
National Park Service
Cultural Landscapes Inventory

2012



Utility Area
Mesa Verde National Park

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Cultural Landscapes in the Cultural Resources Inventory System:

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources and cultural landscapes. The set of CRIS records for cultural landscapes is referred to as CRIS-CL. CRIS-CL records conform to a standardized data structure known as the Cultural

Landscapes Inventory (CLI).

The legislative, regulatory and policy directions for conducting and maintaining the CRIS are: Section 110 of the National Historic Preservation Act, NPS Management Policies (2006), Director's Order 28 (Cultural Resources) and Director's Order 28a (Archeology).

The Cultural Landscapes Inventory (CLI)

The CLI is the data structure within CRIS used to document and evaluate all potentially significant cultural landscapes in which NPS has, or plans to acquire any enforceable legal interest.

Each CRIS-CL record is certified complete when the landscape is determined to meet one of the following:

- Landscape individually meets the National Register of Historic Places criteria for evaluation; or,
- Landscape is a contributing element of a property that is eligible for the National Register; or,
- Landscape does not meet the National Register criteria, but is managed as cultural resources because of law, policy or decisions reached through the park planning process.

Cultural landscapes vary from historic sites, historic designed landscapes, historic vernacular landscapes to historic ethnographic landscapes, but may also fit within more than one type. Those eligible for the National Register have significance in the nation's history on a national, state or local level, as well as integrity or authenticity.

The legislative, regulatory and policy directions for conducting and maintaining the CLI within CRIS are: *National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish...a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places...of historic properties...*

Executive Order 13287: Preserve America, 2003. Sec. 3(a)...Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA...No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior...

Executive Order 13287: Preserve America, 2003. Sec. 3(c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying... historic properties in its ownership and make the report available to the Council and the Secretary...

The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A) Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories...about cultural resources in units of the national park system...Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,... and historic sites...

Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Inventory Unit Description:

The Utility Area, the focus of this inventory, is located approximately 1-1/4 miles north of the headquarters area in a wooded pinon-juniper setting. The site is accessed from a four hundred foot road spur that branches in a westward direction from the park entrance road. The core of the development covers nine acres, equally divided between adjacent maintenance and residential areas. The area was originally designed to accommodate complementary housing and work-related facilities for park service personnel. This component landscape is a historic designed landscape of the CCC era. The period of significance of this development extends between 1933 and 1937.

Overall the plan for the Utility Area is notable for its adherence to Rustic style tenets of design. The Rustic style achieved harmony with the natural surroundings. Grounded in 19th century romantic or pastoral ideals, this functional architecture contributed to natural settings in a visually pleasing and non-intrusive manner. Characteristic features include the use of natural materials, appropriate scale and simple forms. Significant landscape features, such as curvilinear circulation systems, stone curbs, asphalt paths, masonry headwalls and end walls of culverts and signage were fabricated to replicate a rugged, handcrafted structures built by pioneer craftsmen with limited hand tools.

Because the area contains both maintenance and residential functions, each with a distinct character, the Utility Area component landscape has been divided into two sub-units:

1. Maintenance Yard (Utility Area) and associated features
2. Utility Area Housing (White House Loop) and associated features

Maintenance Yard

The three-acre Maintenance Yard continues to function as the center of NPS maintenance operations since it was constructed during the 1930s. The construction of the area provided an alternate space for NPS maintenance facilities and activities as well as the ability to remove the original NPS utility area from the headquarters loop and relieve vehicular congestion. Although the specific uses of the buildings and parking areas have varied over time, they continue to provide office, storage and workspace required for maintenance operations at Mesa Verde National Park.

The maintenance yard is laid out in a "T" configuration with a vehicular "court" that provides the ordering framework and governs the placement of buildings around the perimeter of the paved area. The structures thereby enclose an interior parking and service court that spans 55 feet by 460 feet. The point of ingress and egress near the northeast area of the site allows for controlled entry to the development. Two formal walkways and approximately five informal footpaths link the Maintenance Yard to the neighboring Utility Area Housing. The chief advantage of this utility court is the confinement of maintenance activities and equipment to an area that is screened from public view.

Twenty buildings comprise the Maintenance Yard, including eleven that date from the historic period of significance; coal shed/blacksmith shop (no. 48, 1934); north equipment shed (no. 49, 1925, moved 1934); south equipment shed (no. 50, 1933); fire cache (no. 51, 1937); gas and oil house/storage (no. 52, 1934); warehouse (no. 53, 1923-24; moved, 1934); ice house/electric and plumbing shop (no. 54, circa 1920s, moved 1934); garage/auto shop (no. 55, 1924, moved 1934); carpenter shop (no. 56, 1929, moved 1934); lumber shed/maintenance office (no. 57, 1936); paint house (no. 70, 1935). These eleven buildings exemplify the NPS Rustic style and retain a high degree of historic integrity. Other existing landscape features, including more than 150 feet of stone curbing, asphalt walks and culvert headwalls remain intact from the period of significance.

Nine additional extant buildings have been erected in the Maintenance Yard since the 1950s, including the: fuel house (no. 191, 2002); snow blast shed (no. 176, 1953); fire house (no. 182, circa 1964, moved circa 1980s); sand/gravel materials storage shed (no. 191, circa 1980s); equipment storage shed (no. 192, circa 1980s); two temporary storage sheds (nos. 600 and 601, circa late 2000s); outhouse (no. 602, circa late 2000s), and an office trailer (no. 603, circa late 2000s). Although these buildings do not represent the NPS Rustic style, their locations complement the overall historic site plan.

In general, the Maintenance Yard has retained a high level of historic integrity that dates to the period of significance. The spatial organization, original layout, and function of the site remain virtually unchanged. Although a few buildings have undergone minor exterior modifications, some original sandstone curbing has been removed, and infill structures have contributed to an increased building density, the overall site plan configuration and historic association with the CCC remain highly discernable.

Utility Area Housing

The six-acre Utility Area Housing has continued to provide residential housing for park employees since its construction in the 1930s. Overall, the housing area is organized in an economical fashion. It dates to an era when the automobile was the primary mode of transport and therefore the site plan, including the location of buildings and spatial arrangement, is shaped by the scale and alignment of the roads.

The original site concept was developed to accommodate approximately ten “tent cabins” for seasonal employees with families. The plan also called for the relocation of the bunkhouse (no. 16) and mess hall (no. 58) that were located in the original utility area. The bunkhouse and mess hall complex provided dormitory-style housing and dining facilities for single park employees. With the availability of CCC work crews in the 1930s and need for permanent housing, the plan was modified to include a row of nine cottages (nos. 17-25) which were spaced evenly at 35 to 40-foot intervals. The following year, the plan was changed with the addition another row of ten identical cottages to form a loop (nos. 26-35).

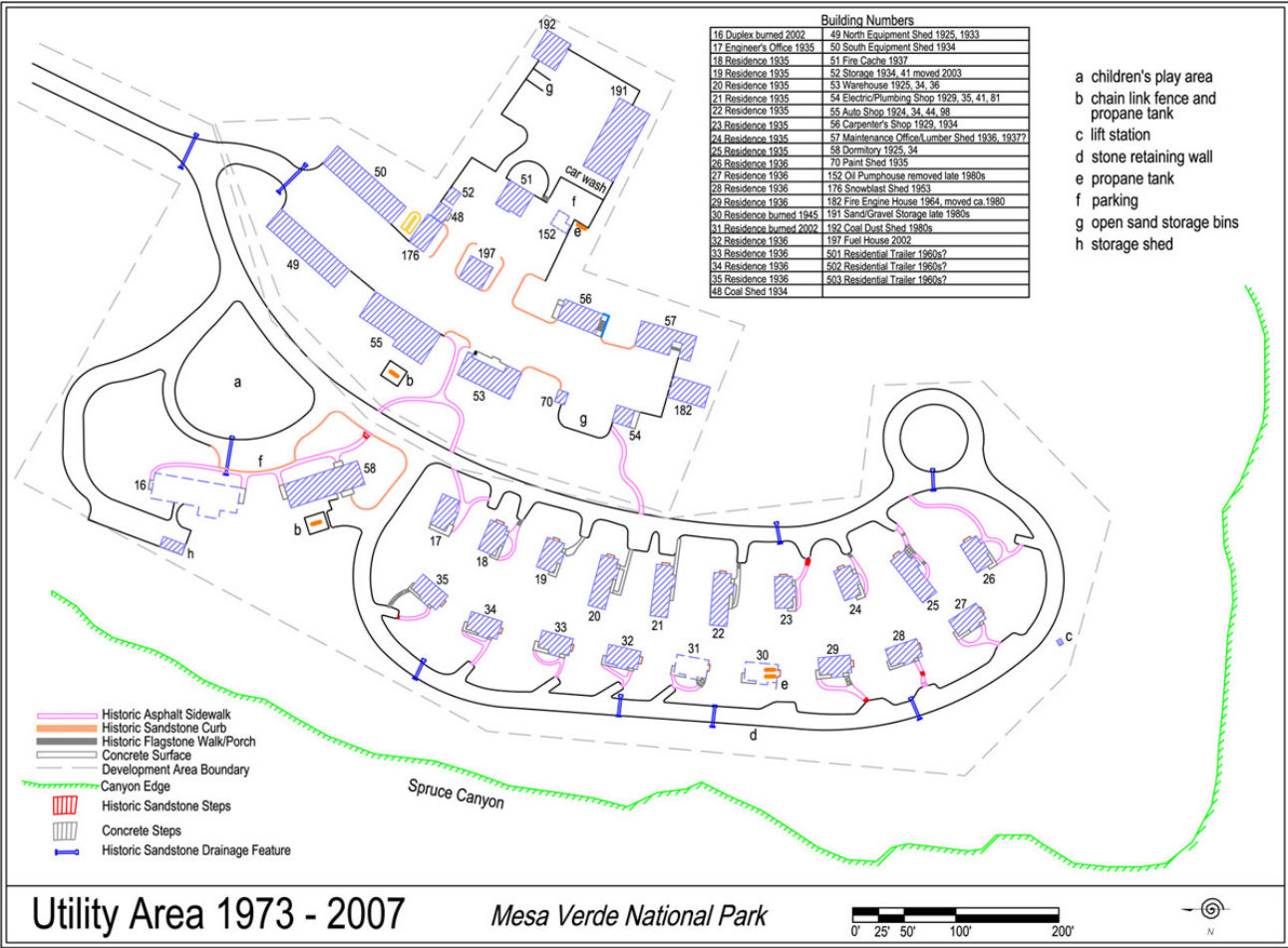
Today, there are 17 historic cottages (nos. 17-29, 32-35) and a dormitory (former mess hall, no. 58) within the area. The simple building forms, exposed fascias, sandstone chimneys, foundations, walls, steps and curbing and rough wood siding embody the NPS Rustic architectural style. The proximate siting and relatively even distribution of the buildings is a key characteristic of the plan.

Minor exterior alterations to some buildings have occurred, some native vegetation has been modified, and portions of the walks originally laid with asphalt have been repaired using concrete. However, the landscape features and buildings have retained a high degree of historic integrity from the period of significance. The overall organization and use of the site, circulation systems, and other natural features remain intact.

Site Plan



Aerial view of the Utility Area showing the landscape boundary addressed in this CLI. (Source: Google Maps; augmented by K. Miller)



Site plan of the Utility Area illustrating the developed area addressed in this CLI. Source: Level II CLI, 2007

Property Level and CLI Numbers

Inventory Unit Name:	Utility Area
Property Level:	Landscape
CLI Identification Number:	850242
Parent Landscape:	850243

Park Information

Park Name and Alpha Code:	Mesa Verde National Park - Utility Area - MEVE
Park Organization Code:	1490
Park Administrative Unit:	Mesa Verde National Park

CLI Hierarchy Description

The Utility Area is one of four component landscapes within the Early Park Development Historic Designed Landscape (parent landscape).

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

A Level II CLI was begun in 2000 by Shapins Associates for the Early Park Development Landscape, which included the Utility Area. Fieldwork was conducted in 2000-2001, with a 95% draft inventory produced in 2001. Revisions were made to the CLI and another draft CLI was produced in December 2004. The final Level II CLI, was completed in April 2007 by Shapins Associates with contributions by Erika Thompson and Kathy McKay, of Mesa Verde National Park. Despite completion of the Level II CLI, it was not uploaded to the CLI database, nor was park Superintendent or Colorado SHPO concurrence sought on the document.

In 2010, three students were hired by the Intermountain Region CLI program to revise and finalize the CLIs. Additional fieldwork was conducted in June 2010 to update the landscape condition and incorporate any changes that had occurred since 2007. This Utility Area CLI was finalized by Katie Miller of the University of Vermont and Carrie A. Mardorf, Regional CLI Coordinator. Due to park delays, concurrence wasn't received until 2012.

Concurrence Status:

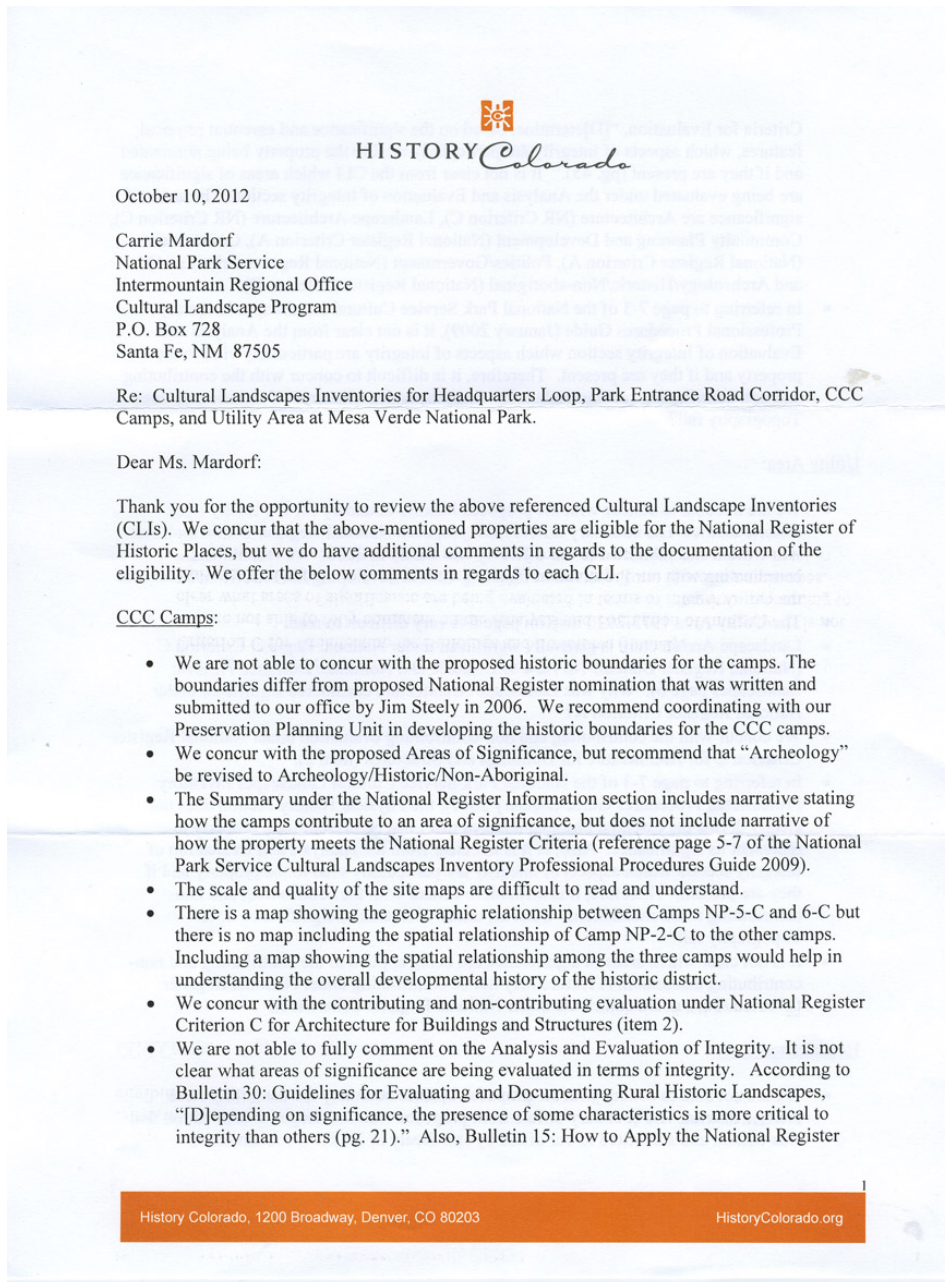
Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	04/16/2012
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	10/10/2012

National Register Concurrence Narrative:

The Colorado SHPO generally concurred that the Utility Area is eligible for the National Register on 10/10/2012. The SHPO also provided additional comments on the CLI and a bulleted list of items they did not generally concur with. See official SHPO letter in CLI files.

Concurrence Graphic Information:

Attachment File Path



Colorado SHPO concurrence and comments on the CLI, page 1, 10/10/2012.

Criteria for Evaluation, “[D]etermine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present (pg. 45).” It is not clear from the CLI which areas of significance are being evaluated under the Analysis and Evaluation of Integrity section. The areas of significance are Architecture (NR Criterion C), Landscape Architecture (NR Criterion C), Community Planning and Development (National Register Criterion A), Conservation (National Register Criterion A), Politics/Government (National Register Criterion A), and Archeology/Historic/Non-aboriginal (National Register Criterion D).

- In referring to page 7-3 of the National Park Service Cultural Landscapes Inventory Professional Procedures Guide (January 2009), it is not clear from the Analysis and Evaluation of Integrity section which aspects of integrity are particularly vital to the property and if they are present. Therefore, it is difficult to concur with the contributing and non-contributing recommendations. Such as, under what area of significance does Topography fall?

Utility Area:

- We are not able to concur with the proposed historic boundary for the Utility Area historic district. The boundary differs from proposed National Register nomination that was written and submitted to our office by Jim Steely in 2006. We recommend coordinating with our Preservation Planning Unit in developing the historic boundary for the Utility Area.
- The Utility Area 1973-2010 map on page 6 is very difficult to read.
- Landscape Architecture is generally significant under National Register Criterion C (National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes page 6). Why was Landscape Architecture considered significant under National Register Criterion A?
- We concur with the contributing and non-contributing evaluation under National Register Criterion C for Architecture for Buildings and Structures (item 2).
- In referring to page 7-3 of the National Park Service Cultural Landscapes Inventory Professional Procedures Guide (January 2009), the Physical History section does not clearly define the essential physical features that must be present for a property to represent its significance. Also, is it not clear from the Analysis and Evaluation of Integrity section which aspects of integrity are particularly vital to the property and if they are present. Therefore, it is difficult to concur with the contributing and non-contributing recommendations. Such as, under what area of significance does Topography fall?
- It is not clear which areas of significance are being applied to the contributing and non-contributing discussion. A feature may not be contributing under National Register Criterion C but could contribute under National Register Criterion A.

Headquarters Loop:

- We are not able to concur with the proposed historic boundary for the Utility Area historic district. The boundary differs from proposed National Register nomination that was written and submitted to our office by Jim Steely in 2006. We recommend

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Colorado SHPO concurrence and comments on the CLI, page 2, 10/10/2012.

coordinating with our Preservation Planning Unit in developing the historic boundary for the Utility Area.

- The maps on page 7, 40, 45, and 57 are not clear and difficult to read.
- What is the justification for the National level of significance?
- We concur with the Areas of Significances and Period of Significance.
- Archeological sites are included under Landscape Characteristics in the Analysis and Evaluation of Integrity section (page 62) with a contributing and non-contributing evaluation, but National Register Criterion D was not recommended as an area of significance in the CLI. If National Register Criterion D is not recommended, under what area of significance are the Archeological sites conveying as contributing resources?
- We concur with the contributing and non-contributing evaluation under National Register Criterion C for Architecture for Buildings and Structures (item 2).
- In order to better understand the Analysis and Evaluation of Integrity of the other Landscape Characteristics; we need to know under what areas of significance the Landscape Characteristics are being considered. Such as, is Natural Systems and Features (item 8 on page 93) considered significant under National Register Criterion C for Landscape Architecture?

Park Entrance Road Corridor:

- We are not able to concur with the proposed historic boundary for the Park Entrance Road Corridor. The boundary differs from proposed National Register nomination that was written and submitted to our office by Jim Steely in 2006. We recommend coordinating with our Preservation Planning Unit in developing the historic boundary for the Utility Area.
- Landscape Architecture is included under both National Register Criterion A and C. Landscape Architecture is generally significant under National Register Criterion C (National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes page 6). Why was Landscape Architecture considered significant under National Register Criterion A? Was National Register Criterion B for Jesse Nusbaum for his significant association to the development of the Entrance Road considered?
- The National Register Period of Significance is confusing. Under Inventory Unit Summary and Site Plan (no page number given), the Period of Significance 1907-1957, the combined periods of significance for the Park Entrance, Entrance Road, and Ruins Road. Under NRIS Information on page 11, the periods of significance are broken down into three distinct periods related to each road. Is the CLI an evaluation of the combined roads or the evaluation of three distinct roads each with their own periods and areas of significance?
- The maps on page 30, 31, 33, and 37 are difficult to read.
- We concur with the contributing and non-contributing evaluation under National Register Criterion C for Architecture and Landscape Architecture for Buildings and Structures (item 2).
- In order to better understand the Analysis and Evaluation of Integrity of the other Landscape Characteristics; we need to know under what areas of significance the Landscape Characteristics are being considered. Such as, is Circulation (item 3 on page

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Colorado SHPO concurrence and comments on the CLI, page 3, 10/10/2012.

60) considered significant under National Register Criterion C for Landscape Architecture?

We appreciate your patience in our reviewing of the CLIs. We look forward to continued consultation in regards to the CLIs, and also on how the CLIs fold into the Section 110 review for National Register eligibility. If we may be of further assistance, please contact Amy Pallante, our Section 106 Compliance Manager, at (303) 866-4678.

Sincerely,



Edward C. Nichols
State Historic Preservation Officer

Colorado SHPO concurrence and comments on the CLI, page 4, 10/10/2012.

Utility Area
Mesa Verde National Park

MEMORANDUM

To: NPS-IMR CLI Coordinator
Box 728
Santa Fe, New Mexico 87504-0728

From: Superintendent, Mesa Verde National Park
P.O. Box 8
Mesa Verde, CO 81330

Subject: Cultural Landscapes Inventories (CLIs) for Headquarters Loop, Park Entrance Road Corridor, CCC Camps, and Utility Area

I hereby concur with the content and the assessment of Headquarters Loop, Park Entrance Road Corridor, CCC Camps, and Utility Area Cultural Landscape Inventories (CLIs)

1. The CLIs have identified Headquarters Loop, Park Entrance Road Corridor, CCC Camps, and Utility Area as Historic Designed Landscapes.
2. The condition and management category of each landscape is as follows:

PROPERTY	CONDITION	MANAGEMENT CATEGORY
Headquarters Loop	Fair	Must be Preserved and Maintained
Park Entrance Road Corridor	Good	Must be Preserved and Maintained
CCC Camps	Fair	Must be Preserved and Maintained
Utility Area	Fair	Must be Preserved and Maintained

3. The periods of significance and applicable National Register Criteria for each property are as follows:

PROPERTY	PERIOD OF SIGNIFICANCE	NR CRITERIA
Headquarters Loop	1906-1942 AD	Criterion A, B, and C
Park Entrance Road Corridor	1907-1957 AD	Criterion A and C
CCC Camps	1933-1942 AD	Criterion A, C, and D
Utility Area	1933-1937 AD	Criterion A and C

4. The contributing features for each landscape are listed in the "Analysis and Evaluation" section and represent landscape features that are integral to the character and integrity of each district.

 Superintendent, Mesa Verde National Park

4/16/12 Date



Park Superintendent concurrence on the findings of the CLI, 4/16/2012.

Geographic Information

Geographic Information & Location Map

State and County:

State:	Colorado
County	Montezuma County

Size (Acres) 9

Land Tract Number(s)

Inventory Unit Boundary Description:

The CLI boundary encompasses a characteristically compact utility and residential area which is well delineated by canyon edges, roads, and vegetation. The cultural landscape boundaries encompass the full extent of noteworthy landscape resources that contribute to the historic significance. East: The east boundary is aligned with the entrance road right-of-way and incorporates both the “belt” of native vegetation that screens the district as well as the access road that provides for ingress to the property from the entrance road. North/West: The boundary demarcation follows the rim of the canyon precipice to the north and east of the Utility Area Housing. South: The southern boundary incorporates wooded acreage contiguous to the Utility Area and traverses eastward to join the entrance road.

It is important to note that the CLI boundary is strictly associated with the designed landscape; ethnographic values and archeological resources have not had an impact the boundary determination. When further studies are completed, the boundary may need to be revised at that time.

Boundary Coordinates:

Source:	
Type of Point:	Area
Latitude:	-108.488005532246
Longitude:	37.1960832858553
Narrative:	

Source:

Type of Point: Area
Latitude: -108.486824348496
Longitude: 37.1953552827363

Narrative:

Source:

Type of Point: Area
Latitude: -108.485736321299
Longitude: 37.1931783166975

Narrative:

Source:

Type of Point: Area
Latitude: -108.486434202454
Longitude: 37.1921747804674

Narrative:

Source:

Type of Point: Area
Latitude: -108.488654372389
Longitude: 37.1921407868995

Narrative:

Source:

Type of Point: Area
Latitude: -108.489530628625
Longitude: 37.1932317978983

Narrative:

Source:

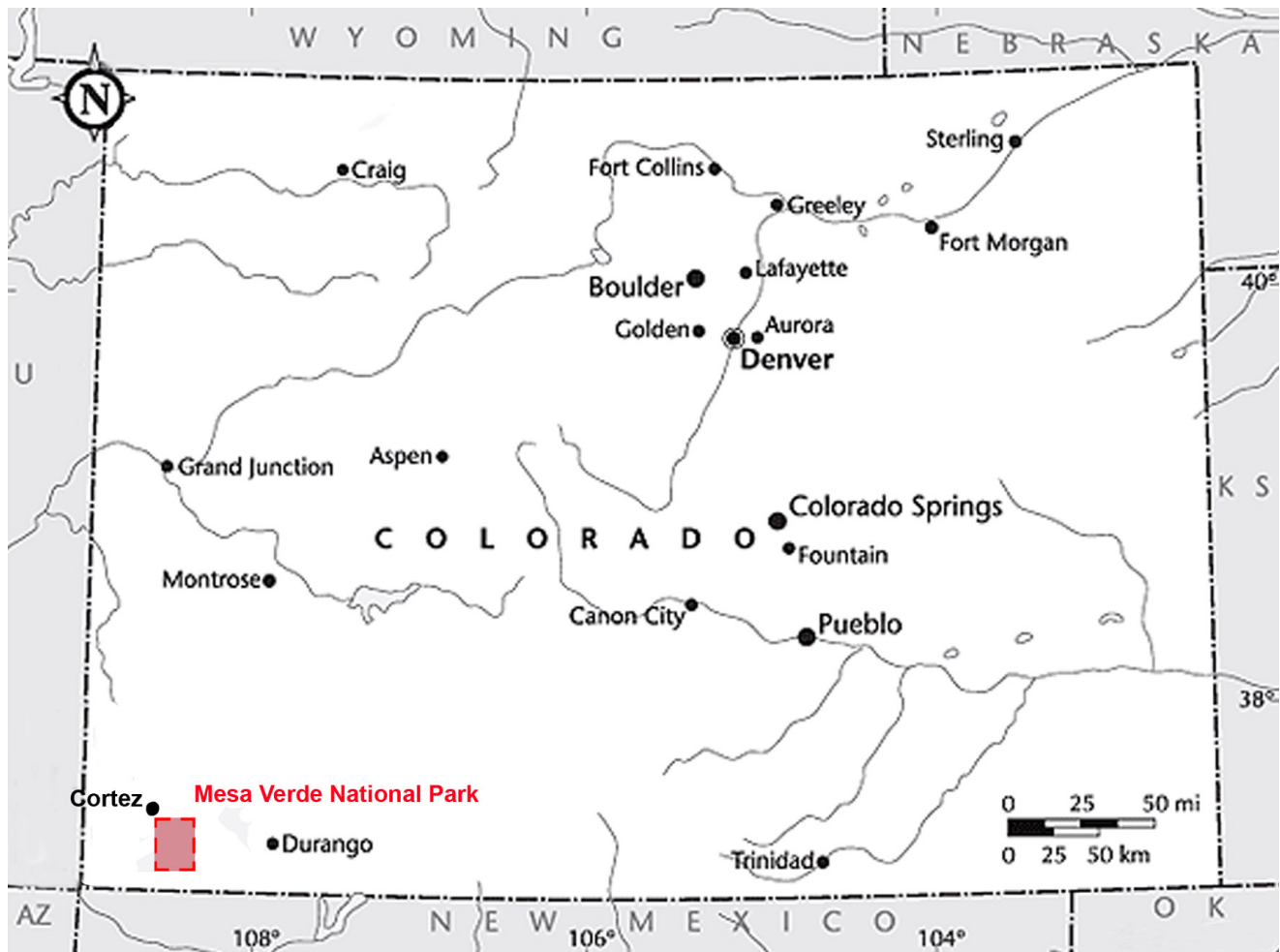
Type of Point: Area

Latitude: -108.48952390367

Longitude: 37.1941148306738

Narrative:

Location Map:



Location Map indicating location of Mesa Verde National Park within the state of Colorado.

Regional Context:

Type of Context: Physiographic

Description:

The landscape in the vicinity of the Utility Area is a plateau edged by the steep walls of neighboring Spruce Canyon. The site rests on Cliff House sandstone deposited as sandbars during the last great advance of the upper Cretaceous sea approximately eighty million years ago. The dominant vegetation of the site is a dense pinon-juniper forest that occurs throughout the park.

Type of Context: Cultural

Description:

The 59th Congress, under President Theodore Roosevelt, established Mesa Verde National Park in June 1906. The congressional act placed 42,000 acres under "public reservation" to preserve "the archeological sites which "Pre-Columbian Indians" built on the mesa tops and in the alcoves of a score of rugged canyons." The actual survey of the southern park boundary proved erroneous since the southern boundary line was drawn above the major cliff dwellings. To rectify this dilemma, the Brooks-Leupp Amendment (1906), which provided for a "preservation overlay" on lands that extended five miles beyond the original 1906 boundary, was added to the original park bill. Not included in the original 42,000 acres, the Utility Area was subsequently acquired by the federal government in 1911 through a land exchange with the Weeminuche band of Ute Indians.

Type of Context: Political

Description:

The Utility Area, the focus of this landscape inventory, is owned and administered by the NPS. The site is located within the political boundaries of Montezuma County, Colorado. The site is located approximately 50 road miles southeast of Cortez and 70 road miles southwest of Durango.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 04/16/2012

Management Category Explanatory Narrative:

As noted in the Level II CLI, this area is a prime example of CCC era craftsmanship and NPS planning during the 1930s. It is still being used and managed as originally intended and must be preserved as an example of the vision that planners and craftsmen had for the parks during this important time in NPS development. Park Superintendent concurred on 4/16/2012.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Lease

Type of Context:

Management Agreement Explanatory Narrative:

NPS Legal Interest:

Type of Interest: Fee Simple

Narrative: The NPS owns the Utility Area outright with no encumbrances.

Located in managed wilderness?: Unknown

Public Access:

Type of Interest: With Permission

Explanatory Narrative:

The site is a residential and employee work area open to the public with permission.

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Land Narrative:

National Register Information

Documentation Status:

Entered Inadequately Documented

National Register Explanatory Narrative:

Mesa Verde National Park was previously listed on the National Register through "Administrative Listing" on 10/15/1966.

Jim Steely completed a draft National Register nomination for the utility area in 2006. The State Historic Preservation Office concurred in 2006 that the area was eligible for the National Register. Despite the nomination, the utility area was not officially listed on the National Register of Historic Places. As of 2012, the NR nomination is still in draft form.

Concurrence Narrative:

The Colorado SHPO generally concurred that the Utility Area is eligible for the National Register on 10/10/2012. The SHPO also provided additional comments on the CLI and a bulleted list of items they did not generally concur with. See official SHPO letter in CLI files.

NRIS Number: 66000251
Primary Certification Date: 10/15/1966
Other Certifications and Date: MM/dd/yyyy

National Register Eligibility

National Register Concurrence: Eligible -- SHPO Consensus Determination
Contributing/Individual: Individual
National Register Classification: District
Significance Level: Local
Significance Criteria: A - Associated with events significant to broad patterns of our history
Significance Criteria: C - Embodies distinctive construction, work of master, or high artistic values

Period of Significance:

Time Period:	CE 1933 - 1937
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Period Revivals (1870-1940)
Other Facet:	None
Time Period:	CE 1933 - 1937
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Rustic Architecture
Other Facet:	None
Time Period:	CE 1933 - 1937
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	Political and Military Affairs 1865-1939
Facet:	The Great Depression And The New Deal, 1929-1941
Other Facet:	None

Area of Significance:

Area of Significance Category:	Architecture
Area of Significance Category:	Landscape Architecture
Area of Significance Category:	Community Planning and Development
Area of Significance Category:	Politics - Government

Statement of Significance:

The Utility Area is locally significant under Criterion A for its association with landscape architecture and community planning and development, as well as politics/government in the relocation and development of a new Maintenance Yard and Utility Area Housing area by the Civilian Conservation Corps (CCC). It is also significant under Criterion C for its representation of the NPS Rustic style of architecture. The development of the new Utility Area at Mesa Verde National Park is an exemplary example of NPS park planning in the concealed design of maintenance activities and employee housing from public view, a CCC-designed landscape, and buildings constructed of the NPS Rustic style.

The period of significance for the area extends from 1933 to 1937. Development of the Utility Area commenced in 1933 with clearing the site and construction of the south equipment shed (no. 50) and concluded in 1937 with the construction of the fire cache (no. 51).

Criterion A – Landscape Architecture, Community Planning and Development, Politics/Government

Since the late 1920s, NPS planners endorsed the segregation of park housing and the maintenance activities from primary visitor use areas. A comprehensive park Master Plan (1933) further articulated this proposal by relocating the park maintenance yard and employee housing approximately one mile to the north of the headquarters area. The technique of creating and maintaining a master plan for specific park developed areas borrowed aspects of 1920s American city planning such as zoned land-use restrictions. The residential, utility and civic [visitor use] zones delineated for Mesa Verde National Park in the 1933 Master Plan roughly correspond to municipal zoning classifications. The purpose of park master planning was to generate a logical, well-studied “general” concept plan, which specified the site location, circulation networks (pedestrian and vehicular), architectural type, built landscape features, planting and grading. In doing so, the planning process originally developed by Thomas Chalmers Vint (1894-1967) demonstrated how national parks -- as 20th century designed landscapes -- expressed ideal civic arrangements. (Carr, 1998)

The Utility Area was likely linked to efforts by the NPS to upgrade and standardize park operational and housing facilities in the 1930s. The site plan illustrates organizational patterns of buildings and circulation systems, distinct land uses (zoning), and infrastructure. Principal features of the development include: the distribution of structures with minor disturbance to the natural topography; a well-organized vehicular circulation system; the economic clustering of structures; democratic arrangement of residential structures; and rustic architectural styles.

The construction of the Utility Area also coincided with the establishment of the Civilian Conservation Corps (CCC) at Mesa Verde National Park in 1933. Earlier in the year, the ECW Act was passed as part of President Franklin Roosevelt’s New Deal. The ECW program created the Civilian Conservation Corps that supplied the necessary workforce to complete much of Superintendent Jesse Nusbaum’s capital improvement proposals from the late 1920s.

From the outset, the CCC changed the momentum of construction activity at Mesa Verde between 1933 and 1942. Prior to the arrival of the CCC in Mesa Verde, a new six-year plan had been completed to guide future development in the park. The plan comprehensively addressed the need to redevelop and overhaul existing park infrastructure and plan for new facilities, including a new park utility area. The CCC was given primary responsibility for implementing many of the significant components of this plan, including the construction of the Utility Area. Between 1934 and 1937, the CCC was responsible for clearing the site, constructing buildings, and “fine grading for landscaped effect.” Laborers relocated seven structures (bunkhouse, no. 16; north equipment shed, no. 49; warehouse, no. 53; ice house, no. 54; garage, no. 55; carpenter shop no. 56; and mess hall, no. 58) from the former maintenance yard in the headquarters loop to the new NPS Maintenance Yard. They also constructed some two dozen new buildings – nineteen housing units (nos. 17-35) and six maintenance structures (nos. 48, 50 - 52, 57, 70). Though the work was completed at the Utility Area in 1937, CCC contributions at Mesa Verde National Park continued through 1942, when the onset of World War II led to the termination of the federal program.

The CCC, together with NPS designers and planners, embraced the NPS Rustic design idiom at the Utility Area within Mesa Verde as evidenced in the harmonious relationship of park structures and the natural environment. More specifically, these principles promoted retention of indigenous plant material, use of native building materials and economical location of structures. Architectural details included gabled roofs, wood siding and roofing, natural colors, stone foundations and chimneys, unfinished or textured surfaces and

exposed rafters beneath the roof eaves. Complimentary small-scale landscape features included sandstone curbing, preservation of vegetation within traffic islands and curvilinear paths and roads. The association with the CCC and NPS Rustic style of design survives and is evidenced through the building forms, hand workmanship and the use of natural building materials.

Today, the Utility Area continues to function in the capacity for which it was designed -- as the primary NPS maintenance yard and as a residential community. The physical qualities of the district have retained association with CCC-activities and 1930s-era park planning via the presence of intact landscape features. The structures, circulation system and related landscape design within the Utility Area continues to represent Rustic architectural character practiced in national parks between the early 1920s and 1942.

Criterion C – Architecture

Buildings within the Utility Area embody the philosophies, themes, materials, and rustic architectural identity employed in the design of NPS buildings of the 1930s. Construction was first initiated when seven Rustic style buildings were moved from the old maintenance yard to the new NPS Maintenance Yard in 1934, as specified by the park's Master Plan (1933). The remainder of structures were built during the following three years and continued to replicate traditional rustic patterns of design.

The use of local, native materials for building purposes is a notable quality associated with the period of significance. Stone and wood utilized in the fabrication of buildings continue to serve as an identifiable and standard design element endorsed by NPS Rustic designers in the 1930s. Workmanship is evident in most of the built landscape features – a design attribute that is generally associated with 1920s and 1930s-era construction at Mesa Verde National Park.

In general, the design of buildings in the Maintenance Yard serve in a functional capacity and are not intended to exhibit the same level of detail characteristic of public use facilities that date from the 1910s to the 1930s. However, rough-cut sandstone, board and batten siding, wood shingles and gabled roofs at a 1:2 or 2:3 pitch are distinctive features of many structures in the Maintenance Yard. These features were implemented at many national parks between the 1920s and 1940s.

In addition to Rustic forms of architecture, the fire cache building (no. 51) in the Maintenance Yard is an example of the Modified Pueblo Revival property type through its low-profile scale, native sandstone exterior walls, protruding vigas, and a flat roof.

The Utility Area Housing possesses a distinct architectural character, evoking a sense of the Rustic era in which considerable thought and craftsmanship were important component in the design. This residential architecture offers a significant early example of the trend toward a standardized NPS Rustic style. The properties blend harmoniously with the natural and cultural surroundings, exhibit intensive use of hand labor and reject regular and symmetric building forms. Hallmarks of this design style include a medium pitched roof with rusticated cedar shingles, a mitered sandstone foundation, board and batten exterior and stone chimneys. The buildings, in conjunction with the vehicular circulation system and spatial organization contribute to the rustic feeling associated with this designed landscape.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Designed Landscape

Current and Historic Use/Function:

Primary Historic Function: Government Office

Primary Current Use: Government Office

Other Use/Function	Other Type of Use or Function
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Administrative Office (HDQS)	Current, Historic
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Dormitory (Bunkhouse)	Current, Historic
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Equipment/Vehicle Storage	Current, Historic
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Fire Cache	Current, Historic
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Fire Station-Other	Current, Historic
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Fuel Distribution System	Current, Historic
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Fuel Storage Site	Current, Historic
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Maintenance Facility	Current, Historic
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Multi-Use Building	Current, Historic
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Parking Area	Current, Historic
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Pedestrian Circulation	Current, Historic
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Playground	Current, Historic
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Removed Structure	Current,
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School	Historic
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Secondary Structure (Garage)	Current, Historic
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Single Family House	Current, Historic
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Small Residential Landscape	Current, Historic
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Sports/Athletic Field	Current, Historic
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Storage Yard (Open Area Used)	Current, Historic
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Subdivision/Planned Community	Current, Historic
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Vehicular Circulation	Current, Historic
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Warehouse (General Supply Storage)	Current, Historic
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Current and Historic Names:

Name	Type Of Name
Park Service utility unit (1933)	Historic
Gov't. Utility Area (1936)	Historic
Park Service Utility Area (1951)	Historic
Maintenance Area (1962)	Historic
Park Service Temporary Housing Unit (1933)	Historic
Housekeeping Cabin Area (1935)	Historic
Park Service Housing Group (1951)	Historic
Maintenance Yard	Current
Utility Area	Current
Utility Area Housing	Current

Chronology:

Year	Event	Annotation
CE 1906	Established	Congress establishes Mesa Verde National Park for the provision of protecting "ruins and other works and relics of prehistoric or primitive man" (Torres-Reyes, 1970).
CE 1924 - 1929	Established	By the end of the 1920s, an unorganized utility area had been established in the headquarters area. The original utility area included approximately seven buildings, corrals, a barn, and several ancillary structures.
CE 1932	Planned	By 1932, a Park Development Outline for Mesa Verde National Park ("Six Year Plan") was formulated. The plan comprehensively addressed the need to redevelop and overhaul existing park infrastructure and plan for new facilities. The outline called for the relocation of the original park utility area from the headquarters loop to a new location.
CE 1933	Built	The south equipment shed (no. 50) is first structure to be designed and fully constructed in the new maintenance yard (TIC 4979; MVP 401-01-431; DNR-UAHD 1993).
CE 1933	Designed	The design for the "Temporary Park Service Housing Unit" (Utility Area Housing) site plan is generated. The plan allows for an access road that traverses the length of the housing unit site and terminates in a circular cul-de-sac loop. The schematic concept delineates ten housing footprints and individual parking spurs (TIC 3007C).

Year	Event	Annotation
CE 1933	Developed	A 35-acre contour map is generated for the new maintenance yard. Roads and building sites to be cleared are staked. Plants and soils to be salvaged are transplanted to the headquarters loop (Richey and Bennet, 1933).
CE 1933	Established	The ECW Act was passed as part of President Franklin Roosevelt's New Deal, establishing Emergency Conservation Work crews (later known as the CCC) throughout national parks.
CE 1933	Graded	An access road is graded from the main park entrance road to the new maintenance yard site (MVP 601-01-3055).
CE 1933 - 1935	Built	Early 1930s. Three vegetated islands are constructed at the maintenance yard.
CE 1933 - 1942	Established	The Civilian Conservation Corps (CCC) is established at Mesa Verde National Park.
CE 1934	Altered	An indoor wash facility (additional 272 sq. ft.) is added to the bunkhouse (no. 16) in the utility area.
CE 1934	Built	An arched-shaped bituminous-surfaced walk and flagstone stairs that traverse the front area of the bunkhouse (no. 16) and mess hall (no. 58) are constructed from the utility area to link the neighboring maintenance yard (TIC 5000).
CE 1934	Built	Mitered sandstone curbing is installed along the periphery of the parking area between the bunkhouse and mess hall in the utility area (TIC 5000).
CE 1934	Built	The coal shed (no. 48) is the third structure constructed in the new maintenance yard (MVP 620-02-774).
CE 1934	Built	The gas and oil house (no. 52) is the second structure constructed in new maintenance yard. One cylindrical fuel pump mounted on concrete pedestal is installed in front of the building (TIC 4979; MVP 620-01-781).
CE 1934	Graded	A portion (1/2) of the access road that leads to the "Park Service Temporary Housing Unit" (Utility Area) is graded. Additionally, the triangular-shaped access road and parking area to the exterior of the bunkhouse (no. 16) and mess hall (no. 58) is graded.
CE 1934	Graded	The two road spurs that comprise the vehicular access system to the maintenance yard are graveled and surfaced.
CE 1934	Moved	The bunkhouse (no. 16) and mess hall (no. 58) are relocated from the original NPS utility area in the headquarters loop to an area adjacent to the new maintenance yard building cluster. (TIC 4979, 4974F) The mess hall served the seasonal employees in the bunkhouse and adjacent housing units, as well as personnel (TIC 3007).

Year	Event	Annotation
CE 1934	Moved	The formative stage of developing the new maintenance yard focuses on relocating government maintenance buildings from the existing maintenance yard (headquarters area). Structures relocated include: north equipment shed (no. 49); warehouse (no. 53), ice house (no. 54), garage (no. 55), and carpenter shop (no. 56). (TIC 4979, 4974F, DNR-UAHD 1993) See TIC 6 (Warehouse – 1924), TIC 81 (Carpenter Shop – 1929), TIC 82 (Ice House – 1929), TIC 92 (Equipment Shed – ca. 1929).
CE 1935	Altered	A porch is added to the mess hall (no. 58) (TIC 5022, DNR-RAHD).
CE 1935	Built	A row of eight cottages (nos. 18-25) and the temporary engineering office (no. 17) are completed within the utility area (ECW Activities 1935; TIC 5024 & 5022).
CE 1935	Built	In the maintenance yard, approximately 200-feet of mitered 6" [above grade] sandstone curbing is installed by CCC work crews. The curbing is primarily laid along the periphery of the upper parking and vehicular access area (crossbar of the T) and is also used to delineate three vegetated traffic islands.
CE 1935	Built	The paint house (no. 70) is constructed in the maintenance yard (DNR-UAHD 1993).
CE 1935	Built	Two bituminous-surfaced (asphalt) walks that lead from the maintenance yard to the neighboring Utility Area Housing are constructed.
CE 1935	Graded	"Service roads" for accessing rear entry of bunkhouse and mess hall are constructed in the utility area. (TIC 5000) Parking spurs are graded to provide parking for nine cottages (nos. 17-25). Two subgrade culverts and masonry headwalls are constructed (TIC 3059, 3047, 5000).
CE 1935	Graded	Fine grading for "landscaped effect" is performed around cottages (nos. 18-25), the engineering office (no. 17), mess hall (no. 58), and bunkhouse (no. 16) in the utility area (ECW Activities 1935, project 702).
CE 1935	Graded	The remaining portion of the access road within the utility area is graded and terminates in a circular cul-de-sac loop.
CE 1936	Altered	The CCC adds a basement to the warehouse (no. 53) in the maintenance yard (DNR-UAHD 1993).
CE 1936	Built	CCC work crews (nos. 26-35) construct ten bituminous walks that lead from the parking spurs to each door of the cottages in the utility area; flagstone steps as part of the walkway features (nos. 23, 38, 29, 30); dry stacked boulder and stone retaining walls as part of the parking spur features (nos. 26, 28, 29, 32, 33, 34, 35).
CE 1936	Built	Circa 1936. A playground is added to the triangular space east of the bunk house (no. 16) and mess hall (no. 58).

Year	Event	Annotation
CE 1936	Built	In the utility area, three culverts, catch basins and masonry headwalls (adjacent to residence nos. 27, 30, 32) are constructed as part of the access road (loop) extension.
CE 1936	Built	Ten additional cottages (nos. 26-35) are fully constructed and comprise a lower row of dwelling units (19 units total) in the utility area.
CE 1936	Built	The lumber shed (no. 57) is constructed in the maintenance yard (DNR-UAHD 1993).
CE 1936	Designed	Three stone residences for "Permanent Employees" are designed to replicate the architecture in the residential area of the headquarters loop. The three units are to be sited around a circular cul-de-sac in the utility area. The stone buildings are never constructed (TIC 3047).
CE 1936	Graded	The housing area access road is extended to form a vehicular access "loop", that provide access to a future "row" of housing units. Ten parking spurs are also graded near each housing unit within the utility area.
CE 1936 - 1937	Paved	The utility area loop access road, parking spurs, and vehicular storage areas are paved with bituminous surfacing (Horton, 1994).
CE 1937	Built	The fire cache (no. 51) is constructed in the maintenance yard. (DNR-UAHD 1993) A flagstone retaining wall and stairs that project from the rear of the fire cache are constructed.
CE 1941	Altered	Circa 1941. Improvements to the gas and oil house (no. 52) include the expansion of the concrete pedestal and installation of an additional fuel pump.
CE 1941	Altered	The ice house (no. 54) is converted for use as an electrician's shop.
CE 1941	Designed	An assembly building and formal walks are proposed to be constructed on the backside of the bunkhouse (no. 16) and mess hall (no. 58), thereby creating a cluster of three employee-related structures in the utility area. The structure is never built (TIC 2046).
CE 1944	Damaged	Fire damages the south end of the garage (no. 55) in the maintenance yard, but the structure is repaired (DNR-UAHD 1993).
CE 1945	Destroyed	One residence (no. 30) is destroyed by fire and never rebuilt. Currently, propane tanks exist in this location.
CE 1946	Altered	The engineer's office (no.17) is converted for use as a schoolhouse (through 1953).
CE 1950	Altered	By 1950, the mess hall (no. 58) is used as a community building.
CE 1953	Altered	Circa 1953. The mess hall (no. 53) is converted for use as a schoolhouse.
CE 1953	Altered	The schoolhouse (no. 17) is converted for use as a residence within the utility area.

Year	Event	Annotation
CE 1953	Built	Circa 1953. The wash house (now the snowblast shed, no. 176) and adjacent grease rack are constructed in the maintenance yard (DNR-UAHD 1993).
CE 1953	Built	The oil pumphouse (no. 152) is constructed in the maintenance yard (DNR-UAHD 1993).
CE 1957	Altered	The utility area bunkhouse (no. 16) is converted for use as a duplex dwelling.
CE 1958	Altered	Two additional bays are added to south end of the garage (no. 55) in the maintenance yard (MVP620-02-6464).
CE 1960	Altered	Additions are added to four cottages (nos. 20, 21, 22, 25). The alterations are characterized by concrete block foundations (lower floor) that support board and batten exterior walls (upper floor) (MVP 620-01-6711, 67170; DNR-RAHD).
CE 1960 - 1969	Moved	1960s. Three mobile trailers are moved to the circular cul-de-sac location within the utility area. These are replaced twice in 1984 and the 1990s.
CE 1960 - 1979	Removed	1960s or 1970s. Two vegetated islands edged with sandstone curbing (1935) in the top part of the "T" are removed from the maintenance yard. The area is paved.
CE 1962	Built	By 1962, a 15,000 gallon oil storage tank is installed near the oil pumphouse (no. 152) in the maintenance yard.
CE 1970 - 1979	Altered	1970s. The mess hall (no. 58) is converted for use as dormitory-style housing for researchers (1970s) and members of the fire crew.
CE 1970 - 1979	Built	Circa 1970s. In the maintenance yard, underground fuel tanks, fuel dispensers (pumps) and concrete pedestals are constructed adjacent to the oil pumphouse (no. 152), but area later removed in 2002.
CE 1978	Memorialized	September 6. Mesa Verde National Park is designated a Cultural World Heritage Site.
CE 1980 - 1989	Altered	1980s. In the maintenance yard, a fiber optics utility corridor is excavated to the west of the lower parking area and results in an "open" disturbed right-of-way that leads from the maintenance yard in the direction of the Hogan area.
CE 1980 - 1989	Altered	1980s. Original wood-frames multi-paned windows are replaced with aluminum storm windows on the utility area cottages, mess hall and bunkhouse (DNR-RAHD).
CE 1980 - 1989	Altered	1980s. Solar panels are added to residences (nos. 20-26) within the utility area (DNR-RAHD).
CE 1980 - 1989	Altered	1980s. The loading platform of the upper parking and access lot is expanded in the maintenance yard. As a result, a portion of the stone retaining wall (1937) is concealed by soil fill.

Year	Event	Annotation
CE 1980 - 1989	Moved	1980s. A Mission 66-era firehouse (no. 182) is relocated to the maintenance yard from the Navajo Hill/Far View area (constructed in 1965) (TIC 3410A).
CE 1980 - 1999	Paved	1980s to 1990s. The third vegetated island in the lower parking area of the maintenance yard (1935) is removed and the area is paved.
CE 1981	Altered	The ice house (no. 54), used as electrician's shop from 1941 to 1981, is converted to a plumbing shop within the maintenance yard.
CE 1984	Altered	The three mobile trailers in the utility area circular cul-de-sac are replaced.
CE 1985 - 1989	Built	Late 1980s. A modular-style equipment shed (no. 192) is constructed in the lower parking area of the maintenance yard.
CE 1985 - 1989	Demolished	Late 1980s. The oil pumphouse (no. 152) is removed from the maintenance yard.
CE 1990 - 1999	Altered	1990s. The mobile trailers in the utility area circular cul-de-sac are replaced for a second time.
CE 1990 - 1999	Built	1990s. A modular-style sand/gravel shed (no. 191) is constructed in the lower parking area of the maintenance yard.
CE 1998	Altered	At the maintenance yard, the fire cache (no. 51) is adapted for use as an electrician's shop.
CE 1998	Built	Small storage shed for no. 16 is constructed within the utility area.
CE 2000 - 2007	Established	The maintenance yard and utility area are documented in a draft CLI completed by Shapins Associates and Mesa Verde park staff.
CE 2002	Built	New fuel house is constructed (no. 197) in the maintenance yard.
CE 2002	Destroyed	The bunk house (no. 16) and a cottage (no. 31) are burned during the Long Mesa 2002 Fire. They are not rebuilt.
CE 2002	Removed	In the maintenance yard, the circa 1970s underground fuel tanks, fuel dispensers (pumps) and concrete pedestals are removed.
CE 2005	Removed	Three trailers in the utility area are permanently removed.
CE 2007	Established	A Level II CLI is completed for the Utility Area.
CE 2010 - 2012	Established	The Level II CLI is revised and completed to reflect current conditions.

Physical History:

Development under Nusbaum: 1921-1932

Nusbaum endorsed the concept of comprehensive planning for future development, a primary goal drafted by the NPS in 1918 shortly following the establishment of the federal agency in 1916. Site plans were necessary for both government and private park concessionaires and were to be organized “to avoid mistakes in the location and design, which the [park] service inherited.” Several of Nusbaum’s initial plans established use zones for both government and concessionaire’s facilities.

Because of lack of planning, by the end of the 1920s, over a dozen permanent government structures and an expansive concession operation comprised the headquarters area. As visitation grew and park facilities expanded, demands on park maintenance increased. An area approximately five hundred feet northwest of the administration building cluster evolved as a “hub” for government maintenance activities during the early years and later developed as a more “permanent” facility. Between 1924 and 1929, the original NPS utility area in the headquarters area included approximately seven buildings, corrals, a barn and several ancillary structures. Although the central location within the headquarters area provided access to government and concessionaire facilities, the maintenance yard was poorly arranged, inadequate in size and was exposed to the public. Although a new maintenance facility was not constructed under Nusbaum’s first tenure as superintendent, the foundation for park’s infrastructure emerged under his leadership.

The issues inherent with the Maintenance Yard at Mesa Verde National Park were familiar to the Planning and Design Branch of the NPS. Other park service units, particularly in the western United States, were beset by similar dilemmas as a result of ad hoc development and reactive planning that occurred during the formative years of park development. In response to these widespread inadequacies, prototypical schematic diagrams of park facilities, including utility and maintenance areas were developed during the early 1930s under the leadership of NPS landscape architects and engineers. Plans for maintenance units commonly incorporated equipment sheds, garages, warehouses and shops for machinery, blacksmithing, electrical work, painting, plumbing and carpentry.

Housing and mess halls, often arranged around a “service court,” were commonly included as a necessary component of the maintenance facility. By 1932, a Park Development Outline for Mesa Verde National Park (“Six Year Plan”) was formulated during Superintendent C. Marshall Finnan’s tenure. The plan comprehensively addressed the need to redevelop and overhaul existing park infrastructure and plan for new facilities. The outline called for the relocation or demolition of several structures in the existing utility area. Five of these structures (bunkhouse, no. 16; mess hall, no. 58; carpenter shop, no. 56; ice house, no. 54; and garage, no. 55) were to be moved to a new Maintenance Yard and two buildings were to undergo demolition and material salvage. Despite plans for demolition, all seven buildings were moved to the new utility area. It is unknown what happened to the stable and corral, but both were likely used in another location on Chapin Mesa.

Beyond the basic engineering constraints of suitable terrain, provision of water, and accessibility, the location of the new NPS Utility Area was to be as inconspicuous as possible and situated so as not to intrude upon scenic vistas or the visitor experience. Maintenance and residential facilities were sited in locales distinctly separate from public use areas, but in neighboring areas that allowed for efficiently functioning. Thus a site was chosen approximately 600 feet to the west of the entrance road 1-1/4 mile to the north of the headquarters area. The sizeable woodland buffer to the east and lower elevation of the site naturally concealed the service yards from the road corridor. The need to visually camouflage the new district also influenced the enclosed central service court where maintenance activities would be screened from public view.



Bunkhouse/duplex (no. 16), October 1932. Source: Markley, Mesa Verde Archives, 9031.

CCC Era: 1933-1937

Site work in the new NPS Utility Area commenced in 1933 with clearing and grubbing to accommodate circulation, parking and storage and buildings. New construction commenced with the fabrication of the south equipment shed (no.50) in the Maintenance Yard and would eventually include about a dozen buildings in the NPS Rustic style of architecture. Relocation of five buildings from the original utility area (nos. 49, 53-56) occurred the following year, thereby forming an enclosed court that formed the crossbar of the T. In addition to the south storage shed, the CCC constructed five other structures (gas and oil house, no. 52; coal shed, no. 48; paint house, no. 70; lumber shed, no. 57), including the Modified Pueblo Revival style fire cache (no. 51).

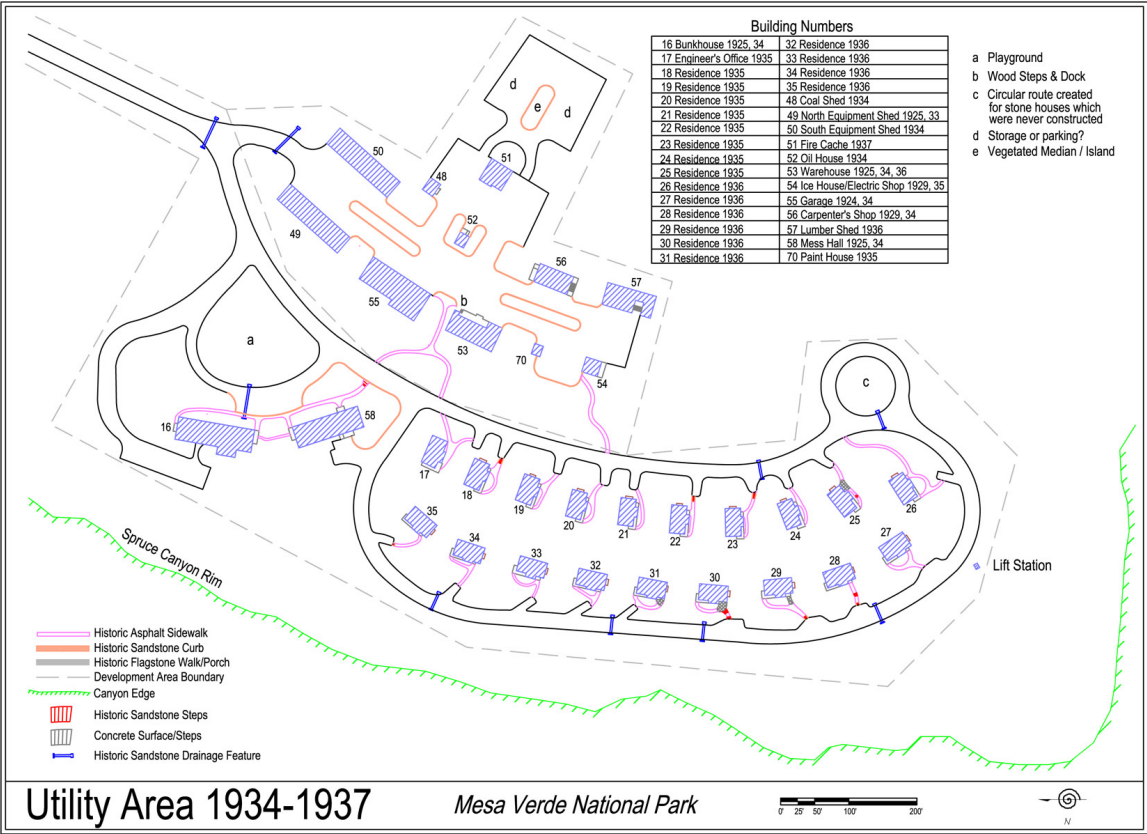
Landscape improvements implemented by the CCC between 1935 and 1937 included the installation of vegetated medians/islands, sandstone curbing, bituminous walks, retaining walls and masonry head and end walls of culvert drainage features.

The distinguishable "T" plan of the NPS Maintenance Yard allowed for ease of access to shops, garages, storage buildings and oil (gas) houses that lined the perimeter of the paved area. Based on a symmetrical design, the development accommodated separate government (NPS) and operator's (concessionaire's) utility or maintenance yards. The two distinct maintenance areas branched in opposite directions from the access road off of the entrance road. Central to the plan were the bunkhouse (no. 16) and mess hall (no. 58) that created a communal node. These two buildings were also relocated from the original utility area at park headquarters in 1934. Although the NPS Maintenance Yard underwent rapid development over a five-year period, the concessionaire's utility area was never executed.

A road spur to the future housing district was graded in 1934 in conjunction with construction in the neighboring Maintenance Yard. CCC employees relocated an employee bunkhouse (no. 16) and mess hall (no. 58) from the original utility area to the housing area, which comprised a communal node that faced onto a triangular-shaped loop drive. Further development of this "commons" area (now a playground) incorporated site improvements such as sandstone curbing and bituminous walks.

The following year (1935), eight cottages (nos. 18-25) and a temporary engineer's office (no. 17) were constructed in the Utility Area as outlined in the 1933 Master Plan. The simple building forms, exposed fascias, sandstone chimneys and foundations and rough wood siding of the buildings continued to embody the characteristics of the Rustic style. The row of housing units were sited approximately 20 feet from the access road and evenly spaced at 35 to 40 foot intervals. Although the 1933 Master Plan recommended construction of only nine units, the need for additional housing rapidly led to the construction of a supplementary row of eleven cottages (nos. 26-35).

The housing area access road, modified to provide access to the additional cottages, formed a one-way loop that traversed the periphery of the development. Individual parking spurs were graded at equal distances to the interior roadway and asphalt and flagstone paths and stone retaining walls completed the design.



Site plan of the Utility Area during the period between 1934 and 1937. Source: Level II CLI.



Southern view of one of the Utility Area Residences. "NPS Rustic" style features include sandstone foundations, wood siding, and retention of native landscape material, February, 1935. Source: Markley, No. 809, Mesa Verde Archives.



The fire equipment storage shed or fire cache (no. 51) is the only example of the Modified Pueblo Revival style in the Utility Area, January 26, 1937. Source: Photographer Unknown, No. D-156, Mesa Verde Archives.

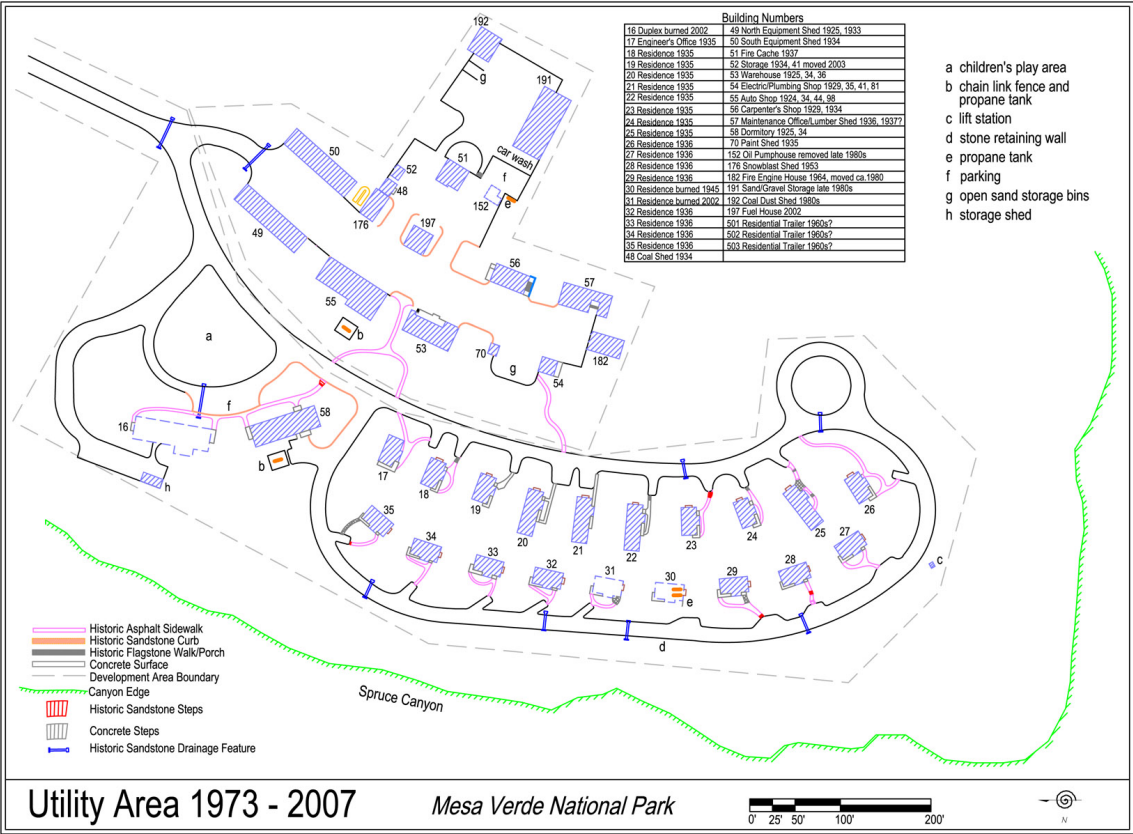
WWII and Beyond: 1943-present

Although modifications to the historic designed landscape in the Maintenance Yard have occurred since 1943, the alterations have not been exceedingly disruptive to the original design scheme. Primary changes to the site relate to the addition of buildings that disregard the NPS Rustic style aesthetic. These adjustments include addition of the wash house (snowblast shed, no. 176), a Mission 66 firehouse (no. 182), a modular-style sand/gravel shed (no. 191), equipment shed (no. 192), and a new fueling station (no 197). Moreover, several rustic-style landscape features, such as some of the sandstone curbing and three vegetated traffic islands within the Maintenance Yard were removed. In spite of these adaptations to the original scheme, the T-shaped configuration and the majority of buildings have retained their original forms and detailing.

Increased staffing and the need for employee-related facilities presumably prompted redevelopment proposals at the park. In 1950, concept plans projected expanding the Utility Area Housing to accommodate three large-scale two-bedroom duplex units and ten to twenty single-detached dwellings. However, these plans were never executed. New construction of NPS facilities at Mesa Verde was again set in motion during the mid-1950s with the multimillion-dollar capital improvement program of Mission 66. Yet the Utility Area Housing remained intact.

The remaining seventeen cottages (no. 17-29, 32-35) have received minor exterior alterations during the previous half-century. Since 2000, wood-framed windows have been replaced with aluminum storm windows and the interior of some of the cottages have been rehabilitated. During the early 1960s, four dwelling units (nos. 20, 21, 22, 25) were remodeled to include additional rooms. Although the facade treatment (board and batten) used in the upper floor replicated historic materials, the base of concrete blocks differed significantly from the traditional sandstone foundations.

The introduction of ornamental plant species and small plot gardens has altered the “woody” environment that once characterized the exterior spaces. Additionally, residents of the area have further personalized the space with gardens, lawn ornaments, and other small-scale features. In 2002, the character of the surrounding canyon changed as the Long Mesa fire burned several hundred acres, leaving charred trees visible adjacent to the residential area. Additionally, two buildings were destroyed in the fire and were not rebuilt.



Site plan of the Utility Area during the period between 1938 and 1972. Source: Level II CLI.



The Utility Area as seen from the porch of the Warehouse (no. 53). The southern equipment shed (no. 50), gas & oil house (no. 52), and fire cache (no. 51) are shown, January 20, 1941. Source: Fluckey, No. 1558, Mesa Verde Archives.



Parking area in the Maintenance Yard. Notice the log bollards used for parking delineation, nd. Source: Photographer Unknown, Mesa Verde Archives.



Bunk house (no. 16) and grounds, 1975. Source: Photographer Unknown, Mesa Verde Archives, 8539.



Bunkhouse (no. 16) and grounds, October 1979. Source: Wenger, Mesa Verde Archives, 9031.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Assessment of integrity is based on an evaluation of the existence and condition of physical features dating from a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. As noted in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, "Integrity is the ability of a property to convey its significance...Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant." The seven aspects of integrity included in the National Register criteria are location, design, setting, materials, workmanship, feeling, and association.

LOCATION

Location is the physical place where the historic property was constructed or the place where the historic event occurred. The location of a property is an important factor in determining why the property was created. If a property is separated from its location, the recapture of a sense of historic meaning and character is fragmented.

The Utility Area landscape has remained in its original location along the eastern rim of Spruce Canyon. This location offered vegetative and topographic screening from the road, thus endorsing the concept of separation of public use and employee facilities. Individual features such as the majority of the historic NPS Rustic style residences, maintenance buildings, pathways, sandstone curbing, drainage, and playground area also remain in their original locations. Although a portion of the roadside sandstone curbing has been paved over with asphalt, many of the contributing features from the period of significance survive in their original locations, so that integrity of location is retained. Retains Integrity.

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property or its significant alteration. The design of a historic property reflects the functions, technologies, and aesthetics of its period of significance, and can include elements such as massing, spatial arrangement, site layout, texture and color of materials, style of ornamental detailing, and type of vegetation.

The Utility Area was designed by NPS planners, while the construction was carried out by the Civilian Conservation Corps. Design significance is evident in the building form, circulation configuration, native materials and spatial organization. The site plan is organized around the curvilinear vehicular circulation system, which is economical in terms of acreage required for road construction and therefore generates only a moderate level of adverse environmental impacts to the site. Buildings are spatially organized in accordance with roads, drives and parking areas and are typically utilitarian and simple in form. A simple design vocabulary and prototypical form of buildings -- gabled roofs, overhanging eaves, exposed fascias and scale -- contributes to complementary building assembly in the NPS Rustic style. Small-scale features, such as sandstone curbing, are typically Rustic in character and appropriately scaled within the context of the surrounding natural areas. Despite the contemporary materials of some features, such as concrete and asphalt, the many of the landscape features remain true to the original site plan, including walks, roads, and parking areas. Retains Integrity.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the physical place where a property was built or an event occurred, setting refers to the character of the site. Setting includes the physical elements of a site, such as spatial organization, land use, vegetation, topography, circulation, and small-scale features. Setting also includes the character of the contextual lands that surround a historic property.

The developed Utility Area appears much as it did during the historic period, except that the surrounding pinon-juniper woodland has changed and has been diminished. Many trees between the houses have been, cut down, burned or died from other causes, while trees in the surrounding canyon were burned in the 2002 Long Mesa fire. Although most of the vegetation that surrounded this area has been altered, the topography still screens the area from the park entrance road and visitor view.

In addition, the positioning and arrangement of structures in relation to the neighboring canyon is significant in terms of the setting. Views from the area to the canyon remain distinct. This aspect has essentially undergone no detectable modifications since the period of historic development.

Retains Integrity.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies.

The application of native materials in the construction of buildings and constructed landscape features is a distinguishing characteristic of the district. Stone and wood utilized in the fabrication of buildings continues to serve as an identifiable design element endorsed by NPS Rustic designers from the period of significance. This is most evident in the structural supports (timbers), facade surfaces (board and batten, lapped siding), roof shingles and building foundations and chimneys (sandstone). The use of native stone (mitered sandstone blocks, flagstone and large boulders) and asphalt surfacing reflects a conscious effort to design with locally available materials that fit with the indigenous landscape. Retains Integrity.

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Expressions of workmanship at the Utility Area are mainly expressed in the design and construction of the small-scale landscape features, buildings, and circulation paths. The structures of the Utility Area form a cohesive collection illustrating Rustic style design reflective 1920s and 1930s park planning ideals and CCC-implemented projects. One of the most notable hallmarks of this design style is hand craftsmanship, particularly hand-hewn timbers and the stonework of curbs, walls, steps, foundations, chimneys, culvert headwalls and drop inlets. Most of these features have had little maintenance over the years, though remain in remarkable condition, illustrating the craftsmanship of the CCC. Retains Integrity.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. In conjunction with location and setting, feeling describes what the property feels like or the senses it evokes to a person on the property.

The district evokes a distinct character of an earlier era in which considerable thought and hand craftsmanship are important components in the design of service-oriented and domestic areas that correspond to the surrounding natural environment. The buildings, curvilinear circulation system, materials and spatial organization collectively contribute to the Rustic feeling associated with this district. Additionally, the enclosed maintenance yard still retains its utilitarian feeling, while the close spatial relationship of the Utility Area Housing evokes an intimate small-scale feeling reminiscent of a small village. Retains Integrity.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. A property with high integrity of association portrays its historic character through physical elements and their relationships to each other. Like feeling, association is based on individual and/or community perceptions.

The Utility Area continues to function in the capacity for which it was designed - as the government maintenance center and as a residential community. The association with the CCC and Rustic design survives through the design of buildings, circulation systems, materials and organization. Similarly, the site's association retains integrity as an example of park planning ideals of the 1920s and 1930s era that advocated separation of uses – particularly visitor and employee uses – which is conveyed through the distinctive and segregation of land utilization. Retains Integrity.

Landscape Characteristic: Archeological Sites

Not used.

Landscape Characteristic: Buildings and Structures

Over three dozen buildings comprise the Utility Area, many of which date from the period of significance. Several architectural types characterize the district, although the NPS Rustic style is the dominant form represented. (See the end of the Buildings and Structures section for further discussion of architectural styles within the area.) The construction of the district was first initiated when some seven Rustic style buildings were moved from the old utility area at the headquarters area to the new Utility Area in 1934, as specified by the 1933 Master Plan. The remainder of structures were built during the following three years and continued to replicate traditional Rustic design patterns. The buildings and structures largely contribute to the historic associations of this development with the CCC.

Maintenance Yard

From 1934 to 1937, the Maintenance Yard contained 11 buildings. The north equipment shed (no. 49), garage (no. 55), warehouse (no. 53), paint shed (no. 70), and ice house (no. 54) lined the west side of the top of the “T”. In a parallel arrangement to the east were the south equipment shed (no. 50), coal shed (no. 48), gas and oil house (no. 52), carpenter’s shop (no. 56), and lumber shed (no. 57). Additionally the fire cache (no. 51) was located in the center of the “T” east of the gas and oil house (no. 52).

Between 1938 and 1972, two structures were added to the complex. A snow blast shed (no. 176) was added to the space between the south equipment shed (no. 50) and the gas and oil house (no. 52), immediately adjacent to the coal shed (no. 48). An oil pumphouse (no. 152) was constructed south of the fire cache (no. 51). The ice house (no. 54) was also converted into an electric shop during this time.

Further changes were made to the Maintenance Yard from 1973 to the present. In the central part of the “T” the oil pumphouse (no. 152) was removed and the gas and oil building (no. 52) was moved and converted into storage. In its place, a fuel house (no. 197) was erected. In the lower portion of the “T” two buildings were constructed—a sand/gravel storage building (no. 191) and an equipment storage building (no. 192). A fire engine house (no 182) was also built at the south end of the cross bar of the “T”.

Today, 16 buildings comprise the Maintenance Yard and are arranged in a “T” configuration. The buildings face inward, which provides for easy access to the warehouse, sheds, garages, storehouses and shops in this area. In general, buildings in this area are not intended to exhibit the same level of construction detailing characteristic of public facilities dating from the 1910s to 1930s. However, the employment of rough-cut sandstone, board and batten siding, wood shingles and gabled roofs at a 1:2 or 2:3 pitch are distinctive building features in this locale. These features are attributed to the NPS Rustic style of design that became the standard for building design between the 1920s and 1940s in national parks. The majority of the buildings were relocated by CCC work crews in 1934, or constructed by the Corps between 1933 and 1937. Many of these buildings have undergone minor alternations, yet their historic integrity is not compromised. Further discussion about each of the buildings is addressed below.

Coal Shed/Blacksmith Shop (no. 48)

Constructed by the CCC in 1934 as a utilitarian style building, this building was originally designed for coal storage. The heavy wooden frame supported coal materials that were stored within this structure. The location of the building near the parking area allowed for ease of access for loading coal reserves. Today, the structure is used as a blacksmith shop.

North Equipment Shed (no. 49)

The north equipment shed is a simple, open NPS Rustic style building that accommodates nine parking/storage bays (originally with sliding wood doors). Constructed in 1925 and moved to the site in 1933-1934, this building was relocated from the original maintenance area by CCC work crews. It is characteristic of national park structures that employed NPS Rustic expression such as hand hewn log columns, angular bracket supports and exposed rafters.

South Equipment Shed (no. 50)

The south equipment shed is simple open NPS Rustic style building constructed in 1933-1934 to accommodate eight parking/storage bays (originally with sliding wood doors) and an enclosed office/tool room. It is nearly identical in form to its counterpart to the north equipment shed and was the first maintenance building to be fully constructed by the CCC in the Utility Area.

Fire Cache/Electric Shop (no. 51)

The fire cache is positioned in the center of the paved stem of the “T” formation of the Maintenance Yard. Constructed in 1937 with mitered sandstone blocks, this building exhibits the Modified Pueblo Revival style more common throughout the headquarters area. This single-bay structure with wooden doors, built by the CCC, was the final Depression-era addition to the Maintenance Yard. Today, the building is used as an electric shop.

Gas and Oil House/Storage (no. 52)

Purely utilitarian in nature, the small wood-framed utilitarian building is covered with a roof and walls of galvanized sheet iron. Similar in size and construction to the fuel building located in the CCC Utility Area, the use of sheet iron as a siding material was intended to reduce the risks of fire hazards. This building served as the “Mesa Verde Fleet Gas Station” until it was moved from the center of the Maintenance Yard to a location adjacent to the coal shed/blacksmith shop no. 48) in 2002-2003. Today the building is used as storage.

Warehouse (no. 53)

Designed with flexible, undifferentiated floor space, the warehouse (originally built in 1924-1925) was relocated from the original utility area to the new Maintenance Yard during initial construction of the Utility Area in 1934. The Rustic style building also has a basement for storage and employs typical rustic design detailing such as board and batten siding, a gabled roof and stone foundation.

Ice House/Electric and Plumbing Shop (no. 54)

Formerly constructed as the ice house in 1929, the building was relocated from the former maintenance yard by the CCC in 1934-1935. It was converted into the electric shop in 1941 and then into the plumbing shop in 1981. The building is characterized by board and batten siding, front-oriented gabled roof, exposed rafters and wooden shingles.

Garage/Auto Shop (no.55)

Constructed in 1924 and relocated from the original utility area by the CCC in 1934, this building was designed for vehicular equipment storage and repair. The scale and layout is prototypical of other NPS garage buildings. Circa 1998, the southwestern end of the building was converted into an employee break room. The building continues to be used as an auto shop.

Carpenter's Shop (no. 56)

Characterized by a single gable roof form, the simple "boxed" Rustic style carpenter shop exhibits wood shingles, board and batten siding and exposed rafters. Constructed in 1929 in the original NPS utility area and moved in 1934, the shop is similar in appearance to the adjacent warehouse (no. 53), equipment sheds (no. 49-50), and the ice house (no. 54) that date from the 1920s.

Lumber Shed/Maintenance Office (no. 57)

Constructed as a CCC-project, this NPS Rustic style building is similar in style to other buildings that line the interior paved court of the Maintenance Yard. The architectural detailing is particularly notable in the treatment of native sandstone. The building was built in 1936, and later at an unknown date, the southern half of this building was converted to maintenance offices.

Paint House (no. 70)

The utilitarian style paint house was constructed in 1935. It is a simple, gabled, wood framed structure sheathed in corrugated galvanized sheet iron to reduce the risks of fire hazards.

Snowblast Shed (no 176)

Near the north equipment shed stands the snow blast shed which was the first building constructed outside of the period of significance in 1953. Similar in construction to the gas oil house (no. 52), this building is a frame structure constructed of painted corrugated galvanized iron sheets and houses snow removal equipment.

Fire Engine House (no. 182)

Constructed in 1957 (or 1964) on Navajo Hill, the building was moved to the Maintenance Yard circa 1980. The building dates to the Mission 66 era and is compatible with neighboring buildings in the sense that it is constructed of rough exterior siding that is typical of most structures in the area. Additionally, the scale and orientation of the building is not disruptive to the original site plan.

Equipment Shed (no. 192)

Constructed in the late 1980s, the equipment shed is a modular or "pre-fabricated" metal building. The building bears little resemblance to other buildings in the area. The scale of the building exceeds that of neighboring buildings, the metal facade materials and color diverge from historic wall treatments use of natural materials; the pitch of the roof, or workmanship notable in buildings that date from the 1930s. However, the location at the periphery of the lower parking area (stem of the T-shape) helps to mitigate the visual impacts to this historic character of the area.

Sand/Gravel Storage (no.191)

Constructed in the late 1980s or early 1990s, this building is similar in form and scale to the equipment shed (no. 192). The location along the periphery of the lower parking area (stem of the T-shape) diminishes visual impacts to the historic qualities of the area.

Fuel House (no. 197)

The fuel shelter was constructed in 2002 by NPS staff to house new above ground gas tanks required by the Environmental Protection Agency and rests on the original location of the gas and oil house (no. 52).

Other buildings that are present within the Maintenance Yard as of 2010 include two small storage sheds (no. 600-601), a temporary outhouse (no. 602), and an office trailer (no. 603). Both storage sheds are sheathed in wooden planks with a corrugated metal gable roof.

Utility Area Housing

From 1934 to 1937, the Utility Area Housing consisted of 19 cottages arranged in two rows with a bunkhouse and mess hall sited to the north. Minor modifications occurred to the buildings from 1938 to 1972. The most notable change was the loss of cottage (no. 30) to fire. Additional changes occurred between 1973 and the present. Four residences (no. 20, 21, 22, and 25) were expanded with larger footprints. The original wood-framed windows were also replaced with aluminum windows on a number of cottages. Perhaps the most notable alteration in appearance through the area has been the white paint that replaced the original unfinished wood siding color. Three temporary trailers (no. 501, 502, and 503) were located along the circle turnaround east of the housing area, but were removed between 2007 and 2010. Further changes in the buildings occurred in 2002 when the bunkhouse (no. 16) and a cottage (no. 31) burned in the Long Mesa fire. However, the form, scale and materials of the buildings have undergone relatively imperceptible modifications and the structures retain their historic character.

Residences (no. 17-25)

The CCC work crews constructed the initial row of cottages (nos. 17-25) in 1935 along an access road with views to Spruce Canyon. The simple building forms, exposed fascias, sandstone chimneys and foundations and rough wood siding embodied characteristics inherent to the NPS Rustic architecture. The proximate location of the buildings at 35 to 40-foot intervals and egalitarian site plan is replicated in the lower row of cottages (no. 26-35) built in 1936.

Residences (no. 26-29, 32-35)

Constructed in 1936, the later residences (nos. 26-29, 32-35) are identical in form to residence nos. 17-25. These buildings were constructed parallel to the topographic contours to form a lower row of cottages. One residence (no. 17) first served as an engineering office and/or residence from 1935-1946. From 1946-1953, it was used as a schoolhouse, at which point, the building changed back to a residence. Residence nos. 30 and 31 were destroyed by fire in 1945 and 2002, respectively. However, the foundations of these residences remain visible on the ground plane. Although minor alterations to the cottages have occurred since they were initially constructed, the historic character and original design intent remain largely intact.

Bunkhouse/Duplex (no. 16)

This building, together with the mess hall (no. 58) exhibited a slightly dissimilar appearance to the neighboring houses. The structure was compatible with the NPS Rustic design, featured board and batten exterior walls resting on a cut sandstone foundation. The CCC relocated the 1925 building from the former utility area at the headquarters area in 1934. Throughout the 20th century, the building has served many uses. Beginning in 1925, the structure served as a dormitory-style residence, which later changed to a duplex housing unit from 1957-2002. It was destroyed by fire in 2002.

Mess Hall/Dining Hall (no. 58)

Originally constructed in 1925 in the original utility area at the headquarters loop, the CCC moved this building to its present-day site in 1934. Porches and a basement were added to the communal dining hall in 1936 in anticipated increase of use. From 1950 to circa 1952, the structure served as a community building before it was converted into a schoolhouse. From circa 1970 to the present, the building has been used as a dormitory-style residence. The building form and architectural style resemble that of the formerly adjoining bunkhouse. The exterior rustic appearance remains intact and contributes to the architectural assemblage of the cottages.

Playground

Situated between the Maintenance Yard and Utility Housing Area resides a children's playground containing mid-20th century playground equipment including a slide, a swing set, and a sand box. The playground space appears to date to the 1934-1937 era, although the actual play equipment does not. It is unclear whether the metal and post wire fence and wooden gates surrounding the playground area dates to the period of significance.

National Park Architectural Styles

Utilitarian Style.

The utilitarian architectural style shares many characteristics with NPS Rustic design in terms of scale, form and simplicity. The most notable difference is the absence of hand workmanship and use of architectural details, such as stone foundations and hand-hewn logs. Wood timber frames that are covered by corrugated sheet iron and painted natural colors characterize the buildings in the utility area that exemplify this style. The straightforward construction and minimal use of materials affords for inexpensive construction and ease of renovation, adaptive use and translocation. This building style is typically constructed for utilitarian and functional needs and is often serves in the capacity of materials or equipment storage, or workshops. nos. 48, 52, 70

NPS Rustic Style.

The NPS Rustic architectural style, embraced by the NPS from the 1920s to the 1940s, is evidenced in the design of structures and landscape features in the Utility Area. This style is rooted in the nineteenth-century English gardening tradition and popularized in the United States by the pastoral ideas conveyed in writings of Andrew Jackson Downing during the 19th century. In 1918, development policy drafted by the newly formed NPS stated, "in the construction of roads, trails, buildings and other improvements, particular attention must be devoted always to the harmonizing of these improvements with the landscape" (NPS – Report of the director of the NPS, 1918). "Successfully handled, it is a style that, through the use of native materials in proper scale... gives the feeling of having been executed by pioneer craftsmen with limited hand tools. It thus achieves sympathy with natural surroundings and with the past." (Good, 1938) The expression of this cultural tradition is characterized by the use of timber columns with stone foundations, pitched, overhanging roofs, board and batten siding, exposed rafters and straightforward forms that respond to the surrounding rugged, wooded environment of Utility Area. nos. 17-29, 32-35, 49, 50, 53, 54, 55, 56, 57, 58.

Modified Pueblo Revival Style.

The fire cache or present-day electrician's shop is the only example of the Mesa Verde Modified Pueblo Revival style found in the Maintenance Yard. This architectural form is associated with the first administration term of Superintendent Jesse Nusbaum who was involved in the design development of the park's administration area between 1921 and 1931. Both the building materials and construction techniques are associated with the Modified Pueblo Revival style borrowed primarily from the Hopi Native American Tribe. (Soulliere, 1988)

Mission 66 Style.

The Mission 66 style, exemplified in the fire station (no. 182), is typically characterized by simple, boxy forms, flat roofs with lack of exterior ornament. This design philosophy rejects the romantic, rustic style in favor of modern and easily constructed structures. Promoted ardently by NPS Director Conrad Wirth (1951-1964) the Mission 66 style adopted modern methods of architectural design and rejected the picturesque prototype that characterized building forms in the 1920s and 1930s. As a result, Mission 66 was a period of experimentation with new structural forms, modern materials and machine driven construction. This architectural tradition that endured for about 25 years may be observed in Mesa Verde at the Far View Lodge and Visitor Center area, Morefield Campground and Wetherill Mesa.

CONTRIBUTING FEATURES:

Maintenance Yard

- Coal Shed/Blacksmith Shop (no. 48)
- North Equipment Shed (no. 49)
- South Equipment Shed (no. 50)
- Fire Cache/Electric Shop (no. 51)
- Gas and Oil House/Storage (no. 52)
- Warehouse (no. 53)
- Ice House/Electric and Plumbing Shop (no. 54)
- Garage/Auto Shop (no. 55)
- Carpenter's Shop (no. 56)
- Lumber Shed/Maintenance Office (no. 57)
- Paint House (no. 70)

Utility Area Housing

- Residences (no. 17-25)
- Residences (no. 26-29, 32-35)
- Mess Hall/Dining Hall (no. 58)
- Playground

NONCONTRIBUTING FEATURES:

Maintenance Yard

- Snowblast Shed (no 176)
- Fire Engine House (no. 182)
- Equipment Shed (no. 192)
- Sand/Gravel Storage (no. 191)
- Fuel House (no. 197)
- Storage Sheds (no. 600-601)
- Temporary outhouse (no. 602)
- Office Trailer (no. 603)

MISSING FEATURES:

Maintenance Yard

- Oil Pumphouse (no. 152), 1953, removed late 1980s

Utility Area Housing

- Bunkhouse/Duplex (no. 16), 1925, destroyed by fire 2002
- Residence (no. 30), destroyed by fire 1945
- Residence (no. 31), destroyed by fire 1945
- Three trailers (no. 501, 502, 503), removed sometime between 2007 and 2010

Character-defining Features:

Feature Name: Coal Shed/Blacksmith Shop (no. 48)

CLI Feature ID: 162480

Feature Contribution: Contributing

CRIS-HS Resource ID: 51820

CRIS-HS Resource Name: Utility Area Blacksmith Shop

CRIS-HS Resource Number: HS-0048

FMSS Record Type: Location

FMSS Record Number: 46159

Feature Name: North Equipment Shed (no. 49)

CLI Feature ID: 162472

Feature Contribution: Contributing

CRIS-HS Resource ID: 51821

CRIS-HS Resource Name: Utility Area N. Vehicle and Equipment Storage Shed

CRIS-HS Resource Number: HS-0049

FMSS Record Type: Location

FMSS Record Number: 46162

Feature Name: South Equipment Shed (no. 50)

CLI Feature ID: 162474

Feature Contribution: Contributing

CRIS-HS Resource ID: 51822

CRIS-HS Resource Name: Utility Area S. Vehicle and Equipment Storage Shed

CRIS-HS Resource Number: HS-0050

FMSS Record Type: Location

FMSS Record Number: 46163

Feature Name: Fire Cache/Electric Shop (no. 51)
CLI Feature ID: 162482
Feature Contribution: Contributing

Feature Name: Gas and Oil House/Storage (no. 52)
CLI Feature ID: 162476
Feature Contribution: Contributing

CRIS-HS Resource ID: 51741
CRIS-HS Resource Name: Utility Area Gas Station
CRIS-HS Resource Number: HS-0052
FMSS Record Type: Location
FMSS Record Number: 46194

Feature Name: Warehouse (no. 53)
CLI Feature ID: 162578
Feature Contribution: Contributing

Feature Name: Ice House/Electric/Plumbing (no. 54)
CLI Feature ID: 162610
Feature Contribution: Contributing

Feature Name: Garage/Auto Shop (no.55)
CLI Feature ID: 162582
Feature Contribution: Contributing

Feature Name: Carpenter's Shop (no. 56)
CLI Feature ID: 162843
Feature Contribution: Contributing

Feature Name: Lumber Shed/Maintenance Office (no. 57)
CLI Feature ID: 162580
Feature Contribution: Contributing

Feature Name: Residence (no. 17)
CLI Feature ID: 162584
Feature Contribution: Contributing
CRIS-HS Resource ID: 51808
CRIS-HS Resource Name: Utility Area Residence No. 17
CRIS-HS Resource Number: HS-0017
FMSS Record Type: Location
FMSS Record Number: 46134

Feature Name: Residence (no. 18)
CLI Feature ID: 162616
Feature Contribution: Contributing
CRIS-HS Resource ID: 51807
CRIS-HS Resource Name: Utility Area Residence No. 18
CRIS-HS Resource Number: HS-0018
FMSS Record Type: Location
FMSS Record Number: 46135

Feature Name: Residence (no. 19)

CLI Feature ID: 162586

Feature Contribution: Contributing

CRIS-HS Resource ID: 51806

CRIS-HS Resource Name: Utility Area Residence No. 19

CRIS-HS Resource Number: HS-0019

FMSS Record Type: Location

FMSS Record Number: 46136

Feature Name: Residence (no. 20)

CLI Feature ID: 162612

Feature Contribution: Contributing

CRIS-HS Resource ID: 51805

CRIS-HS Resource Name: Utility Area Residence No. 20

CRIS-HS Resource Number: HS-0020

FMSS Record Type: Location

FMSS Record Number: 46137

Feature Name: Residence (no. 21)

CLI Feature ID: 162594

Feature Contribution: Contributing

CRIS-HS Resource ID: 51804

CRIS-HS Resource Name: Utility Area Residence No. 21

CRIS-HS Resource Number: HS-0021

FMSS Record Type: Location

FMSS Record Number: 46138

Feature Name: Residence (no. 22)

CLI Feature ID: 162614

Feature Contribution: Contributing

CRIS-HS Resource ID: 51810

CRIS-HS Resource Name: Utility Area Residence No. 22

CRIS-HS Resource Number: HS-0022

FMSS Record Type: Location

FMSS Record Number: 46139

Feature Name: Residence (no. 23)

CLI Feature ID: 162588

Feature Contribution: Contributing

CRIS-HS Resource ID: 51811

CRIS-HS Resource Name: Utility Area Residence No. 23

CRIS-HS Resource Number: HS-0023

FMSS Record Type: Location

FMSS Record Number: 46140

Feature Name: Residence (no. 24)

CLI Feature ID: 162844

Feature Contribution: Contributing

CRIS-HS Resource ID: 51812

CRIS-HS Resource Name: Utility Area Residence No. 24

CRIS-HS Resource Number: HS-0024

FMSS Record Type: Location

FMSS Record Number: 46141

Feature Name: Residence (no. 25)

CLI Feature ID: 162622

Feature Contribution: Contributing

CRIS-HS Resource ID: 51813

CRIS-HS Resource Name: Utility Area Residence No. 25

CRIS-HS Resource Number: HS-0025

FMSS Record Type: Location

FMSS Record Number: 46142

Feature Name: Residence (no. 26)

CLI Feature ID: 162636

Feature Contribution: Contributing

CRIS-HS Resource ID: 51814

CRIS-HS Resource Name: Utility Area Residence No. 26

CRIS-HS Resource Number: HS-0026

FMSS Record Type: Location

FMSS Record Number: 46143

Feature Name: Residence (no. 27)

CLI Feature ID: 162638

Feature Contribution: Contributing

CRIS-HS Resource ID: 51815

CRIS-HS Resource Name: Utility Area Residence No. 27

CRIS-HS Resource Number: HS-0027

FMSS Record Type: Location

FMSS Record Number: 46144

Feature Name: Residence (no. 28)

CLI Feature ID: 162620

Feature Contribution: Contributing

CRIS-HS Resource ID: 51816

CRIS-HS Resource Name: Utility Area Residence No. 28

CRIS-HS Resource Number: HS-0028

FMSS Record Type: Location

FMSS Record Number: 46145

Feature Name: Residence (no. 29)

CLI Feature ID: 162624

Feature Contribution: Contributing

CRIS-HS Resource ID: 51817

CRIS-HS Resource Name: Utility Area Residence No. 29

CRIS-HS Resource Number: HS-0029

FMSS Record Type: Location

FMSS Record Number: 46146

Feature Name: Residence (no. 32)

CLI Feature ID: 162628

Feature Contribution: Contributing

CRIS-HS Resource ID: 51802

CRIS-HS Resource Name: Utility Area Residence No. 32

CRIS-HS Resource Number: HS-0032

FMSS Record Type: Location

FMSS Record Number: 46148

Feature Name: Residence (no. 33)

CLI Feature ID: 162626

Feature Contribution: Contributing

CRIS-HS Resource ID: 51801

CRIS-HS Resource Name: Utility Area Residence No. 33

CRIS-HS Resource Number: HS-0033

FMSS Record Type: Location

FMSS Record Number: 46149

Feature Name: Residence (no. 34)

CLI Feature ID: 162634

Feature Contribution: Contributing

CRIS-HS Resource ID: 51800

CRIS-HS Resource Name: Utility Area Residence No. 34

CRIS-HS Resource Number: HS-0034

FMSS Record Type: Location

FMSS Record Number: 46150

Feature Name: Residence (no. 35)

CLI Feature ID: 162694

Feature Contribution: Contributing

CRIS-HS Resource ID: 51818

CRIS-HS Resource Name: Utility Area Residence No. 35

CRIS-HS Resource Number: HS-0035

FMSS Record Type: Location

FMSS Record Number: 46151

Feature Name: Mess Hall/Dining Hall (no. 58)
CLI Feature ID: 162696
Feature Contribution: Contributing

CRIS-HS Resource ID: 51824
CRIS-HS Resource Name: Utility Area Residence No. 58
CRIS-HS Resource Number: HS-0058
FMSS Record Type: Location
FMSS Record Number: 46195

Feature Name: Playground
CLI Feature ID: 162686
Feature Contribution: Contributing

Feature Name: Snowblast Shed (no 176)
CLI Feature ID: 162698
Feature Contribution: Non contributing – compatible

Feature Name: Fire Engine House (no. 182)
CLI Feature ID: 162692
Feature Contribution: Non contributing – compatible

Feature Name: Equipment Shed (no. 192)
CLI Feature ID: 162700
Feature Contribution: Non contributing – compatible

Feature Name: Sand/Gravel Storage (no.191)
CLI Feature ID: 162688
Feature Contribution: Non contributing – compatible

Feature Name: Fuel House (no. 197)
CLI Feature ID: 162684
Feature Contribution: Non contributing – compatible

Feature Name: Storage Sheds (no. 600-601)
CLI Feature ID: 162690
Feature Contribution: Non contributing – compatible

Feature Name: Office Trailer (no. 603)
CLI Feature ID: 162724
Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Residence No. 29 of the Utility Area Housing, constructed in the NPS Rustic Style of architecture, June 2010. Source: K. Miller, National Park Service.



Plumbing Shop within the Maintenance Yard, constructed in 1929 in the NPS Rustic Style, June 2010. Source: K. Miller, National Park Service.



Utility Area Residence No. 27, June 2010. Source: K. Miller, National Park Service.



From L to R: The Snow Blast Shed, Blacksmith Shop, and Oil House, June 2010. Source: K. Miller, National Park Service.



Playground space north of the cottages, surrounded by a wire fence with wooden gates, June 2010. Source: K. Miller, National Park Service.

Landscape Characteristic: Circulation

The construction of the district dates to an era when the automobile was used as the primary mode of transport. Therefore, the site plan of the Utility Area, including the location of buildings and spatial arrangement, is shaped by the scale and blueprint of the roads. Drives, individual parking spurs and large areas designated for automotive equipment comprise the vehicular circulation system that allows for economical passage of cars and trucks that access the district from the adjacent park entrance road. The pedestrian circulation system is internally oriented and augments the road system by connecting paved vehicular parking areas to buildings. Several informal footpaths between the Utility Area Housing and the Maintenance Yard are evident, though it is unclear for how long they have been maintained.

Maintenance Yard

The road and parking for the Utility Area dates to 1933 (grading) and 1934 (gravel surfacing) in tandem with construction of the site. The “T” configuration of the vehicular “court” provides the framework that governs the placement of buildings around the perimeter of the paved area. The point of ingress and egress near the northeast area of the site allows for controlled entry to the development. Only two walkways link the maintenance area to the neighboring residential area.

Utility Area Access Road

The access road that leads from the park entrance road was graded in 1933 and later surfaced in 1934. The two-lane road is approximately 400 feet in length and departs the entrance road at an acute angle, thereby inhibiting direct views into the development from the entrance road.

Upper and Lower Parking Lots

The concern for concealment of maintenance activities from public view led national park designers

to design maintenance areas in which garages and shops were connected to form an enclosed central court. The paved road and parking are examples of this design concept that allows freedom of movement within a contained area.

The crossbar of the "T" pattern (upper lot) was originally conceived for parking of maintenance vehicles; the base of the stem (lower lot) was designated for storage of equipment and construction materials. By 1941, the surface of the upper lot was replaced with bituminous material. Two traffic islands in the middle of the arm of the "T" assisted to control the direction of vehicular flow and visually soften the expanse of gravel surface at the upper lot. The traffic islands were removed circa 1960s or 1970s to provide a greater level of vehicular movement throughout the court.

The lower parking area was originally constructed to hold large maintenance vehicles and to accommodate loading of materials from the platform area adjacent (east) of building 51. Access to this area is gained through a narrow drive to the north of the fire cache that links the upper and lower areas. The use of the lower parking lot has been altered due to the construction of modern prefabricated buildings adjacent to the paved surface. Although the expansive facility continues to provide parking and storage, the parking lot is more heavily used to load and unload stored materials such as sand and gravel. Similar to the upper lot, the lower lot historically had a traffic island in the center, which was removed in the 1980s or early 1990s.

The T-shaped parking and access area continues to function in the same manner as originally intended. Although modified building uses and infill development have altered levels and types of vehicular activity since the 1930s, the paved "court" retains its historic character.

Utility Walkways

Two 4-foot wide asphalt walks that lead from the Maintenance Yard to the neighboring Utility Area Housing were constructed as part of the development plan in 1934 and 1935. Originally conceived as a somewhat symmetrical pattern (as outlined in the 1933 Master Plan), the alignment was altered prior to construction (as shown on MV 5021, Sheet 3). The two walks extend from: (1) an area between the garage (no. 55) and warehouse (no. 53) and the bunkhouse/mess hall node (no. 16 and 58), and (2) the plumbing shop (no. 54) to the housing area access road near residences no. 20 and 21. The walks appear to be unaltered from the period of significance.

Trails

Unimproved, historic trails traverse in a southeasterly direction from the Maintenance Yard that dates from the 1930s. One trail extends from the area between the lumber shed (no. 57) and carpenter shop (no. 56) to the public campground before crossing to the west into Spruce Canyon (as shown on MV-121, Sheets 3, 6 and 7). The alignment of this footpath has been compromised by land disturbance activity along much of the corridor at the present day.

Social Trails

Five informal dirt footpaths navigate from the Utility Area Housing to the Maintenance yard. Two extend from the residential cul-de-sac where former residential trailers resided and three extend along the northern rim of the residential loop road. The westernmost path extends between the north equipment shed (no. 49) and the auto shop (no. 55) to the playground area. Just east of this path extends an informal access path from the loop road to the chain link fence and propane tank. East of the formal paved access path is a dirt/concrete path extending from the paint shed (no. 70) to the residential loop road. These trails have likely developed over time as short-cuts through the landscape.

Utility Area Housing

Within the housing area, circulation features consist of the loop road with cul-de-sac spur that encompasses the cottages, triangular loop adjacent to the bunkhouse and mess hall, and several parking spurs and walks. The majority of these features date to the period of significance.

Residential Loop Road

A residential loop road with a cul-de-sac spur remains from the original design that dates from 1934 to 1936. Initially, only the easternmost segment of the loop road was constructed to provide access to residences nos. 17-26. When an additional row of cottages (nos. 27-35) was constructed, a western extension was graded, creating a looped road configuration. This loop road provided 19 individual automobile parking spurs (typically ten feet in width).

Cul-de-Sac Spur

An 80-foot-diameter cul-de-sac at the southernmost area of the loop access road is part of the original design for the residential area. As outlined in the 1933 Master Plan, the circle would provide access to three stone homes for permanent employees to be designed in the Mesa Verde Modified Pueblo Revival style. The stone homes were never constructed, though the area has occasionally been used for temporary trailer sites. At the time the Level II CLI was completed in 2007, three trailers were sited along the cul-de-sac. However, as of 2010 they have been removed. Today, the cul-de-sac provides parking for employees and a central vegetated island that contributes to the natural, rustic setting.

Bunkhouse/Mess Hall Triangular Loop Road

The access to the front of the bunkhouse and mess hall is achieved through a one-way loop that lies between the cottage area access loop and the entrance road to the Maintenance Yard. The drive also provides for several 90-degree parking spaces. In a similar fashion to the circular cul-de-sac, the triangular loop encircles a playground area with native vegetation that provides for visual screening and achieves a naturalistic effect in keeping with Rustic design styles.

Residential Walkways

Four-foot-wide pedestrian walks lead from the individual parking spurs to a residential cottage. Typically, the path forks to provide access to two doorways of the cottages. Elevation grade changes were accommodated by sandstone steps that were incorporated into the walkway system. Over time, some of the second entry paths have been removed.

The original surfacing for most of the pathways was bituminous asphalt, a "signature" material used during the 1930s by CCC crews throughout Mesa Verde National Park. This material provides a flexible and plastic walking surface that sits upon the natural landscape with only a modest level of visual detection. Additionally, bituminous concrete was characteristically utilized in national parks for pedestrian paths prior to WWII due to the economical cost, ease of transport and undemanding preparation of the sub base.

The asphalt surfacing of the walks has experienced deterioration since it was first installed. Several walks have been replaced with Portland cement concrete, therefore necessitating construction of additional stairs due to grade changes that are difficult to accommodate with concrete materials. Of twenty walkways that lead to residential structures, thirteen have undergone some form of modification.

The following is an inventory of walks in the Utility Area Housing site:

Residence 17: primary and secondary entries, asphalt walk retained (fully intact)
Residence 18: primary entry, concrete walk replacement; secondary entry, obliterated
Residence 19: primary entry, concrete walk replacement; secondary entry, asphalt walk retained
Residence 20: primary and secondary entries, concrete walk replacement
Residence 21: primary and secondary entries, concrete walk replacement
Residence 22: primary and secondary entries, concrete walk replacement; concrete steps constructed
Residence 23: primary and secondary entries, asphalt walk retained; concrete steps constructed

Residence 24: primary and secondary entries, asphalt walk retained; concrete steps constructed
Residence 25: primary entry, portion asphalt and concrete; secondary entry, concrete walk with patio extension
Residence 26: primary and secondary entries, asphalt walk retained (fully intact)
Residence 27: primary entry, flagstone; secondary entry, obliterated
Residence 28: primary entry, asphalt; secondary entry, obliterated
Residence 29: primary and secondary entries, asphalt walk retained (fully intact)
Residence 30: stone steps remaining
Residence 31: primary entry, gravel; stone steps retained
Residence 32: primary and secondary entries, asphalt walk retained (fully intact)
Residence 33: primary and secondary entries, asphalt walk retained (fully intact)
Residence 34: primary and secondary entries, asphalt walk retained (fully intact)
Residence 35: primary entry, asphalt; secondary entry, concrete (relocated to north from original path)
Mess Hall 58: entry walks, asphalt (fully intact)

(Note: The primary entry is the nearest doorway from the parking spur. The secondary entry is the farthest doorway from parking spur.)

CONTRIBUTING FEATURES:

Maintenance Yard

- Utility Area access road
- Upper parking lot in crossbar of "T" configuration
- Lower parking lot in stem of "T" configuration
- Utility walkways (2 total; from no. 53, 55 to no. 16, 58, and from no. 54 to the housing access road near residences no. 20 and 21)
- Trails from southeasterly direction from the Maintenance Yard

Utility Area Housing

- Residential Loop Road
- Cul-de-Sac Spur
- Bunkhouse/Mess Hall Triangular Loop Road
- Parking spurs
- Asphalt walks leading from housing loop road parking spurs to each residence: nos. 17, 23, 24, 26, 29, 32, 33, 34 (completely intact). nos. 18, 19, 25, 31, 35 (portions intact)
- Flagstone walk at no. 27

NON-CONTRIBUTING FEATURES:

- Social Trails (5 total)
- Concrete walks (7 total; no. 20, 21, 22, 27, 28, 30, 32)

Character-defining Features:

Feature Name:	Utility Area access road
CLI Feature ID:	162854
Feature Contribution:	Contributing

Feature Name: Upper p.lot in crossbar of "T" config.

CLI Feature ID: 162518

Feature Contribution: Contributing

Feature Name: Lower parking lot in stem of "T" config.

CLI Feature ID: 162856

Feature Contribution: Contributing

Feature Name: Utility walkways (2 total)

CLI Feature ID: 162875

Feature Contribution: Contributing

Feature Name: Trails from SE from Maintenance Yard

CLI Feature ID: 162514

Feature Contribution: Contributing

Feature Name: Residential Loop Road

CLI Feature ID: 162871

Feature Contribution: Contributing

Feature Name: Cul-de-Sac Spur

CLI Feature ID: 162869

Feature Contribution: Contributing

Feature Name: Bunkhouse/Mess Hall Triangular Loop Road

CLI Feature ID: 162530

Feature Contribution: Contributing

Feature Name: Parking spurs
CLI Feature ID: 162867
Feature Contribution: Contributing

Feature Name: Walks from p. spurs to residences
CLI Feature ID: 162644
Feature Contribution: Contributing

Feature Name: Flagstone walk at no. 27
CLI Feature ID: 162646
Feature Contribution: Contributing

Feature Name: Social Trails (5 total)
CLI Feature ID: 162648
Feature Contribution: Non contributing – compatible

Feature Name: Concrete walks (7 total)
CLI Feature ID: 162682
Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



The entrance road to the Maintenance Yard, looking southeast, June 2010. Source: K. Miller, National Park Service.



Pedestrian path leading from the Utility Area Housing to the Maintenance Yard, June 2010. Source: K. Miller, National Park Service.



Flagstone walk at Residence no. 27, June 2010. Source: K. Miller, National Park Service.

**Landscape Characteristic:
Cluster Arrangement**

Not used; See Spatial Organization.

**Landscape Characteristic:
Constructed Water Features**

Not used.

**Landscape Characteristic:
Cultural Traditions**

The Utility Area is associated with cultural traditions, such as national park planning and architectural traditions. The buildings and landscape features within the area are physical examples of these traditions that began in the 1920s and that still continue today.

National Park Planning

The technique of creating and maintaining a master plan for specific park developed areas borrowed aspects of 1920s American city planning such as zoned land-use restrictions. The residential, utility and civic (visitor use) zones delineated for Mesa Verde National Park in the 1933 Plan roughly correspond to municipal zoning classifications. The primary purpose of park master planning was to generate a logical, well-studied "general" concept plan, which specified the site location, circulation networks (pedestrian and vehicular), type of architecture, built landscape features, planting and grading. In so doing, the planning process developed by NPS chief architect Thomas Vint (NPS, 1922-1961) demonstrated how national parks -- as 20th century designed landscapes -- expressed

ideal civic arrangements. (Carr, 1998)

The Utility Area development at Mesa Verde National Park exemplifies national park planning concepts that date from the 1920s and 1930s. Under the direction of NPS chief architect Thomas Vint (NPS, 1922-1961), a Master Plan for Mesa Verde National Park (1933) was generated for all existing and future developed areas. The site plan for the Utility Area illustrates organization patterns of buildings and circulation, distinct land uses (zoning) and infrastructure. The Utility Area continues to express an association with 1930s-era park planning, as evidenced by the compact and orderly arrangement of structures, equality of building scale and functional efficiency.

Architectural Traditions

Historically, the designers and planners of America's national parks have advocated the concept that buildings and structures should visually compliment the natural landscape setting. Additionally, park architects have attempted to evoke some variation of local vernacular construction technique and workmanship in the design of park buildings. In the same vein, the materials employed in fabrication of structures were often drawn from surrounding forests and quarries. Such construction resulted in buildings that were subordinate to the exterior environment.

Early park planners and directors as well as park superintendent Jesse Nusbaum had promoted the idea of an architectural theme for park structures and buildings during the 1910s and 1920s. The materials, type of construction and details of park structures were often determined by the natural qualities of each site, including climate, weather, presence of local stone or timber, topography and the quality of the surrounding landscape. (McClelland, 1998)

In consultation with the sanitary engineers of the NPS Branch of Plans and Designs, "Standards for Housekeeping Cabins" were developed for both the government and park operators. Issued in November 1929, these standards took the form of drawings that specified physical requirements such as equipment, size of cabin and number of windows, rather than preferred floor plans or designs. By the mid-1930s, the demand for cabin development and housekeeping accommodations in national parks had increased and these standards enabled the park designers to efficiently plan for new forms of park development. (McClelland, 1998)

At Mesa Verde National Park, the prototypical architectural styles found in the Utility Area illustrate the standards endorsed by NPS architects and engineers. Additionally, most of the structures correspond to the NPS Rustic style that was promoted throughout national parks in the 1920s and 1930s. Although several other forms of architecture, such as utilitarian and the Modified Pueblo Revival style, are found in this district, these stylistic treatments share many of the principles espoused by the NPS Rustic style. Several non-conforming building types, such as prefabricated metal structures, do not embrace the architectural traditions of early national park building programs, however, these buildings do not diminish the overall historic integrity of the site.

CONTRIBUTING FEATURES:

- National Park planning traditions
- Architectural traditions

NON-CONTRIBUTING FEATURES: None.

Landscape Characteristic: Natural Systems and Features

See Topography and Vegetation.

Landscape Characteristic:

Land Use

Prior to establishment of the Mesa Verde National Park, the acreage of the present-day Utility Area was part of the Ute Mountain Ute Indian Reservation that encompassed a vast area in southwestern Colorado. Although some 42,000 acres of land were set aside as Mesa Verde National Park in 1906, the southern portion of Chapin Mesa, including the area that would be later be developed as the Utility Area, was erroneously excluded from the park. This area later came under NPS ownership in 1913 through a land exchange with the Ute Mountain Ute tribe. Since this time, the site has been managed for public recreational use and resource conservation by the federal government.

Maintenance Yard

Since its development in 1933, the Maintenance Yard has remained the primary core for NPS maintenance operations. Prior to this time, the park maintenance yard was located in an area of the present day headquarters loop. As a result of concerns related to vehicular and pedestrian congestion in the headquarters loop area during the 1920s, the yard was relocated to an area approximately one and one-quarter mile north of the park headquarters. In addition to alleviating vehicular congestion, the relocation of the maintenance facility from the headquarters area reduced objectionable noise and allowed the area to be redeveloped for visitor amenities and tent/cabin lodging facilities. The Maintenance Yard remains a distinct unit that functions in an "industrial" land use capacity. By default, the orderly and geometric arrangement of the district neatly confines maintenance uses within a compact area.

Utility Area Housing

Developed between 1934 and 1936, the housing area was originally programmed to accommodate one linear row of temporary [seasonal] cottages for NPS employees, a communal bunkhouse and mess hall complex (nos. 16 and 58), and a cluster of three houses for permanent park employees around a cul-de sac loop. The outline recommended construction of "a limited number of tent platforms with side walls" to be occupied "by those foreman or skilled workers with families that have proven their value to the park." It is likely that the availability of CCC work crews influenced a construction "change order," to fabricate permanent residences instead of temporary tent pads. In 1935, nine cottages were constructed by the CCC (nos. 17-25) and an additional ten cottages (nos. 26-35) were erected in a second row in 1936. Today, the facility continues to function in a residential capacity.

CONTRIBUTING FEATURES:

- Maintenance and "industrial" land uses
- Residential land use

NON-CONTRIBUTING FEATURES: NA

Landscape Characteristic Graphics:



The Utility Area Housing remains to be used for its original purpose – seasonal and permanent employee housing, June 2010. Source: K. Miller, National Park Service.



The Maintenance Yard is continued to be used in an industrial capacity, June 2010. Source: K. Miller, National Park Service.

**Landscape Characteristic:
Views and Vistas**

The lack of visual access to both of the areas from offsite was a prime determinant in site selection. Views from this component landscape, especially the Utility Area Housing overlook the adjacent canyons, which were recently burned in the 2002 Long Mesa fire. The arrangement of the residential cottages in rows parallel to a canyon precipice allows residents to take advantage of scenic views of the canyon.

Maintenance Yard

The site plan serves the functional requirements of vehicular ingress and egress and does not promote views of the neighboring natural landscape. Additionally, the compactness of the development, proximity and orientation of the buildings around the paved court provides for good prospect of the interior service area, but hinders views of adjacent woodlands. External views of the Maintenance Yard from the entrance road are now somewhat camouflaged by a 400-foot burned woodland buffer and sloping topography.

Utility Area Housing

This area is sited 100 to 200 feet east of the precipice of Spruce Canyon, which is easily viewed from the lower row of residential structures. Since the area is slightly more elevated than the natural landscape to the west, the panorama of the neighboring canyon drainage, sandstone cliffs and surrounding terrain is extensive. The two entrances to the cottages are located on different elevations of the buildings (upper or northern row – access along the south and west; lower or southern row – access along the west and north). These design features allowed for greater visual privacy within a compact residential development. Additionally, the lower and upper row of cottages are separated by fifty feet of vegetation, thereby allowing for greater visual access to neighboring natural areas and not into neighboring windows.

The ease of visual access to the original NPS utility area and temporary residential structures that resided within the headquarters area guided the decision to relocate the park operational facility and housing to a more secluded locale. Although not a guiding design element in the plan of the Utility Area, the views in the direction of the district from the entrance road remain fairly well screened from public observation; therefore, this landscape feature has retained historic integrity as originally intended.

CONTRIBUTING FEATURES:

- Lack of visual access to the Utility Area from offsite (i.e. park entrance road)
- Limited views of the adjacent natural landscape from the Maintenance Yard
- Internal views of the buildings and paved court within the Maintenance Yard
- Extensive panoramic views of Spruce Canyon from the Utility Area Housing (particularly building nos. 17 – 29 and 32 – 35)
- Visual privacy between houses within the Utility Area Housing

NON-CONTRIBUTING FEATURES: NA

Landscape Characteristic Graphics:



View of Spruce Canyon from Utility Area Residence No. 33, looking west, June 2010. Source: K. Miller, National Park Service.



View of access road to the Utility Area from park entrance road, illustrating limited view of Utility Area, looking south, June 2010. Source: K. Miller, National Park Service.

Landscape Characteristic:
Small Scale Features

During the period of significance, small-scale features included wood steps and a dock adjacent to the warehouse (no. 53), stone retaining walls, stone culverts, stone curbs, fences, and equipment associated with the playground. Log bollards were also used to delineate parking areas within both the Maintenance Yard and Utility Area Housing.

Today, small-scale features include a variety of detail elements that are historically important to the design of the Utility Area, as they contribute to the essential character of the landscape. Small-scale features in this area include stone curbing, retaining walls, culvert headwalls and drop inlets and boulder-lined parking spurs. The majority of these features date to the period of significance and were constructed by CCC work crews between 1934 and 1937. Other small-scale features have been added over time, such as utilities, picnic tables, signs, propane tanks, and chain link fence.

Maintenance Yard

Stone Curbing

Hand mitered sandstone curbing delineates parking and vehicular access areas and prevents vehicles from driving onto vegetation. Approximately 740 feet of stone curbing was in place throughout the Maintenance Yard by 1936 when the final CCC-era structure was constructed. This small-scale feature is characteristic of CCC construction projects implemented throughout Mesa Verde and exemplifies the NPS Rustic style.

In addition to the parking perimeter, curbing was installed around the periphery of three traffic islands (which have since been removed) to protect existing vegetation. Additionally, rough stone curbing outlined small "lawns" that once girdled the oil house and the rear of the fire cache.

Sandstone utilized for the curbing was feasibly excavated from the park sandstone quarry located approximately 1.75 miles north of the Maintenance Yard. Individual curbstones were mitered to a thickness [depth] of eight to nine inches with a length of approximately 36 inches. Stones vary in length from 32 to 48 inches and were set to expose six inches above the parking surface grade.

Although a significant percentage of sandstone curbing is extant, roughly 200 feet has been removed or has deteriorated since 1936. As a small-scale feature, the curbing continues to compliment other site and architectural masonry features of the site, such as building foundations and retaining walls.

Stone Retaining Wall

A four-foot tall stone retaining wall extends from the southeast corner (rear) of the fire cache to the south for approximately 45 feet, with the intended purpose of supporting a loading platform adjacent to the former fire cache. A stone stairway breaches the wall along the south face of the former fire cache, thereby allowing for pedestrian movement. This small-scale feature no longer functions as a structural component of the loading platform and has been compromised by the expansion of the upper landing.

Culvert Headwall and Drop Inlet

A simple stone headwall and drop inlet are located at each end of a culvert that pass beneath the access road near the entry of the Maintenance Yard. The native sandstone is laid in a natural horizontal random pattern and serves to extend the culvert opening on either side of the roadway. It is likely that CCC work crews constructed this small-scale feature during the mid-1930s.

Utility Area Housing

Stone Curbing

Hand mitered sandstone curbing delineates a parking area which serves the former mess hall. Approximately 310 feet of stone curbing was installed in 1934 following relocation of this structure from the old maintenance yard. This small-scale feature is characteristic of CCC-era improvements implemented throughout Mesa Verde developed areas during the 1930s and is found in many parks dating to this era.

Stone Culverts, Headwalls, End Walls, Catch Basins

Five drainage culverts provide for sub-grade drainage beneath the residential loop access road. These small headwall and end wall features are fabricated of horizontally stacked sandstone laid in mortar. As with most small-scale features constructed according to the tenants of NPS Rustic style design, the head and end walls are visually subordinate to the natural environment, yet exhibit a modest level of hand detailing and craftsmanship. The culverts possibly date from 1935 (upper road area) and 1936 (lower road extension) in conjunction with the development of the roadbed.

Stone Steps

As part of the site development that occurred in conjunction with construction of the ten additional cottages (nos. 26-35) constructed in 1936 by CCC work crews, sandstone steps were constructed as part of the bituminous walkway features. Large sandstone boulders were also used along the walkways to several residences. Today only four pathways continue to retain this stone feature (nos. 23, 28, 29, 30). Additionally, stone steps are found near the former mess hall in the walk that leads to the Maintenance Yard. For pragmatic reasons, the steps were constructed in areas of moderate grade of durable, locally gathered stone.

Concrete Steps

As repairs to the residential walkways have occurred, bituminous surfacing and possibly flagstone stairs have been replaced with similar features of concrete. Although the date of these modifications is uncertain, it is probable that they occurred during the 1960s and 1970s as alterations were made to the cottages. Concrete surface materials are atypical of CCC-era improvements and as such, detract from the quality of the historic fabric.

Stone Retaining Walls

Two retaining walls constructed of horizontally laid sandstone in mortar are found east of residence no. 23 and along the outer road edge near residence no. 30 [non-extant]. The walls prevent slope failure in specific areas of moderate change of grade.

Boulder Retaining Walls, Parking Spurs

Landscape grading (cut) in the vicinity of the lower row of cottages is minimized and slope erosion is controlled in a natural manner by the use of vertically stacked boulders along the perimeter of parking spurs and the road access. The oversized boulders are stacked in a random pattern and vary from one to three feet in height near six residences (nos. 26, 28, 29, 32, 33, 35). The CCC presumably completed much of this work in 1936 following construction of the cottages.

Terraced Stone Retaining Walls

Due to grade variance, three stone retaining walls that traverse an east-west direction extend from the access road to an area between three residences (nos. 33, 34, 35). These landscape features prevent the effects of erosion on the site and probably date to 1936 when the CCC implemented landscape improvements in this area.

CONTRIBUTING FEATURES:

- Maintenance Yard
 - Stone Curbing

- Stone Retaining Wall
- Culvert Headwall and Drop Inlet

Utility Area Housing

- Stone Curbing (at periphery of the asphalt surface located between no. 56-57, between no. 53-70, between no. 55-53, north of no. 56, south of no. 176, and at parking area for no.58)
- Stone Culverts, Headwalls, End Walls, Catch Basins (5 total)
- Stone Steps (5 total; at nos. 23, 28, 29, 30, 58)
- Stone Retaining Walls (2 total; at no. 23, 30)
- Boulder Retaining Walls at parking spurs (6 total; at nos. 26, 28, 29, 32, 33, 35)
- Terraced Stone Retaining Walls (3 total; from access road to nos. 33, 34, 35)
- Stone delineation between nos. 33 and 32, 34 and 35, and no. 27 and 28.

NON-CONTRIBUTING FEATURES:

- Concrete Steps
- Propane tanks
- Chain link fences
- Contemporary street lighting fixtures
- Utilities (fire hydrant/hose/electrical box)
- Utility Poles
- Dumpsters
- Picnic tables
- Fire pits
- Signs

MISSING FEATURES:

- Log bollards delineating parking areas

Character-defining Features:

Feature Name: Stone Curbing (Maintenance Yard)

CLI Feature ID: 162538

Feature Contribution: Contributing

Feature Name: Stone Retaining Wall (Maintenance Yard)

CLI Feature ID: 162548

Feature Contribution: Contributing

Feature Name: Culvert Headwall and Drop Inlet (MYard)

CLI Feature ID: 162550

Feature Contribution: Contributing

Feature Name: Stone Curbing (Housing Area)
CLI Feature ID: 162546
Feature Contribution: Contributing

Feature Name: Stone Culverts/Headwalls/End Walls (5)
CLI Feature ID: 162883
Feature Contribution: Contributing

Feature Name: Stone Steps (5 total)
CLI Feature ID: 162544
Feature Contribution: Contributing

Feature Name: Stone Retaining Walls (2 total)
CLI Feature ID: 162542
Feature Contribution: Contributing

Feature Name: Boulder Retaining Walls (6 total)
CLI Feature ID: 162652
Feature Contribution: Contributing

Feature Name: Terraced Stone Retaining Walls (3 total)
CLI Feature ID: 162656
Feature Contribution: Contributing

Feature Name: Stone delineation b/t houses (3 total)
CLI Feature ID: 162654
Feature Contribution: Contributing

Feature Name: Concrete Steps
CLI Feature ID: 162668
Feature Contribution: Non contributing – compatible

Feature Name: Propane tanks
CLI Feature ID: 162716
Feature Contribution: Non contributing – compatible

Feature Name: Chain link fences
CLI Feature ID: 162710
Feature Contribution: Non contributing – compatible

Feature Name: Contemporary street lighting fixtures
CLI Feature ID: 162706
Feature Contribution: Non contributing – compatible

Feature Name: Dumpsters
CLI Feature ID: 162712
Feature Contribution: Non contributing – compatible

Feature Name: Picnic tables
CLI Feature ID: 162720
Feature Contribution: Non contributing – compatible

Feature Name: Utilities (fire hydrant/hose/electrical)
CLI Feature ID: 162714
Feature Contribution: Non contributing – compatible

Feature Name: Fire pits

CLI Feature ID: 162708

Feature Contribution: Non contributing – compatible

Feature Name: Utility Poles

CLI Feature ID: 162704

Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Stone steps, retaining walls, chainlink fences, and propane tanks are common small-scale features throughout the housing area, June 2010. Source: K. Miller, National Park Service.



Other small-scale features around the residential area include steps, railings, trash cans, and grills, June 2010. Source: K. Miller, National Park Service.



A 4-foot tall stone retaining wall and stockpile area at the southeast corner (rear) of the fire cache, June 2010. Source: K. Miller, National Park Service.

**Landscape Characteristic:
Spatial Organization**

The original design for the Utility Area was described in the 1932 Park Development Outline and illustrated in plan form as part of the 1933 Master Plan for Mesa Verde National Park. The plan called attention to the need for a more remote maintenance area, in addition to a more remote employee housing area away from the headquarters loop. The plan also outlined an overall design philosophy that espoused a close relationship between human-made structures and the natural environment. This philosophy, known as the NPS Rustic, served as the framework for the design and site planning for the Utility Area. The Rustic style became the "envelope" within which the functional needs of the maintenance division and park residents were addressed in a manner that was sensitive and appropriate to the natural surroundings.

A site was selected for the new Utility Area that was removed from primary visitor use areas yet accessible from the entrance road. Buildings and circulation features were constructed to blend in with the surrounding landscape through the use of curvilinear forms and minimal disturbance of topography and vegetation. Site selected on Chapin Mesa largely influenced the buildable area, which led to the development of a compact maintenance and housing area. In addition to Chapin Mesa, the spatial organization of the Utility Area was determined, in large part, by the clustering of buildings by function and land use with vehicular circulation patterns inter-dispersed throughout.

Maintenance Yard

In contrast to the undifferentiated and irregular utility area at the headquarters loop (circa 1920s), the Maintenance Yard (1930s) is distinguished by a high degree of order, clear delineation and economic use of space. Park planners envisioned a more consolidated facility to house park maintenance operations, which led to a plan to cluster over a dozen structures in an efficient and compact manner.

The spatial organization of the Maintenance Yard is configured in the shape of a "T" and is characterized by an open paved court, lined by maintenance buildings. Most of the maintenance structures are sited within crossbar area of the T, while the lower "stem" traditionally provided space for parking and equipment storage. The organization of the space served several pragmatic functions: (1) to screen the interior service area from external viewing, (2) to minimize the distance that vehicles are required to drive and (3) to delineate the physical boundary of the maintenance area.

Buildings along the edge of the open court are further arranged by use. Structures that provide vehicular storage or vehicular service functions (i.e. the garage and snow blast shed) are located proximate to the site entry. Maintenance shops and warehouses are sited further from the entrance to the court. By default, this functional organization moderates the volume and level of vehicular activity within the development. These same pragmatic and utilitarian design solutions are common to other national park maintenance facilities from the 1930s.

Since the period of significance, the stem of the "T" has witnessed the greatest degree of in-fill, particularly during the 1980s-1990s. While the density of buildings within the Maintenance Yard has increased, the original "T" pattern that dates to the period of significance has been retained. Today, the entire paved court area, measuring 55 feet by 460 feet, accommodates vehicular circulation, parking, and storage, while the surrounding buildings continue to enclose the space and screen maintenance activities from view.

Utility Area Housing

The original design concept for the Utility Area Housing recommended a single row of ten tent structures to serve as temporary housing for NPS maintenance foremen and their families (Park Development Outline, 1932; Master Plan, 1933). These tent sites were to be spaced at a distance of approximately 55 feet along a road spur in 1934.

The 1933 Master Plan further developed the layout for the housing area with two distinct housing "pods" or groups of housing to accommodate park service employees and operator (concessionaire) employees. A separate residential drive leading to each "pod" branched from the main collector access in opposite directions in a symmetrically balanced or mirror-image fashion. The two distinct

housing communities were united by a centrally located communal housing and dining area (bunkhouse/mess hall) complex. However, the operator's housing "pod" was never constructed, which resulted in a somewhat ill proportioned and ill-balanced site plan.

The arrival of CCC work crews at Mesa Verde in 1933, afforded the opportunity to construct permanent forms of housing. This was realized in 1935 with the construction of eight cottages (no. 18-25) and one temporary engineer's office (no. 17) for a total of nine buildings. CCC crews also relocated a bunkhouse (no. 16) and mess hall (no. 58) from the former maintenance yard near headquarters area, thereby creating a residential hub that provided dormitory-style housing for "temporary" (seasonal) employees, as well as a dining facility that likely accommodated maintenance employees during work hours as outlined on the 1933 plan.

A year later in 1936, the need for additional permanent housing led to the expansion of the housing area to include an additional row of ten cottages (nos. 26-35). Due to a limited developable acreage, the auxiliary cottages were constructed approximately fifty feet to the west of the existing series of cottages. This arrangement resulted in an enclosed interior area (50 feet by 600 feet) that defines a more public realm, whereas the space directly to the north and south of the cottages is more easily defined as "private exterior space." Also constructed during this time was a playground space to the north of the cottages.

Since the end of the historic period, the spatial arrangement of the cottage area has not changed much. In 1941, an assembly building and formal walks were proposed for construction to the rear of the bunkhouse and mess hall, thereby creating a three-building cluster for communal use. Additionally, a few of the cottages have been enlarged over time, and three buildings were lost in the 2002 Long Mesa fire (Bunkhouse, no. 16; two cottages, nos. 30 and 31).

Nevertheless, the historic spatial organization of the site is retained. The seventeen (originally nineteen) detached cottages are bound by an exterior loop drive that provides vehicular access and parking. The cottages are evenly spaced at intervals of approximately 35 to 40 feet and enclose an interior public lawn space. The lower row of cottages is offset by approximately 50 feet from the upper row, thereby providing for greater prospect of the surrounding environment that contributes to visual privacy. The egalitarian spatial arrangement and replication of the cottage design conveys a sense of shared social status within the confines of the cottage unit sub-area. In addition, the organization of this housing cluster conforms to the natural topography as it runs parallel to the escarpment of Spruce Canyon. Overall, the spatial pattern and relationship between buildings virtually remains unaltered from the period of significance.

CONTRIBUTING FEATURES:

- Remote maintenance and housing area away from public areas
- Blending of buildings and circulation within the surrounding landscape
- Buildable area influenced by topography of Chapin Mesa
- Compact maintenance and housing area organized by function and land use
- "T" configuration of Maintenance Area
- Two row cottage arrangement of Utility Area Housing
- Communal hub of bunkhouse and mess hall
- Access road at perimeter of Utility Area Housing
- Playground

NON-CONTRIBUTING FEATURES:

- Addition of buildings in Maintenance Area (after the period of significance)
- Loss of bunk house and two cottages

Landscape Characteristic Graphics:



The center of the “T” configuration within the Maintenance Yard with the fuel house in the foreground, looking southeast, June 2010. Source: K. Miller, National Park Service.



Cluster of buildings along the cross of the “T” formation within the Maintenance Yard, June 2010. Source: K. Miller, National Park Service.



Residences along the drive within the Utility Housing Area, looking south, June 2010. Source: K. Miller, National Park Service.



Cluster of Residences within the Utility Housing Area, June 2010. Source: K. Miller, National Park Service.

**Landscape Characteristic:
Topography**

The topography of the area is flat and is bounded to the north, west and south by steep slopes that terminate in Spruce Canyon. The elevation ranges from 7,086 feet (350 feet north of residence no. 58) to 7,040 feet along the southern portion of the Utility Area Housing loop road. The building cluster rests on a 4% slope that drops in an easterly direction. The Utility Area Housing is located on moderate 10% grade that falls from the northwest to the southeast. The landform rapidly descends 200 feet to the base of Spruce Canyon from the edge of the precipice that parallels the southern portion of the loop road. The topography is important to the site plan, as it dictated the scale and orientation of the development. Although the natural topography was altered in 1933 in preparation for construction of roads and buildings, the terrain stills aids in screening the area from the park entrance road.

The suitability of the site for construction of roads and buildings in an area removed from public use was a prime determinant in selecting this locale for development during the early 1930s. The topographic setting continues to reflect the basic physical conditions and the manner in which the development is positioned in the natural environment.

CONTRIBUTING FEATURES:

- Relatively flat topography bounded to the north, west, and south by steep slopes
- Steep topography of Spruce Canyon

NON-CONTRIBUTING FEATURES: NA

Landscape Characteristic Graphics:



The Utility Area is bounded to the north, west and south by steep slopes that terminate in Spruce Canyon, July 2010. Source: Google Maps.



Generally flat terrain up to the canyon edge was an ideal location on which to construct the Utility Area, looking southwest, June 2010. Source: K. Miller, National Park Service.

**Landscape Characteristic:
Vegetation**

National park planners and managers of the 1920s and 1930s believed in protecting the natural vegetation during construction projects. As explained in 1922 by NPS Director Stephen Mather, “in all of our landscape work, the guiding principle followed is that the natural conditions of the park must be disturbed as little as possible consistent with the necessary development....” (McClelland, 1998). Design standards also subscribed to the idea that secondary or service entrances should be inconspicuous or separate from the main or public entrances and screened by a vegetative buffer.

The native flora in the vicinity of the Utility Area is typical of a pinon-juniper woodland dominated by pinon pine (*Pinus edulis*), Utah Juniper (*Juniperus osteosperma*), and Rocky Mountain Juniper (*Juniperus scopulorum*) with an understory growth of antelope bitterbrush, yucca, muttongrass, cliff rose and rabbitbrush. This vegetation provides forage, wildlife habitat, watershed protection and scenic beauty within the semiarid landscape. Much of the native shrub and tree cover was cleared within building footprints and for circulation routes during initial construction in the 1930s, leaving the remaining mature pinon and juniper and understory shrubs to screen the new development and provide for a “natural effect.” In addition, some vegetation was transplanted to barren areas in the headquarters loop.

More recently, much of the woodland to the north, east, and west of this site was burned in 2002 Long Mesa Fire. Today, the vegetation of the area exhibits the after effects of the fire with charred trees and an abundance of grasses and wildflowers.

Non-native weed species presently found in the landscape include musk thistle, Canada thistle, bull thistle, common mullein, and smooth brome.

Other existing native plant species include:
Juniperus osteosperma Utah Juniper
Juniperus scopulorum Rocky Mountain Juniper
Pinus edulis Pinon Pine
Amelanchier utahensis Serviceberry
Artemisia tridentata Big Sagebrush
Cercocarpus montanus Mountain Mahogany
Chrysothamnus nauseosus Rabbitbrush
Purshia tridentata Antelope Bitterbrush
Quercus gambelii Gambel Oak
Rhus trilobata Skunkbush Sumac
Yucca baccata Banana Yucca

Maintenance Yard

As a result of the compact site plan of the Maintenance Yard, adverse impacts to native vegetation were limited during construction. As conceptualized in the 1933 Master Plan, the natural landscape was allowed to “intrude” within spaces between building envelopes. Two vegetated traffic islands in the upper service area court and one in the lower parking area (removed 1960s or 1970s) were also constructed for aesthetic purposes, thereby reinforcing the “natural” environment within the district.

Over time, vegetation of the area has been altered. The majority of the trees around the site were impacted by fire in 2002. Others not impacted by fire have been removed as a result of hazard fuel reduction activities and safety concerns. Other vegetation has been removed for the addition of storage areas. In particular, vegetation was removed during the construction of the new fuel house (no. 197) on the former site of the gas and oil house (no. 52), and also around the fire cache/electrician’s shop (no. 51) for storage. Several areas have also been degraded due to “off road” vehicular circulation, which leads to soil compaction and decline of vegetation. This has occurred in the area between the north equipment shed (no. 49) and garage (no. 55); the area to the north of the warehouse (no.53) – used for horseshoes and picnic table, a large area to the rear of the carpenter shop and maintenance office (nos. 56 and 57); and portions of the lower parking area.

Utility Area Housing

The Utility Area Housing construction (1934-1936) required the removal of native vegetation within the building footprint areas and circulation corridors. However, the CCC made conscious efforts to protect indigenous flora in areas undisturbed by construction. Following completion of the cottages, the site was characterized by dense stands of trees, saplings and undergrowth that provided for visual screening between buildings.

Although native flora comprises most of the existing vegetation today, a large percentage of shrub and tree cover has been cleared since the period of significance. Over time, the landscape has experienced “domestication” – planting of non-native ornamental trees, shrubs and forbs, as part of the personalization of individual houses by residents. Bluegrass was seeded to provide groundcover that could withstand pedestrian traffic and prevent erosion. Small vegetable garden plots (ten feet by twenty feet) have also been planted. An apricot tree, west of residences no. 28 and 29, iris and other floral species are also present in areas adjacent to walks and building foundations. As non-indigenous plants are introduced, native vegetation has declined due to increased soil moisture (excessive watering) and foot traffic (soil compaction). Vegetation thinning in connection with hazard fuel reduction and the fire in 2002 further altered the character of the vegetation.

CONTRIBUTING FEATURES:

- Pinon-juniper woodland (Pinon Pine, Utah Juniper, Rocky Mountain Juniper)
- Understory species (antelope bitterbrush, banana yucca, muttongrass, cliff rose, rabbitbrush, serviceberry, big sagebrush, mountain mahogany, gamel oak, skunkbush sumac)

NON-CONTRIBUTING FEATURES:

- Non-native weed species (musk thistle, Canada thistle, bull thistle, common mullein, and smooth brome)
- Altered vegetation patterns due to fire, hazard fuel reduction, soil compaction
- Ornamental plants and garden spaces throughout Utility Area Housing

MISSING FEATURES:

- Vegetated traffic islands within the Maintenance Yard (3)
- Dense stands of trees, saplings, and undergrowth throughout the Utility Area Housing

Character-defining Features:

Feature Name: Pinon-juniper woodland

CLI Feature ID: 162680

Feature Contribution: Contributing

Feature Name: Understory species (native)

CLI Feature ID: 162674

Feature Contribution: Contributing

Feature Name: Non-native weed species

CLI Feature ID: 162678

Feature Contribution: Non contributing – compatible

Feature Name: Altered veg from fire/drought/soils

CLI Feature ID: 162672

Feature Contribution: Non contributing – compatible

Feature Name: Ornamental plants and garden spaces

CLI Feature ID: 162676

Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Vegetation within the Utility Area was intended to include natural vegetation around the buildings, looking west, June 2010. Source: K. Miller, National Park Service.



Following completion of the cottages, the site was characterized by dense stands of trees, saplings and undergrowth that provided for visual screening between buildings, looking northeast, June 2010. Source: K. Miller, National Park Service.

Condition

Assessment Interval (Years): 6
Next Assessment Due Date: 09/30/2024

Condition Assessment and Impacts

Condition Assessment: Fair
Assessment Date: 04/01/2007

Condition Assessment Explanatory Narrative:
The Level II CLI, completed in 2007 ranked the condition of the landscape in fair to good condition.

Condition Assessment: Fair
Assessment Date: 04/16/2012

Condition Assessment Explanatory Narrative:
Non-building landscape components are particularly in fair condition. Informal footpaths have changed throughout time, which is inconsistent with the original design. There are also invasive species issues. Park Superintendent concurred on 4/16/2012.

Condition Assessment: Fair
Assessment Date: 08/30/2018

Condition Assessment Explanatory Narrative:
The utility area landscape remains in Fair condition. The landscape features are being maintained. Superintendent concurrence on 8/30/2018.

Stabilization Measures:

Impacts

Type of Impact: Deferred Maintenance
Other Impact:
External or Internal: Internal
Impact Description: Most of the landscape and its features have not been maintained or have had little maintenance. Items include sandstone roadside curbing, asphalt pathways, flagstone pathways, stone steps, stone retaining walls and vegetation. Funding is difficult to acquire for these purposes. Impact severity is severe.

Type of Impact: Erosion

Other Impact:

External or Internal: Internal

Impact Description: The harsh climate and recent fire have led to vegetation loss and soil erosion in most areas throughout this landscape. Impact severity is severe.

Type of Impact: Fire

Other Impact:

External or Internal: Internal

Impact Description: The Long Mesa Fire of 2002 burned to the edge of this landscape. The fire also destroyed two historic homes (bldg. 16 and 31). Vegetation has continued to die since this fire. Pre-suppression efforts included a massive tree thinning operation, leaving many residential buildings unscreened and easily visible – counter to the intention of the designers. Many historic screening trees were cut. The intimacy of the wooded landscape has been lost in the last decade due to hazard fuel reduction, beetle kill and loss of vegetation due to other natural causes. Impact severity is severe.

Type of Impact: Inappropriate Maintenance

Other Impact:

External or Internal: Internal

Impact Description: Some stone features such as flagstone walkways have been improperly maintained by applying Portland cement mortar without care over the joints. Portland cement causes sandstone deterioration and erodes more slowly than the sandstone. Impact severity is severe.

Type of Impact: Pests/Diseases

Other Impact:

External or Internal: External

Impact Description: A severe drought has plagued the southwest leading to traumatic vegetation loss including much of the pinon-juniper forest in this landscape. Drought stress to pinon trees has allowed the Ips Beetle to infest Mesa Verde's pinons causing approximately a 75% mortality rate. Impact severity is severe.

Type of Impact: Neglect

Other Impact:

External or Internal: Internal

Impact Description: The landscape features including stone curbing, walkways, walls, steps and vegetation have been neglected. The integrity of several of these features is highly threatened. Impact severity is severe.

Type of Impact: Soil Compaction

Other Impact:

External or Internal: Internal

Impact Description: The Utility Area Housing was not designed to promote pedestrian traffic from one house to the next, just from the automobile to the house. Because people like to visit, there are many social trails between the houses. The area needs a landscape plan that promotes pedestrian traffic and vegetation with a low fire risk. Impact severity is moderate.

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Internal

Impact Description: Please see sections on Soil Compaction, Erosion, Fire, Pests/Disease and Visitation for further information on the condition of vegetation. The 2002 Long Mesa Fire burned around and into this component landscape. This, along with the suspension of funding for our weed program, has allowed the further intrusion of exotics, including thistle. Impact severity is severe.

Type of Impact: Removal/Replacement

Other Impact:

External or Internal: Internal

Impact Description: The replacement and addition of several buildings and the removal of the vegetated medians in the maintenance yard has somewhat derailed the original layout and feel of the area (creating less intimacy and more of an industrial, bleak feeling). However, the integrity of the area, as it was originally planned, still remains. These replacements and additions including the addition of no. 176, 182, 191, and 192 and the replacement of bldg. 52 (gas and oil house) by bldg. 197 (Fuel House). Within the Utility Area Housing area, three buildings have been destroyed by fire have never rebuilt (bldg. 16, 30 and 31). Despite this, the area still retains a high degree integrity and is a good example of a planned community.

Stabilization Costs

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

There is no approved landscape treatment for the Utility Area.

Approved Treatment Completed:

Approved Treatment Costs

Landscape Approved Treatment Cost Explanatory Description:

There is no approved landscape treatment for the Utility Area.

Bibliography and Supplemental Information

Bibliography

Citation Author:	Shapins Associates with Erika Thompson and Kathy McKay
Citation Title:	Early Park Development Cultural Landscape Inventory, Level II CLI
Year of Publication:	2007
Citation Publisher:	NPS
Citation Location:	Hard copy (draft) Level II CLI available in IMR Cultural Landscapes files. PDF copy available in CLI files and "Landscape Documents" section of CLI database.