembly and interior floor, would be difficult to move.</p> <p>Shifting during move could result in ill-fitting reconstructed windows and doors.</p> <p>Investment in treatment could be in jeopardy if river creep or flooding occurs before relocation.</p>
Relocate, then Treatment	<p>Cabin will be in a safe location.</p> <p>Advantages to identified site include improved site drainage, increased resiliency, and improved public access.</p> <p>A foundation and proper grading can be established prior to relocation and other preservation efforts.</p> <p>Allows structural repairs and treatment to occur in building's final location..</p>	<p>Unless relocation is immediate, cabin will continue to deteriorate until relocated.</p> <p>Temporary shoring and bracing required to stabilize the structure during the move would be more extensive than if preservation occurs prior to relocation.</p>
Deconstruct, Treat during reassembly	<p>Allows for reassembly of a sound, structurally stable structure, easier to replace member in-kind. Some disassembly will be required, regardless, to replaced deteriorated wall logs.</p> <p>Temporary shoring/bracing is not required to move the structure</p>	<p>Requires additional documentation including cataloging and marking of all cabin components.</p> <p>Likely to result in excessive loss of historic fabric, possibility of a total reconstruction is high.</p>

Removal

A no action approach will result in continued deterioration, and eventual removal of the resource before it succumbs to the Stehekin River, per guidance set forth in the Stehekin River Corridor Implementation Plan and Final Environmental Impact Statement. The historic resource is locally significant to both Stehhekin and Courtney family heritage, and its removal would violate the park's Foundation Document and NPS Director's Order 28.

Because the building is listed in the National Register of Historic Places, its removal is an "adverse effect" on the historic property, per Section 106 of the National Historic Preservation Act, which requires agencies take into account and mitigate the effects of their actions on historic properties. NPS will need to mitigate the effects of removing the cabin to the community of Stehekin and the greater public. Mitigations must be equal to the impact that the removal creates. Mitigations might included updated HABS documentation and improved and more accessible interpretation.

Surplus Property

Because the Courtney family remains prevalent in the Stehekin Valley, NPS may also opt to pursue surplus the property. Courtney descendent Mike Barnhart expressed interest in acquiring the cabin if the park was unable to maintain it. The cultural resource management team at NOCA explored the parameters of such an arrangement, which would entail selling the property. Through the 1987 McKinney-Vento Act, the public property must first be offered to the U.S. Department of Housing and Urban Development (HUD). If HUD declined acquisition, the property would then be available for public auction. At that time, descendants of the Courtney family could legally acquire the cabin and remove it from park property. However, NPS would not be able to control who purchases the property. Surplus of the

cabin and its transference out of public ownership will be considered an "adverse effect" and will need to be mitigated by NPS.

1.6 | Requirements for Treatment



Image 50: Historic American Building Survey, log details, 2017

REGULATIONS & GUIDANCE

Requirements for treatment include laws, regulations, and standards as outlined by NPS in NPS-28: Cultural Resource Management (Chapter 8). The following are laws and regulations applicable to this site.

Legal Mandates & Policy Directives

- Section 106 of the National Historic Preservation Act (NHPA)
- Rehabilitation Act of 1973
- NPS Cultural Resources Management Guidelines (Director's Order 28)
- The Secretary of the Interior's Standards for the Treatment of Historic Properties
 - Standards and Guidelines for Preservation
 - Guidelines for the Treatment of Cultural Landscapes
 - Guidelines on Flood Adaptation for Rehabilitating Historic Buildings
- Review of all proposed work by NPS Park and Regional cultural resources staff

Applicable Building Codes

(Code versions should be verified at time of project design)

- International Building Code (IBC)
- Washington State Building Code (SBC)
- International Existing Building Code (IEBC)
- ICC 400 Standard on the Design and Construction of Log Structures

Accessibility

- Architectural Barriers Act (ABA)
- Architectural Barriers Act Accessibility Standards (ABAAS)
- NPS Director's Order 42: Accessibility

Hazardous Materials

- Environmental Protection Agency (EPA)
- Clean Air Act (CAA)
- Occupational Safety and Health Administration (OSHA)

Applicable NPS Preservation Briefs

- 04: Roofing for Historic Buildings
- 06: Dangers of Abrasive Cleaning to Historic Buildings
- 09: The Repair of Historic Wood Windows
- 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- 26: The Preservation and Repair of Historic Log Buildings
- 31: Mothballing Historic Properties
- 32: Making Historic Properties Accessible
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 45: Preserving Historic Wooden Porches
- 47: Maintaining the Exterior of Small and Medium Size Historic Buildings

BUILDING CODE ANALYSIS

The State of Washington and NPS follow the International Building Codes, including the International Existing Building Code (IEBC). It is recommended that the most current IEBC be applied when consideration is given to making alterations. As existing buildings, without a substantial change in occupancy, not all clauses of the International Building Code apply. However, buildings should be made as safe as possible, within the parameters of historic character, use, and specific location.

The IEBC defines increasing levels of alterations that in turn trigger increasing levels of code compliance for existing buildings. These levels are defined as follows:

Alteration - Level 1: alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

Alteration - Level 2: alterations include the reconfiguration of space, the addition or elimination of any door or window, or the installation of any additional equipment.

Alteration - Level 3: where the work area exceeds 50% of the building area.

When planning to undertake future projects the level of alteration should be identified in order to meet the required level of compliance with the IBC. If using a preservation approach, the only applicable level of alteration is Level 1. Structural modifications and improvements should be designed and detailed in compliance with the IBC.

CODE ANALYSIS FACTORS	
Date of Construction	Circa 1889
Construction Type	V
Occupancy Type	Business B (limits occupant load of less than 50 persons)
Sprinklered	No

ACCESSIBILITY

Federal properties, including those in national parks, must seek compliance with the Architectural Barriers Act Accessibility Standards (ABAAS). These standards apply to facilities designed, built, altered, or leased with federal funds. *NPS Director's Order 42: Accessibility* provides a clause for historic resources, recommending that they be made as accessible as possible provided that efforts do not negatively impact the integrity of the resource. It calls for the degree of accessibility provided to be proportionately

related to the degree of human-made modifications in the surrounding area. NOCA completed an *Accessibility Self-Evaluation and Transportation Plan* in January 2024, however, the plan did not evaluate the Courtney Cabin or Company Creek Road.

While Stehekin is remote and only accessible by passenger ferry, the Courtney Cabin is easily reached by car and is adjacent to Company Creek Road. In its current state, the cabin is reasonably accessible to the public from Company Creek Road, however, not in close proximity. Regardless of treatment approach, ABAAS compliant improvements should be implemented to provide physical and programmatic accessibility.

If, in the future, the cabin interior is to be used as a self-directed interpretive exhibit open to the public, with an occupant load of less than 50 persons, it would be classified as Business (Group B). Aspects of accessibility typically considered for this occupancy group in a Level 1 Alteration include improving the path of travel, providing access without steps, complying with door sizes and threshold heights, and providing an accessible restroom. All of these modifications are not practical for the Courtney Cabin. The following barriers however, should be addressed regardless of treatment approach:

- Define paths leading to the building
- Provide access without steps
- Provide a primary accessible entry

Regular maintenance, such as compacting gravel and clearing debris, is imperative to keeping the Courtney Cabin interpretive site accessible. Consideration should also be given to creating an interpretive sign of the cabin interior for those who cannot access the interior due to mobility constraints.

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1.7 | Treatment Recommendations



Image 51: Front porch details, no longer extant (National Park Service, North Cascades NPS Complex Museum Collection, NOCA 17314-25m)

OVERVIEW

The following treatment recommendations are guided by *The Secretary of the Interior's Standards for Preservation* and general preservation best practices. Recommendations are provided for each assembly or component. The Recommended Treatment represents the best practices for the preservation of the building and its historic integrity. Recommended and Alternative Treatments are further analyzed in Section 2.04, Assessment of Effect.

Treatment recommendations assume preservation of the cabin in its current location. Relocation of the cabin is discussed in 2.1 Potential Alternative Treatments and Uses.

The treatment recommendations presented in this report are schematic in nature and are not intended as a construction document. Recommendations that specifically require further engineering calculations or architectural details prior to implementation are identified.

Recommendations related to the gravity framing system and lateral resisting system of the cabin are incorporated into the roof, walls, and foundation recommendations.

TREATMENT PRIORITY

Each treatment recommendation is accompanied by a key to identify its priority.

Treatments are prioritized based on the severity of the condition and urgency of repair. The priorities are defined as:

- 1** **Priority 1 - Critical:** (Immediate - Year Two) Items in this category require immediate action within two years.
- 2** **Priority 2 - Necessary:** (Year Two - Year Five) Items in this category are not yet critical but require prompt attention.
- 3** **Priority 3 - Recommended:** (Year Five - Year Ten) Items in this category represent a necessary but longer-term improvement.
- M** **Maintenance (Cyclical):** Items in this category are cyclical maintenance tasks.
- S** **Stabilization:** Items in this category are required immediately as temporary measures to prevent imminent collapse, stop water infiltration, or otherwise deter progressive deterioration until Priority 1 items can be designed and implemented.

General Conditions

STEHEKIN RIVER ADJACENCY

- M** Explore opportunities to protect the cabin from future flood and river erosion, including methods previously employed such as:
 - Bank barbs
 - Placement of large woody debris and/or large rocks
 - Densely planted native vegetation off the shoreline

Reference *The Secretary of the Interior's Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* for guidance on planning and assessment of risk, temporary measures, elevating the building, and moving the building.

Options for protecting the building include:

- adapting the site through berming or temporary constructed barriers
- raising the building up on sleepers or a foundation (discussed under Foundation)

LIFE SAFETY

- 1** Provide positive fastened connection between support posts and edge purlins at the porch overhang.
- 1** Replace and stabilize roof.

ACCESSIBILITY

- 1** Provide a firm, stable, and slip resistant route to the historic cabin, 36" minimum in width at a 5% maximum running slope and a 2% maximum cross slope.
- 1** Provide an accessible primary entrance into historic building. Including compliant door opening and threshold.
- 2** Explore improvements to programmatic accessibility through interpretive signage and interpretation at the visitor center

WILDFIRE RESILIENCY

- M** Maintain a "defensible space" around the cabin where vegetation and woody debris is mechanically kept clear.
- M** Continue to reduce fuel ladders in the surrounding area by roadside, overstory, and understory thinning. Work to be prescribed by the North Cascades Fire Crew and North Cascades Supervisory Forestry Technician, Fuels Specialist.
- M** Explore prescribed burns in the immediate area to reduce major fire events. Work to be directed by the North Cascades Fire Crew and North Cascades Supervisory Forestry Technician, Fuels Specialist.

Reference *The North Cascades National Park Service Complex Environmental Assessment, Fire Management Program* for additional information and guidance on fire management .

Site

OVERALL CONDITION: POOR

SIGNIFICANCE: SIGNIFICANT

- 1 Regrade the existing site around the cabin to create positive slope away from the building.
- 1 Establish a ten-foot buffer between the cabin and surrounding vegetation.
- M Periodically clear organic debris buildup around the building (at least 1-2 times per year). Organic debris buildup against the building increases moisture load on building components, leading to accelerated deterioration.
- M Maintain ten-foot “defensible space” around the cabin, where vegetation and woody debris is mechanically kept clear, to improve the cabin’s resilience to wildland fire.
- M Keep vegetation clear between cabin and road for viewership.

Exterior

ROOF

OVERALL CONDITION: POOR
SIGNIFICANCE: CONTRIBUTING

S Install ridge cap on the sheet metal existing roof until roof replacement and stabilization can be implemented.

1 Replace and stabilize roof.

Dismantle roof assembly by removing corrugated metal sheets and deteriorated wood shakes.

Replace ridgepole in-kind with a peeled 10” log at approximately 28’ in length. Reestablish notch at north end.

Replace both the east and west top plate (lowest purlins). Replace east top plate with an 8-9” diameter peeled log approximately 28’-2” in length. Replace west top plate with an 8-9” diameter peeled log approximately 27’-8” in length. Peeled logs are preferred over mechanically stripped logs to retain similar tool marking on the wood surface. If possible, logs should be sourced locally. Reestablish notch at north end.

Replace wood shake roof with new clear cedar wood shakes. Stack 36” shakes two high at first course. Maintain a 24” exposure between first and second courses. The remaining courses to have 24” shakes stacked two high. Typical exposure 12” on remaining courses. New shake roof shall extend to protect north elevation purlin ends.

1 Provide positive fastened connection between support posts and edge purlins at the porch overhang.

2 Apply a preservative to ends of all purlins to prevent further water intrusion and deterioration. Purlin ends must dry out as much as possible before application to take advantage of capillary flow and maximum penetration. Use Bora-care, Tim-bor, or similar borate based treatment for logs.

M Roof should be kept clear of debris. Debris removal should occur annually in the late fall after deciduous trees shed their foliage.

M Reapply preservative to purlin-ends every five years.

M Clean biogrowth from roof components yearly.

WALLS

OVERALL CONDITION: POOR
SIGNIFICANCE: SIGNIFICANT

- 1 Remove and replace deteriorated logs in-kind in exterior bearing walls as identified in Exterior Elevation Condition Mapping diagrams. Replacement logs should match existing logs in species and diameter as indicated in diagrams. Logs should be stamped with date in hidden location to denote in-kind replacement.
- 1 Replace cementitious chinking in-kind to match existing chinking in appearance, color, and installation.
- 2 Trim the deteriorated ends of wall logs where deterioration is severe.
- 2 Apply a preservative to ends of logs to prevent further water intrusion and deterioration. Purlin ends must dry out as much as possible before application to take advantage of capillary flow and maximum penetration. Use Bora-care, Timbor, or similar borate based treatment for logs.



Image 52: Cementitious chinking observed in 1990. National Park Service, North Cascades NPS Complex Museum Collection, NOCA 17314-25n.

FOUNDATION

OVERALL CONDITION: POOR
SIGNIFICANCE: NON-CONTRIBUTING

- 1 Replace deteriorated sill logs on the south, north and west elevations, as identified in Exterior Elevation Condition Mapping diagrams. Replacement logs should match existing logs in species and diameter as indicated in diagrams. Sill logs should be coated and treated with a borate preservative, such as Bora-care. Replacement logs should be stamped with date in hidden location to denote in-kind replacement.

Alternative 1: Elevate replaced sill logs on pressure treated sleeper beams.

Alternative 2: Construct a new concrete foundation under all structural elements with perimeter drain. The perimeter drain should be constructed with drainage rock and covered with cloth. The bottom of the foundation shall extend below the frost line to mitigate the effects of soil heave. The concrete substructure (foundation or stem wall) should extend at least 6" above grade to prevent sill logs and posts from being in direct contact with the ground surface. Sill logs should be anchored to the foundation with concealed anchor bolts to resist lateral shear and overturning forces.

WINDOWS

OVERALL CONDITION: GOOD
SIGNIFICANCE: CONTRIBUTING

- 1 Secure windows with wire mesh secured in wood frames placed inside window frames.
- M Check mesh security annually.

Alternative: Reconstruct windows using historic drawings and photographs to better secure openings



Image 53: Partially dismantled south door missing bottom panel at the Courtney Cabin captured in 1984. National Park Service, North Cascades NPS Complex Museum Collection, NOCA 17312-57.

DOORS

OVERALL CONDITION: GOOD
SIGNIFICANCE: CONTRIBUTING

- 1 Reattach and secure wire mesh secured in wood frames placed inside door frames. Wire mesh helps to keep the cabin free of larger animals and deter vandalism.
- M Check mesh security annually.

Alternative: Reconstruct doors using historic drawings and photographs



Image 54: Shuttered north door captured in 1984. National Park Service, North Cascades NPS Complex Museum Collection, NOCA 17314-5g.

PORCH

OVERALL CONDITION: POOR
SIGNIFICANCE: SIGNIFICANT

- 1 Provide positive fastened connection between support posts and edge purlins at the porch overhang.



Image 55: Porch assembly in poor condition captured in 1984. National Park Service, North Cascades NPS Complex Museum Collection, NOCA 17312-57.

Interior

OVERALL CONDITION: POOR

SIGNIFICANCE: CONTRIBUTING

- 2 Clean interior logs of biofilm by hand with water and a natural bristle brush. Consider applying a biocide such as D/2 Biological Solution which can be applied and left in place.
- 2 Remove scrap lumber and piano from interior, unless association with cabin can be determined.

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1.8 | Assessment of Effect for Recommended Treatments



Image 56: View of Courtney Cabin west elevation, 2023.

COMPLIANCE

Section 106 of the National Historic Preservation Act (NHPA) of 1966 mandates that every federal undertaking or federally funded undertaking must determine what effects, if any, it will have on historic resources, and take appropriate measures to mitigate any adverse effects.

Degree of Effect

The effect of a recommended treatment or action on an historic resource is defined by the degree of impact to the resource's character-defining features. The Advisory Council on Historic Preservation's (ACHP) assessment criteria ask "Does the undertaking have the potential to alter characteristics of historic properties such as location, design, setting, workmanship, materials, feeling, and association? Will it cause visual, audible, or atmospheric intrusions not in keeping with a property or its setting, or change the use of the property?"

As defined by NPS-28: Cultural Resources Management Guidelines, the degree of effect is measured as one of the following three findings:

- **No Effect:** An action will not impact any historic resources.
- **No Adverse Effect:** An action will have an impact on the historic resource but not an adverse impact.
- **Adverse Effect:** An action that alters the characteristics that qualify a property for inclusion in the National Register in a manner that would diminish the integrity of the property. Adverse effects can be direct or indirect. They include reasonably foreseeable impacts that may occur later in time, be farther removed in distance, or be cumulative.

The Secretary of the Interior's Standards

An established pathway to assuring treatments will not result in an adverse effect is to adhere to the *Secretary of the Interior's Standards* for the treatment approach determined applicable to the project.

Preservation has been determined the appropriate approach for the Courtney Cabin.

The Secretary of the Interior’s Standards for Preservation

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. *The Standards* also encompass related landscape features and the building’s site and environment, as well as attached, adjacent, or related new construction. *The Standards* for preservation are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Parameters for Compliance

Any project conducted within the boundaries of North Cascades National Park Service Complex, whether it is related to the site, site features, or structures (both new construction and alterations to an existing building), is to undergo Section 106 compliance per NHPA. Proposed changes to the Courtney Cabin will require consultation well in advance of project activities, beginning with the park’s Section 106 Coordinator and Cultural Resources Management team.

There is potential to have adverse effect if *The Secretary of the Interior’s Standards* are not followed. The treatments recommended in this report are in accordance with the *Standards*.

Assessment of Effect

AREA OF POTENTIAL EFFECT: BUILDING & SITE, COURTNEY CABIN							
#	Recommended Treatment/Action	Meets Secretary of the Interior's Standards	Determination of Effect	Analysis	Parameters for Compliance	Action Alternatives	No Action Alternative
1	River Creep - explore opportunities to mitigate river creep	N/A	No Adverse Effect	Pro-active measures to minimize threat of flooding and erosion will prolong preservation of the cabin in place.	Environmental impact of potential measures must be analyzed.		The cabin may face threat of flooding erosion and eventual loss of the resource.
2	Life-Safety/Roof/Porch - provide positive structural connection between posts and roof overhang	Yes	No Adverse Effect	Introducing a positive connection increases life-safety at the cabin and decreases potential for additional loss of historic fabric.	Conceal fasteners to minimize visual impact.		Life safety, porch overhang, and historic materials could become compromised if a post becomes dislodged.
3	Roof - replace and stabilize roof	Yes	No Adverse Effect	The roof assembly is in a deteriorated state. Repair and in-kind replacement is necessary to secure the building envelope and remove the temporary metal covering.	Replace components in-kind. Shakes should be split from clear cedar. Shake and log components should match in diameter, length, exposure, and wood species.		The roof will continue to deteriorate and result in additional loss of historic fabric.
4	Accessibility - compliant pathway and optional entry	Yes	No Adverse Effect	ABAAS compliant improvements to access path, entry, and programmatic improvements are feasible without negative impact.	Pathways should be constructed with appropriate materials that compliment the natural surrounding. For example constructing a concrete or asphalt path would not be appropriate.		The building will remain inaccessible and exclude certain members of the public from viewing and interpreting the cabin.
5	Site - regrade site to create positive slope	Yes	No Adverse Effect	Necessary to allow water to drain away from building.	Slope should not be so great to visually impact the cabin.		Water will continue to collect adjacent to building.
6	Site - establish and maintain ten-foot buffer between cabin and vegetation	Yes	No Adverse Effect	Establishing a buffer helps the building to dry out between rain and snow events.	N/A		Vegetation will encroach on the building and introduce additional moisture.
7	Roof/Walls - remove rot and apply borate preservative to purlin and log ends, reapply every five years	Yes	No Adverse Effect	The application of borate preservatives is standard preservation practice and will reduce further decay and deterioration of historic fabric.	N/A		Areas afflicted by wood decay will continue to deteriorate.
8	Roof - keep roof clear of debris and clean biogrowth annually	Yes	No Adverse Effect	Debris and biogrowth trap moisture against the building.	Cleaning and clearing of debris should use the gentlest means possible. Pressure washing is not appropriate and can damage historic fabric.		Debris and biogrowth will continue to collect and increase moisture at building and lead to continued deterioration and loss of historic fabric.
9	Walls - remove and replace deteriorated wall logs in-kind	Yes	No Adverse Effect	Replacing deteriorated logs will arrest wood decay, its spread to other building components, and provide greater structural stability.	Log components should be replaced in-kind with logs that match in diameter, length, and wood species.		Severely deteriorated logs will continue to decay, spread to other wood members, and risk structural collapse.
10	Walls - trim severely deteriorated ends	Yes	No Adverse Effect	Wood rot can spread. Removing active rot will reduce further loss of historic fabric.	Restraint should be exercised to not remove excessive material.		Wood rot will potentially continue to spread throughout the structure.
11	Foundation - replace deteriorated sill logs	Yes	No Adverse Effect	Replacing deteriorated logs will arrest wood decay, its spread to other building components, and provide greater structural stability.	Log components should be replaced in-kind with logs that match in diameter, length, and wood species.	11.1, 11.2	Severely deteriorated logs will continue to decay, spread, and risk structural collapse.
12	Windows - secure with wire mesh	Yes	No Adverse Effect	Mesh increases building security and reduces debris build-up and animal activity in the interior.	N/A	12.1	Open windows permit weather, debris and animals to enter the building.
13	Doors - secure with wire mesh	Yes	No Adverse Effect	Mesh increases building security and reduces debris build-up and animal activity in the interior.	N/A	13.1	Open doorways permit weather, debris and animals to enter the building.
14	Interior - clean interior of biofilm and remove storage items	Yes	No Adverse Effect	Biofilm increases moisture against log members. The cabin should not be used to store items.	N/A		Biofilm will continue to increase moisture in the interior and could lead to damage to historic fabric overtime.

Assessment of Effect - Alternatives

AREA OF POTENTIAL EFFECT: BUILDINGS & SITE, COURTNEY CABIN						
#	Alternative Treatment/Action	Meets Secretary of the Interior's Standards	Determination of Effect	Analysis	Parameters for Compliance	No Action Alternative
11.1	Foundation - elevate sill logs on sleeper beams	Yes	No Adverse Effect	Placing the structure on pressure treated sleeper beams after sill logs are replaced will reduce the structure's contact with the ground.	Intervention should not be visible from the exterior of the building.	Sill logs will continue to be contact with the ground and will require replacement more frequently.
11.2	Foundation - construct a new concrete foundation-	Yes	No Adverse Effect	Constructing a concrete foundation will remove the structure from contact with ground, greatly reducing damage from raising damp, fungal degradation, and termites.	The foundation must completely support the structure above and remain within the cabin's footprint to minimize visibility from the exterior.	Sill logs will continue to be contact with the ground and will require replacement more frequently.
12.1	Windows - reconstruct windows	Yes	No Adverse Effect	Reconstructing windows will secure the building envelope and increase interpretation.	Historic drawings and photographs should be used to replicate missing windows.	Mesh in windows still allows weather to enter the building.
13.1	Doors - reconstruct doors	Yes	No Adverse Effect	Reconstructing doors will secure the building envelope and increase interpretation.	Historic drawings and photographs should be used to replicate missing doors.	Mesh in doors still permits weather to enter the building.



Record of Treatment

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NOTE TO AGENCY

Information documenting actual treatment implementation should be added to this section. This can include accounting data, photographs, sketches, and narratives outlining the course of work, conditions encountered, and materials used.

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Appendix

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A | Bibliography

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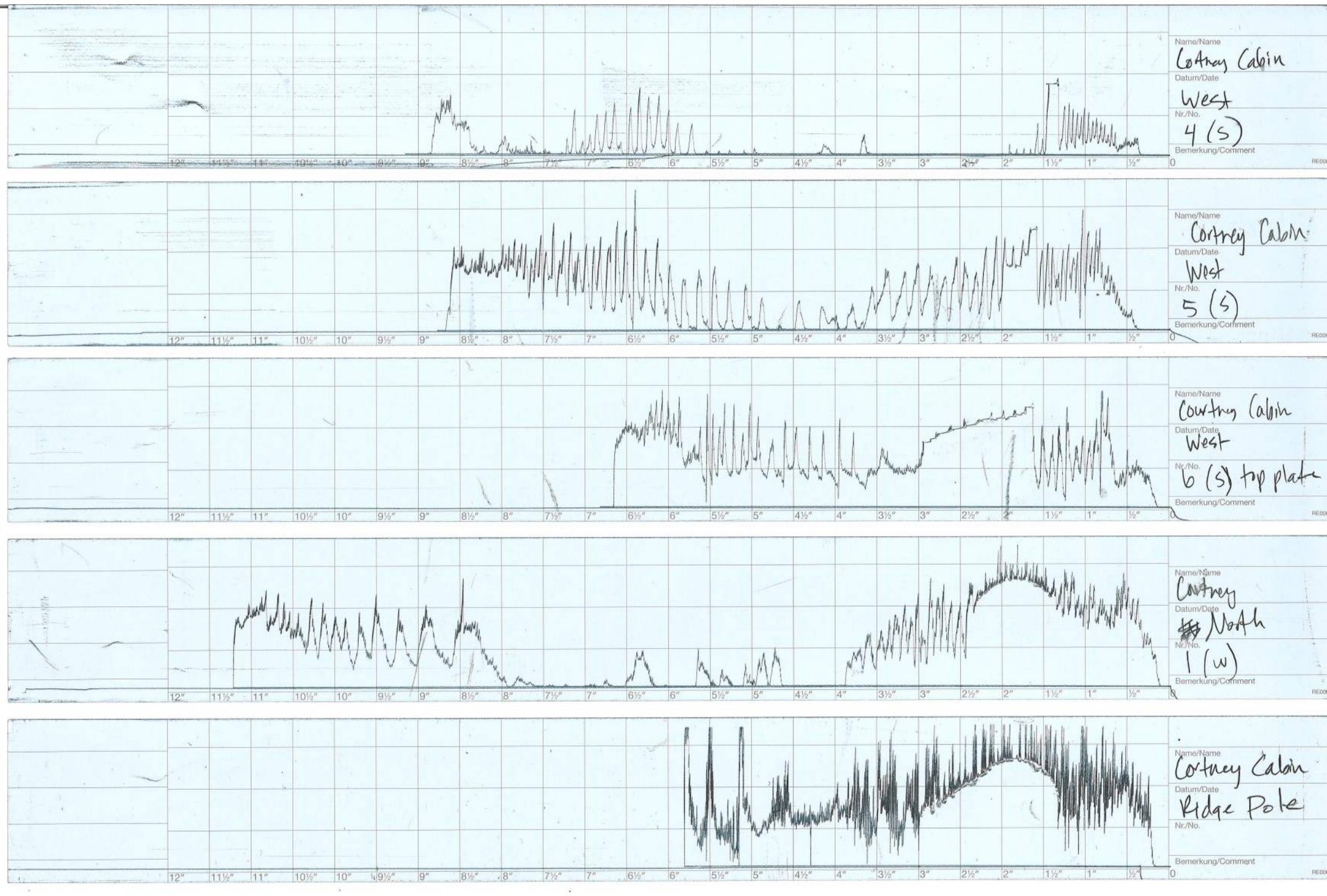
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B | Resistance Drill Graphs

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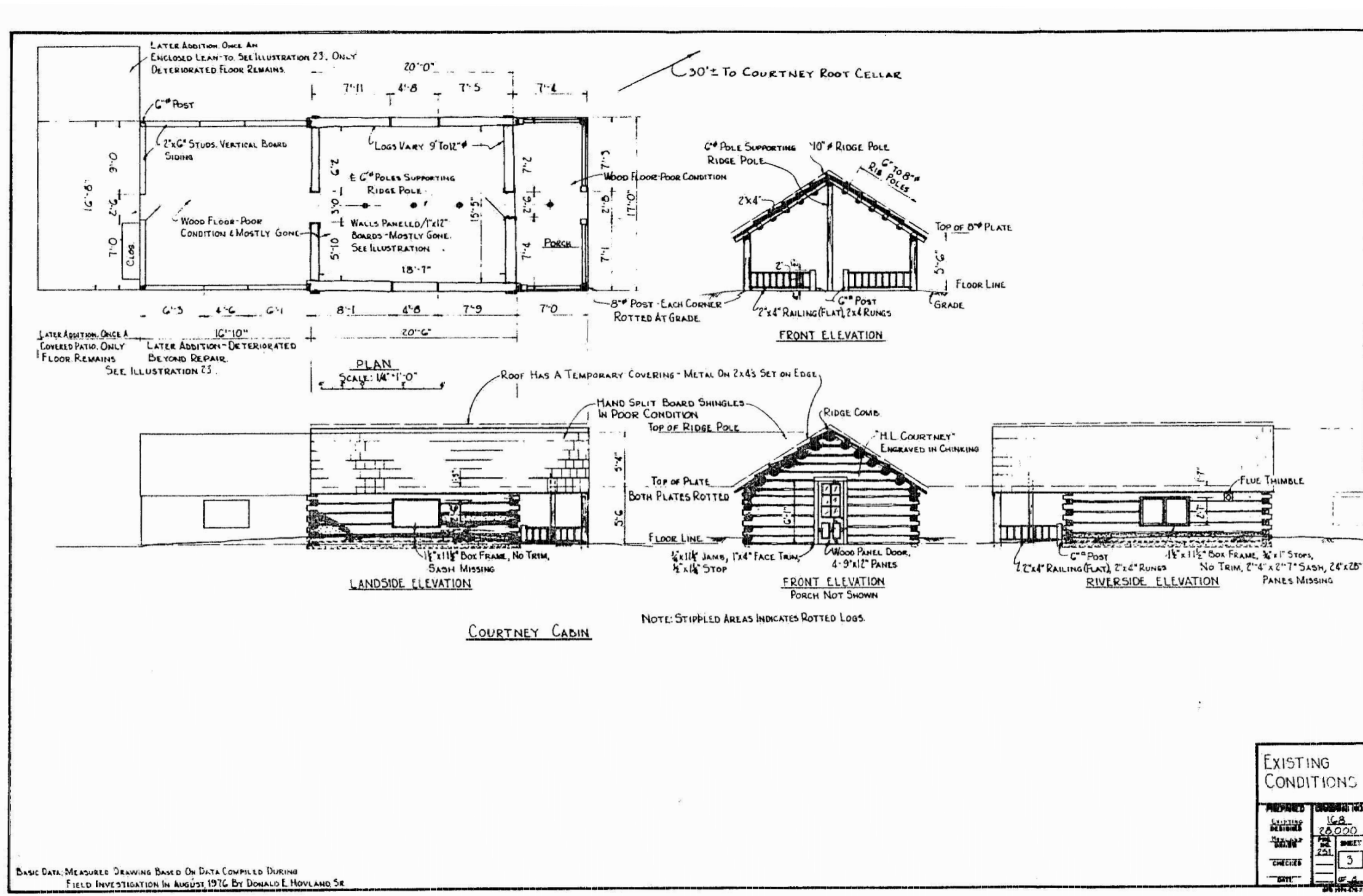
Resistance Drill Graphs



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C | 1979 Hovland Condition Assessment

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D | Barnhart Letter

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Karen Taylor-Goodrich
Superintendent
North Cascades National Park
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98284

Hello Karen –

It was nice to meet you, though briefly, at the last meeting in Stehekin. I had hoped to get a moment to chat more with you and to read my statement about the upper Stehekin Valley Road, an editorial copy from The Wenatchee World is enclosed.

As you can tell, I have deep and passionate feelings about the Stehekin Valley and access into the Park area above High Bridge. The total visitor experience starting with getting on the boat at Chelan, meeting locals on the boat, learning about the cultural history, and getting their first look at some of the high peaks along the lake, as well as arriving at Stehekin is an exciting and unique adventure for these people. I try to put myself in their shoes and remember the exuberance I felt when as a very young child my family and I would make the trips up lake to stay at my grandparents homestead. That feeling had such an impact on me that I chose to live here on the homestead at a young age. I sense that same exuberance in the people I talk to, but as I said in the editorial, I feel like their trip is cut short.

On another note...

I am very concerned about the condition of my grandparents old homestead cabin (the Courtney cabin) and what plans, if any, are to restore, or at least preserve it? Day after day, year after year I drive by the cabin and watch it slowly deteriorate. The metal roofing installed back in the 1980s over the existing roof has helped but it didn't cover the ends of the purlins and as a result they have all rotted extensively. Naturally, the cabin is of great significance to my whole family, which includes, the Courtney's, Barnhart's and the Byrd's since it is the last remaining building from our heritage and where our families all began here on this homestead.

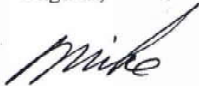
In researching about historical buildings owned by the NPS and other agencies I was alarmed to learn that some buildings are in a classification to just let them rot away naturally until there is nothing left! I can understand that up to a point, but when you have a homestead log cabin well over 100 years old and a large family that is very much interested in preserving that cabin I think it should be preserved and restored. It seems to me that after 40 some years of neglect that the Park Service has put the Courtney cabin in the above category of letting it continue to slowly "melt" back into the ground.

In closing, I would like to propose entering into discussions about NPS returning the cabin to the family so we could take the burden off of you and in return would move the cabin to private family land and take on the responsibility of preservation and restoration. We all have extensive

experience in log cabin construction. Since the river is again threatening the cabin it will have to be moved anyway and I see this proposal as a win-win situation for the park service.

Thank you very much,

Regards,



Mike Barnhart