

CHAPTER 2 ALTERNATIVES

INTRODUCTION

To accomplish the purpose of the proposed action, two alternatives were determined reasonable for further evaluation in this chapter. The alternatives under evaluation are Alternative 1-No Action, which considers existing management practices and current use of the structures, and Alternative 2-Adaptive Re-Use of Historic Structures, which evaluates a broad range of adaptive uses for the Clubhouse and Clubhouse Annex, Brown Cottage and Moorhead Cottage. The possible adaptive re-use categories have been broadly defined and result in a more general programmatic analysis. These categories were developed with input from agencies and the public during scoping. The potential effects of these alternatives on the park's resources are assessed in Chapter 4. Chapter 3 describes the affected environment in which these structures are located.

Alternatives that were initially considered but were dismissed from further evaluation are summarized following the objectives of the proposed action.

For all alternatives under consideration, the following actions are common and will be required:

- Keep the Clubhouse open to the public
- Develop a parking area and staging area for vehicles and buses
- Stabilize structures
- Abate lead and lead paint, asbestos and remove hazardous materials
- Prepare an Operations and Maintenance Plan to ensure staff and visitor safety
- Install fire suppressant systems

ALTERNATIVE 1-NO ACTION

Alternative 1 provides the baseline for assessing proposed changes to the existing conditions, including current management. With Alternative 1, only minimal safety, structural stabilization and other maintenance requirements, such as heating, climate control and fire suppression that provide for visitor safety and comfort, would be permitted. The structures would continue to be used for their existing purposes and would be managed by the National Park Service.

In May 2006, the Friends of the Johnstown Flood National Memorial, formerly the 1889 South Fork Fishing and Hunting Historical Preservation Society, transferred ownership of four historic structures to the National Park Service for preservation and management. On September 29, 2006, the National Park Service formally acquired the South Fork Fishing and Hunting Club Clubhouse, Clubhouse Annex, Brown Cottage and Moorhead Cottage, all of which are located within the South Fork Fishing and Hunting Club Historic District, St. Michael, Pennsylvania. With Alternative 1, these four structures would continue to be managed by the National Park Service in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (see **Appendix A**).

Currently, the first floor of the Clubhouse is used for special events, such as weddings, meetings and receptions. The upper floors are currently unoccupied and in need of extensive stabilization and restoration. The Clubhouse Annex is currently divided into four apartments, of which three apartments are leased as of December 2006. The Brown Cottage is divided into two separate apartments, both of which are empty. The Moorhead Cottage is vacant and undergoing stabilization. Security fencing encircles this structure to prevent trespassers and to enforce security and safety.

With Alternative 1, the NPS would continue to stabilize these structures to ensure safety to visitors and park personnel, as well as to prevent continued deterioration and damage. The historical importance of these properties would be recorded and their historic significance would be interpreted by NPS staff or by volunteers, mainly the Friends. Management prescriptions for these resources and the desired visitor conditions would be determined through a future General Management Plan. The Clubhouse Annex and the Brown Cottage would continue to be available for lease, and the Moorhead Cottage would be stabilized for safety purposes. Most likely, minimal usage of this structure would occur under this alternative.

If Alternative 1 is selected, the following actions would most likely occur:

- The National Park Service would ensure that safety and minimal resource stabilization occurs
- The Clubhouse could continue to be used for special events
- The public could have seasonal interpretive opportunities through the volunteer staff of the Friends of Johnstown Flood National Memorial
- Apartments in the Clubhouse Annex and the Brown Cottage would continue to be leased.

Currently, rentals received from tenants leasing apartments in the Clubhouse Annex generate about \$1,275 a month, or \$15,300 a year. Apartment rentals for Brown Cottage previously generated about \$1,050 a month, or \$12,600 annually.¹

Costs for capital improvements and stabilization of the four structures under Alternative 1 are estimated to total from \$500,000-\$1 million. Annual maintenance costs range between \$10,000 and \$15,000.²

ALTERNATIVE 2-ADAPTIVE RE-USE OF THE HISTORIC STRUCTURES

Alternative 2 addresses a wide range of options in which adaptive re-use of the four historic structures can be assessed. Through these broad categories, specific types of uses that were identified during scoping are discussed. These categories include the following general adaptive re-uses:

- a. Residential Use
- b. Tourism Opportunities
- c. Entertainment
- d. Community Uses
- e. Park Orientation, Interpretation and Education Uses
- f. Concessions and Exhibit Space

Proposed re-uses of the structures are not necessarily mutually exclusive. For instance, multiple uses of the Clubhouse or Moorhead Cottage could be achieved. While a hotel may be considered for the Clubhouse, a separate, compatible use, such as a restaurant, may also be considered. For Moorhead Cottage, a library and office space may be considered as multiple uses. There could be many combinations, depending on interest.

Capital improvements and stabilization costs for the four structures under Alternative 2 are expected to range between from \$1.3 million to \$3 million. As with Alternative 1, annual

¹ Keith Newlin, Superintendent, Allegheny Portage Railroad NHS/Johnstown Flood NMem.

² Ibid, email Nov. 9, 2006.

maintenance costs are estimated to range between \$10,000 and \$15,000. It should be recognized that the NPS and the Federal taxpayer would not incur the entire cost to stabilize and rehabilitate these structures. NPS would provide a “pad ready” structure for potential lessors, and once the final usage of the buildings has been selected, the lessor or occupant would incur the finishing costs needed to either open and operate the proposed business or provide the intended use.³ The following describes a range of potential uses for these structures.

a. Residential Use

The HSR determined that it would be structurally feasible to restore the Clubhouse for residential use provided the beams supporting the first floor are reinforced. The second and third floors do not require structural modifications. HVAC, wiring, plumbing and other improvements would also be needed to make it suitable for full-time residential occupancy.

The Clubhouse Annex is configured into four residential apartments, three of which are currently leased to tenants.

Brown Cottage is configured as a duplex, but it is currently empty. The cottage was determined in the HSR to be sufficient to meet code standards for residential occupancy if the south bearing line supporting the first floor is reinforced and termite damage is mitigated. Residential use of Brown Cottage would be compatible with the surrounding residential neighborhood.

Income received from rents collected from the tenants would help to support and maintain these structures as rental properties, but would not provide sufficient income for restoration purposes.

Moorhead Cottage is also configured as two side-by-side residential duplex units. The northern unit is composed of rooms facing the north elevation on the first and second floors of the house and the southern unit encompasses the remainder of the house, including the entire third floor. The northern unit was remodeled and has a 1970’s-1980’s style kitchen and bath. The framing for Moorhead Cottage was determined typical for residential use, although the timber beam along bearing line #2 supporting the first floor must be reinforced before there can be any re-use of the building. If this beam is reinforced, the structure could support residential loads of 40 pounds per square foot. The only area in the house where the structure could be substantially reinforced without dramatically altering historically significant aspects of the house is the first floor, where reinforcement could be concealed in the basement. The HSR determined that residential use was the only acceptable use for the upper floors. The HSR also suggested that an onsite caretaker could live in one of the units at Moorhead Cottage to allow for continuous oversight of the properties.

b. Tourism Opportunities

The Johnstown/Cambria County area offers a wide range of tourist attractions from shopping, museums and historic sites to active outdoor recreation activities. The core component of the Johnstown Flood NMem lies approximately 3 miles north of the village of St. Michael, where the Clubhouse, the Clubhouse Annex, the Brown Cottage and the Moorhead Cottage are located. These features are considered significant to interpreting a more complete story of the historic 1889 Johnstown Flood. The Clubhouse and its members are intrinsically linked to the disaster because of the collapse of their privately owned dam located on Lake Conemaugh. The cottages are remnants of the housing that existed in the area at the time of the flood.

³ Keith Newlin, Superintendent, Allegheny Portage Railroad NHS/Johnstown Flood NMem.

The Johnstown Flood has many tourist-related attractions associated with the historic events that occurred during and after the flood. The following is a listing of Johnstown Flood-related attractions in the area:

- Johnstown Flood National Memorial
- Johnstown Flood Museum
- Johnstown Inclined Plane
- Grandview Cemetery

In addition to sites associated with the Johnstown Flood, the region is rich with a wide range of activities and events, historic sites and tourist attractions (see **Appendix D** for a listing of many of these sites).

Use of the structures in a manner that attracts tourists into the area will involve commitment and collaboration among several groups, including, but not limited to the village of St. Michael, the National Park Service, the Friends of the Johnstown Flood National Memorial, the Johnstown Convention & Visitors Bureau, the Johnstown Area Heritage Association, the Chamber of Commerce, and many others. Promotion of the structures as part of the Johnstown Flood NMem, as well as the South Fork Fishing and Hunting Club Historic District, would most likely focus on educating and attracting tourists to the area.

Many different tourism schemes could apply to these structures, which could contribute to a viable local tourism economy. They could be linked to other related Johnstown Flood sites previously identified, or they could remain as they currently exist with minimal safety and structural improvements, they could be stabilized and minimally rehabilitated or restored, and they could be part of a larger driving tour of the Johnstown Flood NMem. NPS interpreters and the Friends' staff could continue to offer education and interpretation to tourists on either a docent-led tour, through a map and written interpretive description or through a self-guided audio tour of the district.

Tourism-related uses might include conversion of one of the structures to a B&B, a hotel, a café or restaurant, a retreat center, or a theme-related performance theater, similar to the "Lost Colony" at Fort Raleigh National Historic Site in Manteo, North Carolina. Restoration and interpretation of the buildings as they once existed would be another tourist opportunity. Other ideas involved connections to existing tourist attractions in the area.

Ancillary support services and amenities, such as restaurants, lodging, shops or other attractions are necessary to attract visitors to the area and to give them reason to return. In addition, necessary infrastructure, such as parking and restroom facilities, would be needed to support large groups or tours.

c. Entertainment

Entertainment was a popular historic use of the Clubhouse and such use was proposed during scoping. Entertainment uses could involve a black box theater; a mystery weekend; use of the structures as a film site for the Johnstown Film Festival or the Pittsburgh Film Office; and a mystery weekend and dinner venue. A suggestion was made to convert a portion of the first floor of the Clubhouse into a theater venue, such as a community black box theater, where plays or other performances and interpretive programs could be easily and economically conducted with minimal alteration to the interior structure. A black box theater is a small multi-purpose performance space with an intimate setting in which audience seating can be rearranged by performance to accommodate space needs and to provide an engaging atmosphere. Such a venue

can offer affordable fees, making the theatre ideally suited for emerging artists and groups; instrumental, dance or vocal recitals; and small ensembles or theatrical productions. Interpretive programs sponsored by NPS could be conducted in an innovative manner through a theatrical interpretive presentation.

The black box theater would consist of a simple, unadorned performance space. A portion of the first floor could be configured into a large square room with painted black walls and a flat floor. Such spaces are easily and economically constructed and maintained, and are usually home to plays or other performances with very basic technical requirements, such as limited sets, simple lighting, and an intimate focus on the story, writing and performances rather than special effects and elaborate set designs. Common floor plans involve thrust, modified thrust, and arena.⁴

To accomplish modification of the Clubhouse's first floor into a black box theater, a new sub-floor would be installed over the existing floor. A pipe would be installed around the perimeter of the ceiling to hang theater curtains which would create the "black box."

The electrical system would need to be checked and auxiliary wiring would be installed to accommodate spotlights and other theater lighting, as well as wiring for temporary space heaters and air conditioning. Although it was recommended that temporary heating and cooling be installed, permanent HVAC and climate controls will most likely be installed to minimize mold, mildew and wood rot.

A black box theater would not only be economical to construct, it would offer an amenity to the community that currently does not exist. The black box theater could either be a temporary use of the Clubhouse or a permanent use mixed with other supporting uses, such as a dinner theater. In addition to innovative interpretive performances or events associated with the Johnstown Flood, a black box theater could also be used by other community groups and schools for lectures, training sessions, other small concerts, receptions and special occasion dinner parties. Other entertainment uses of the Clubhouse might involve a mystery weekend whereby actors mix with guests and a performance, such as a murder mystery, is presented. Partial use of the Clubhouse for video games, billiards or a ballroom was suggested during scoping.

A dinner theater for the Clubhouse was also suggested during scoping and could be accommodated through modification of the kitchen facilities.

d. Community Uses

During scoping, a range of community uses for the structures was proposed. These uses included a community shelter, a senior citizens center, a library, a community center, a community art center, a clinic, a restaurant, ballroom, a local theater, video and billiard room, as well as a facility for special events. Community uses of the structures could be temporary or permanent and might require some subsidy, such as a fee for the users to rent or use space in the buildings. The sponsors of special events or community uses of the structures could contribute monetarily to the use of the building.

Most of the community uses recommended focused on space in the Clubhouse. As described in (Entertainment, a black box theater would also provide a community use that does not exist. However, use of the first floor of Moorhead Cottage as a house museum, displaying artifacts from the Club, with one room functioning as the Friends' library, was also proposed.

⁴ National Park Service. Environmental Screening Form. Revised November 2003.

e. Park Orientation, Interpretation and Education Uses

The HSR recommended that the ground floor of the Clubhouse incorporate a visitor information desk and interpretive exhibits, staff offices for the Friends group, a conference room and facility support. The Clubhouse could be converted into an auxiliary park visitor center. Interpretation and education of these structures, even during renovation, could easily occur. The visit to Johnstown Flood NMem would begin at the Clubhouse.

During scoping, it was suggested that the upper floor of the Clubhouse Annex could be used for National Park Service offices. This option would enhance security and safety of the structures by having National Park Service presence within the historic district. Occupancy of the buildings would most likely reduce police and fire needs, as vacant buildings are a potential for fire and require more patrols than buildings that are occupied. A park ranger or volunteer could economically live onsite in the Annex, Brown Cottage or in one of the upper floor apartments in Moorhead Cottage.

f. Concessions and Exhibit Space

The HSR suggested that the Clubhouse could be re-used as a hotel and a restaurant. The second and third floor of the Clubhouse could be configured to accommodate 18 hotel rooms with private baths. The ground floor of the Clubhouse could easily be adapted to incorporate a visitor information desk, a restaurant and interpretive exhibits. A gift shop, which closed in 2006, and a bookstore could be reopened as a concession and managed by the Friends of Johnstown Flood National Memorial. Books relating to the Johnstown Flood, as well as to other related sites, could be offered for sale.

During scoping, a suggestion was identified to convert the upper floor of the Clubhouse into an antique dealers' center. The first floor could be used for exhibit space for special exhibits or a permanent collection of artifacts and memorabilia from the late 19th century. An exhibit of Louis S. Clarke's photographs could be part of the permanent collection displayed in the Clubhouse.

Brown Cottage and/or the Clubhouse Annex could be managed through a concessionaire as a B&B and would be compatible with the adjacent land uses.

Moorhead Cottage could be adapted for use as a house museum on the first floor, featuring artifacts from the Club period, with one room functioning as the Friends' library. The ground floor could be equipped with limited catering facilities to allow for social functions.

MITIGATION MEASURES OF THE ACTION ALTERNATIVES

A range of mitigation measures designed to minimize any adverse effects of the preceding alternatives was developed. These measures are as follows:

- Work with private landowner and Adams Township for use of the historic carriage road that extends behind the Clubhouse and cottages for access to these structures. Use of this alternative route would alleviate traffic on local streets.
- Use park shuttle van as an alternative form of transportation
- Develop a parking area and staging area for vehicles and buses
- Abate lead and lead paint, asbestos and remove hazardous materials
- Prepare an Operations and Maintenance Plan to ensure staff and visitor safety
- Install fire suppressant systems in structures

THE ENVIRONMENTALLY PREFERRED ALTERNATIVE

The environmentally preferred alternative supports the goals of Section 101 of the National Environmental Policy Act (NEPA). These goals are—

1. fulfilling the responsibilities of each generation as trustee of the environment for succeeding generations;
2. assuring for all generations safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
3. attaining the widest range of beneficial uses of the environment without degradation, risk of health or safety, or other undesirable and unintended consequences;
4. preserving important historic, cultural and natural aspects of our national heritage and maintaining, wherever possible, an environment that supports diversity and variety of individual choice;
5. achieving a balance between population and resource use that will permit high standards of living and a wide sharing of life's amenities; and
6. enhancing the quality of renewable resources and approaching the maximum attainable recycling of depletable resources (NEPA, section 101).

Alternative 2-Adaptive Re-Use of the Structures is the environmentally preferred alternative. Adaptive Re-Use of the Structures will stabilize and vastly improve the safety of these buildings; preserve their integrity for the education and enjoyment of future generations; and will preserve important historic and cultural aspects of the story of Johnstown Flood, which is a part of our nation's history. The uses that have been evaluated in this Environmental Assessment (EA) are not exclusive. They may be used singularly or in combination with all structures. Some uses may be temporary, such as use of the Clubhouse for Entertainment purposes, and some may employ multiple uses such as a library, residential use for a caretaker and/or catering. This EA evaluates the potential impacts that could occur from any of these uses or a combination of these uses.

ALTERNATIVES CONSIDERED BUT DISMISSED

In July 2001, NPS prepared an environmental assessment (EA) of the proposed expanded boundary for Johnstown Flood NMem. Alternatives that were considered in the 2001 EA were reviewed and subsequently dismissed from further analysis for the following reasons.

Management by a Nonprofit Group

The environmental assessment for the *Draft Boundary Study*, conducted in 2001, explained that the National Park Service had worked in partnership with the America's Industrial Heritage Project and with the residents of St. Michael to develop the *Preservation and Interpretation Plan for the South Fork Fishing and Hunting Club Historic District* (1988). This plan proposed three phases for preserving and interpreting the historic district. Formation of a local historical association was recommended; subsequently, the 1889 South Fork Fishing and Hunting Historical Preservation Society was incorporated as a local nonprofit organization to support the preservation of the remaining structures of the Johnstown Flood. In 1993, the society purchased the four key structures and the side-yard parcel from private investors. Also in 1993, a Historic Structures Report was contracted through the National Park Service's Denver Service Center.⁵

On September 29, 2006, the NPS acquired the four historic structures from the Friends of Johnstown Flood NMem. The Friends lacked the resources to continue to own, manage and

⁵ National Park Service, July 2001. *Draft Boundary Study and Environmental Assessment Johnstown Flood National Memorial, Pennsylvania*. p. 9.

maintain the Clubhouse and the Clubhouse Annex, the Moorhead Cottage and the Brown Cottage properties. This alternative was dismissed due to the inability of a nonprofit group to generate sufficient funding to preserve and maintain these structures.

Sale to Private Interests with Deed Restrictions

Previous efforts were made to sell these buildings and a vacant parcel as a package with the historic preservation restrictions, but there was no interest expressed. In 1999-2000, the Friends worked with the Progress Fund, a community development financial institution, to sell the properties as a package with historic preservation restrictions. A Request for Proposals (RFP) was issued with the stipulation that the story of the Club and the Johnstown Flood be told, that the public have access to these properties, and that the redevelopment be in accordance with the *Secretary's Standards for Rehabilitation*. There were no expressions of interest in the purchase of these structures,⁶ No responses to the RFP were received. This alternative was dismissed due to lack of interest.

Ownership and Management of the Historic Properties by Another Agency

The Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation did not express interest in acquiring, preserving and or managing these structures, nor did any other local, State or Federal agency. This alternative was dismissed because of lack of interest.

Table 2-1 compares the different components of the alternatives under evaluation with the purpose of the proposed action.

⁶ Ibid. p. 9.

Table 2-1: Comparison Summary of How Alternatives Meet the Purpose of the Proposed Action, Johnstown Flood NMem

Purpose	Alternative 1-No Action Alternative	Alternative 2-Adaptive Re-Use of Structures (Agency Preferred Alternative)
To determine an appropriate adaptive re-use of the structures	<p>Alternative 1 addresses stabilizing the structures for safety and structural integrity. The current use of the structures would be maintained and public access to the Clubhouse would be retained.</p> <p>Capital improvement and stabilization costs for Alternative 1 are expected to range between \$500,000 and \$1 million. Annual maintenance costs for the four structures under Alternative 1 are estimated to range between \$10,000 and \$15,000.</p>	<p>Alternative 2 assesses six broad uses of the structures:</p> <ol style="list-style-type: none"> 1. Residential Use 2. Tourism Opportunities 3. Entertainment 4. Community Uses 5. Park Orientation, Interpretation, and Education Uses 6. Concessions and Exhibit Space <p>Capital improvements and stabilization costs for the four structures under Alternative 2 are expected to range between from \$1.3 million to \$3 million. Annual maintenance costs are estimated to range between \$10,000 and \$15,000.</p>
To preserve, protect, manage and maintain the structures to more accurately depict the story of the events leading up to and after the Johnstown Flood	<p>Alternative 1 would—</p> <ol style="list-style-type: none"> 1. ensure that safety and minimal resource stabilization occurs; 2. ensure that the Clubhouse would continue to be open to the public and that it could continue to be used for special events 3. ensure that the public could have seasonal interpretive opportunities through the volunteer staff of the Friends of Johnstown Flood National Memorial 4. ensure that that existing apartments in the Clubhouse Annex and Brown Cottage would continue to be leased. 	<p>Uses under Alternative 2 would meet the goal as follows—</p> <ol style="list-style-type: none"> 1. <u>Residential Use</u>: Under this use, the Clubhouse would be converted to residential use. Residential use would restrict public access to the entire building and would limit full interpretation of the structure. Residential use of the Clubhouse Annex, Brown Cottage and Moorhead Cottage would be compatible with historic or existing uses of these structures, with adjacent land uses and with current zoning.

Purpose	Alternative 1-No Action Alternative	Alternative 2-Adaptive Re-Use of Structures (Agency Preferred Alternative)
		<p>Interpretation of these cottages would occur from the outside and would eliminate opportunities for the public to experience the interior of the buildings. This use would not fully meet the goal of depicting the story of the events leading up to and after the Johnstown Flood.</p> <p>2. <u>Tourism Opportunities:</u> Use of the Clubhouse as a hotel or large-scale B&B, a restaurant, a visitor center or any other form of tourism would promote the structures as part of the story of the Johnstown Flood and would promote the park. Restoration of the exterior of the Clubhouse to the period of the late 19th century within the parameters of the existing building footprint would be accomplished. The first floor of the Clubhouse could be rehabilitated for mixed uses such as a visitor information desk or hotel registration desk, a gift shop, and a restaurant.</p> <p>Adaptive re-use of the Clubhouse Annex or Brown Cottage as a B&B was considered as part of tourism uses. Public access and full interpretation of these structures would be accomplished. This use would fully meet the goal of depicting the story of the events leading up to and after the Johnstown Flood.</p>

Purpose	Alternative 1-No Action Alternative	Alternative 2-Adaptive Re-Use of Structures (Agency Preferred Alternative)
		<p>3. <u>Entertainment</u>: Temporary use of the Clubhouse for a black box theater was assessed. Use of the Clubhouse as a dinner theater was also considered. The Clubhouse Annex, Brown and Moorhead Cottages were not considered for entertainment uses.</p> <p>Use of the structures for Entertainment purposes would allow for public access, interpretation and enjoyment of these structures. Entertainment use would be compatible with the historic use of the Clubhouse and would enable public enjoyment of the Clubhouse. However, this use would not fully meet the goal of depicting the story of the events leading up to and after the Johnstown Flood.</p> <p>4. <u>Community Uses</u>: A range of different community uses was proposed during scoping. Passive uses are preferred over the more active uses such as sports or athletic activities. Similar to entertainment uses, community uses would most likely be temporary and could include a senior or community center, a shelter, a library, or other uses serving the community’s needs. A library containing information and displaying artifacts on the Club and the Johnstown Flood was considered as a use for Moorhead Cottage. Community uses</p>

Purpose	Alternative 1-No Action Alternative	Alternative 2-Adaptive Re-Use of Structures (Agency Preferred Alternative)
		<p>would allow for public access and enjoyment of the Clubhouse within the parameters of the selected use, but would not necessarily be compatible with the historic use of the structure.</p> <p>Community uses were not considered for the Clubhouse Annex or Brown Cottage. Community use of the Clubhouse or other structures would not fully meet the goal of depicting the story of the events leading up to and after the Johnstown Flood.</p> <p>5. <u>Park Orientation, Interpretation, and Education Uses</u>-If park orientation is selected, the visit to Johnstown Flood NMem would begin at the Clubhouse, which could be used as an auxiliary park visitor center. Interpretation and education programs could begin almost immediately. Part of the Clubhouse or Moorhead Cottage could be converted for use by NPS or the Friends for offices. The Clubhouse would be fully accessible to the public and would be interpreted by the NPS or volunteers from the Friends.</p> <p>Moorhead Cottage would be restored to its historic period and a house museum could be developed on the first floor, featuring artifacts from the Club. One room would</p>

Purpose	Alternative 1-No Action Alternative	Alternative 2-Adaptive Re-Use of Structures (Agency Preferred Alternative)
		<p>be used for a library by the Friends' group. Photographs from the Louis S. Clarke collection would become a permanent collection displayed in the Clubhouse or at Moorhead Cottage. This use would fully meet the goal of depicting the story of the events leading up to and after the Johnstown Flood.</p> <p>6. <u>Concessions and Exhibit Space:</u> The Clubhouse would be leased to a concessionaire for uses such as a hotel, a large-scale B&B, restaurant, and/or a theater. The first floor of the Clubhouse would feature interpretive exhibits such as the Louis S. Clarke photographs. The Clubhouse Annex and/or Brown Cottage would be adapted for use as a B&B. Part5 of Moorhead Cottage could be used as a house museum, exhibiting artifacts from the Club period and photographs from the Louis S. Clarke collection. One room could be converted for use as a library and managed by the Friends group.</p> <p>Depending on the concessionaire, this use would meet the goal of depicting the story of the events leading up to and after the Johnstown Flood.</p>