

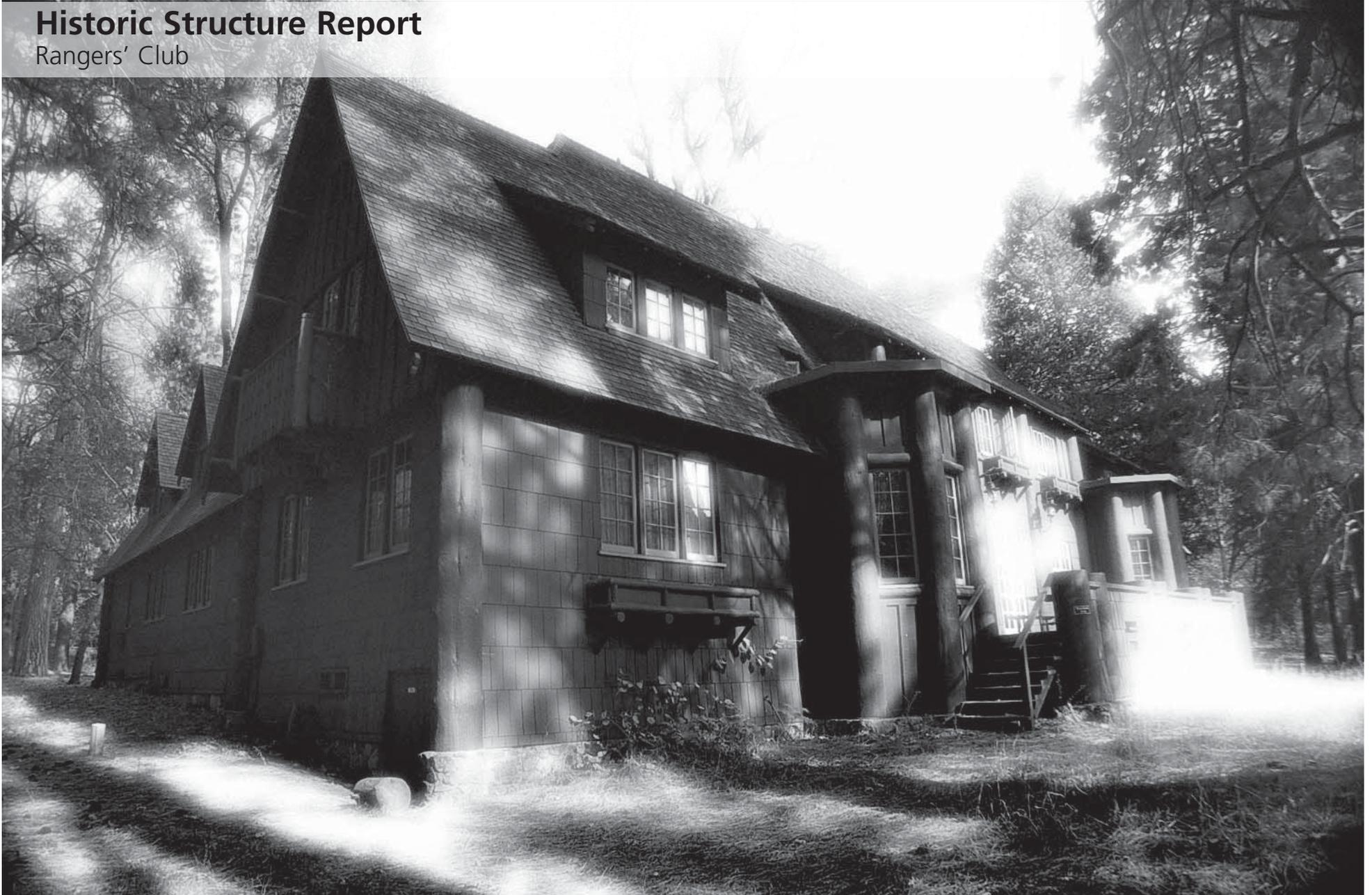
National Park Service
U.S. Department of the Interior

Yosemite National Park
California



Historic Structure Report

Rangers' Club



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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.



Historic Structure Report

Rangers' Club

Yosemite National Park
Yosemite Valley, California

George S. Jaramillo, Historical Architect
History, Architecture, and Landscapes Branch
Resources Management and Science Division

Produced by the National Park Service

U.S. Department of the Interior
Washington, DC



Administrative Data

Building:	Rangers' Club (also referred as Rangers' Clubhouse or the Clubhouse) Rangers' Club Garage, Rangers' Club Transformer Building		
Location:	Yosemite Village, Yosemite National Park, California		
Coordinates:	119°35'18.034"W 37°44'50.415"N		
Year Designed:	1918-1919		
Architect:	Charles Sumner with preliminary design work by Charles Punchar		
Construction Contractor:	Gutleben Brothers and the Yosemite National Park Company		
Construction Date:	Dedicated September 26, 1920; The transformer structure was built concurrent with the clubhouse. The garage building was built in 1921.		
National Register Status:	Placed on the National Register in 1975; listed as a National Historic Landmark in 1987. Contributing structure in the Yosemite Village Historic District in 1978 and Yosemite Valley Historic District in 2006.		
Period of Significance:	National Historic Landmark and National Register nominations defined a broad period of significance from 1920 to present day. Current preservation parameters define the period of significance to be 1920 – 1930, the date of Stephen Mather's death. See Significance Statement, page 9.		
Proposed Treatment:	The recommended treatment for the structure is Preservation with selected areas designated as Rehabilitation based upon the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> . Please see the Ultimate Treatment Section, page 157.		
Area:	7,283 gross sf ; 3,638 sf First Floor; 3,323 sf Second Floor; 322 sf Terrace		
Current Use:	Ranger residence, Laundry and Storage Room, vacant transformer shed		
List of Classified Structures:	100243	FMSS Number:	10576
Park Structure Number:	0056		
Project Participants:	George S. Jaramillo Historical Architect Yosemite National Park	Shawn Lingo Historical Architect Yosemite National Park	Interns: Elizabeth Durbin, NCPE Elizabeth Sommers, NCPE

Acronyms List

ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
AHPA	Archeological and Historic Preservation Act
CFR	Code of Federal Regulations (US)
CR	Cultural Resource
DOI	Department of the Interior
FONSI	Finding of No Significant Impact (NEPA)
GIS	Geographic Information System
GMP	General Management Plan
GPO	Government Printing Office
GPS	Global positioning system
GSA	General Services Administration
HABS	Historic American Building Survey
HRS	Historic Resources Study
HSR	Historic Structure Report
NARA	National Archive & Record Administration
NHL	National Historic Landmark
NPS	National Park Service
NRHP	National Register of Historic Places
RMS	Resources Management and Science
SHBC	State Historic Building Code
SHPO	State Historic Preservation Officer
YA	Yosemite Archives
YRL	Yosemite Research Library

All electronic files are located at the History, Architecture, and Landscapes (HAL) Branch of the Division of Resources Management and Science, Yosemite National Park in El Portal, CA. Further recommendations and updates can be sent to the HAL office. Physical materials related to the Rangers' Club HSR including field notes, photographs, drawings and compiled research are cataloged and stored in the Yosemite National Park Research Library and Archives.

This HSR was funded by a grant from the National Park Service Cultural Resources Preservation Program.

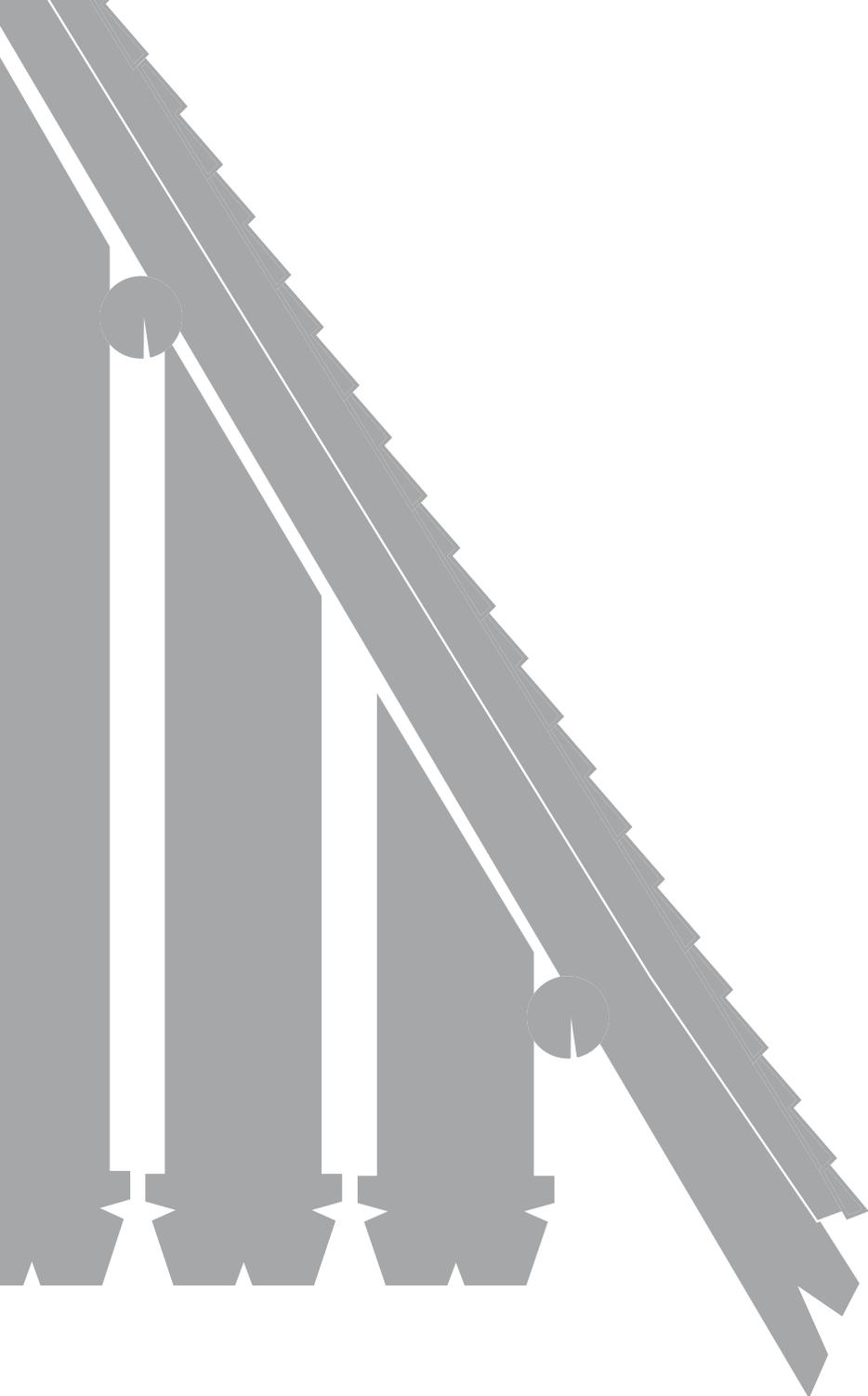


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“The ranger force of every park, considering the nature of its work, should have dry, sanitary quarters. . . .”

-Stephen Mather, 1919¹



Figure 1.1: View south of Rangers' Club into courtyard, 1934 (YRL 6739)

When Stephen Mather made this statement to Congress in 1920, he wanted more than just a roof over his rangers' heads. He wanted to create a dedicated group of rangers who would represent the ideals and concepts of the recently formed National Park Service (NPS) and with this goal he focused his attention on Yosemite National Park to create a new type of living space for rangers. The result would be a building dedicated to not only the physical comfort, but the provision of a space for relaxation, reflection, and rest. The Rangers' Club became the physical representation of Mather's devotion to not only Yosemite, but also to the National Park Service.

Yosemite National Park was the birthplace of the National Park Service Rustic Style of architecture. The first NPS landscape design office was based in Yosemite and it was here that the emerging style was developed and refined. Designers, such as the first park service landscape engineer, Charles Punchard, would lead the way in developing a coherent design for Yosemite and other parks. Mr. Punchard, in collaboration with San Francisco architect Charles Sumner, designed the Rangers' Club as the first structure for the new administrative village at Yosemite. They would follow Mather's vision of a village designed with a unified theme replacing the haphazard development of the old village.

In 1978, the National Park Service named the Rangers' Club to the National Register of Historic Places. A decade later the clubhouse was given National Historic Landmark status based on the building's influence on the development of Rustic architecture and intimate connection with the first director of the National Park Service.² Today, it continues its historic function as a much-needed residential space for park rangers. The National Park Service recognizes its obligation to ensure that this important historic resource is appropriately maintained, preserved, and interpreted.

¹ “Report of the Director of the National Park Service to the Secretary of the Interior for the Fiscal Year Ended June 30, 1919,” ed. Department of the Interior (Government Printing Office, 1919), p.52

² “National Historic Landmark Nomination Form; Rangers' Club.” 1987.



Figure 1.2: View of the Rangers' Club from the northeast corner. From bottom to top: 1920, 1970, 2009 (YRL, eTIC Denver, Jaramillo 2009)

Purpose

The National Park Service is charged by Congress with national leadership in the realm of historic preservation. It is bound by law to provide a systematic approach to the preservation and maintenance of its historic structures. A historic structure report (HSR) is the standard tool in the management of historic buildings. According to NPS-28, an HSR is “the primary guide to treatment and use of a historic structure” accomplished by a combination of investigation, documentation, materials and conditional analysis which are then used to generate recommendations for use, treatment, and maintenance.

The purpose of this report is to guide the future development of the clubhouse providing clear preservation treatments and direction in its maintenance and use. The report creates a single document that combines the historical and graphic information related to the clubhouse along with documentation of its current condition and recommendations for treatment so that cultural resource managers and owners can make informed decisions as they plan projects for the structure. The detailed physical descriptions and historical research in this report will provide an essential resource for making informed decisions about current and future interpretation and modifications to the building.

Scope and Methodology

The scope of this report includes a thorough architectural and historical review and assessment of the clubhouse, the garage, and the transformer shed. This includes the immediate site contained within the boundaries of the National Historic Landmark. cursory reviews of the structural, mechanical, plumbing and electrical systems were performed due to limited personnel. A thorough structural and seismic evaluation was conducted in 2007. Further investigations of lead/asbestos would be needed to prepare for future rehabilitations.

The research involved in preparation of this report employed standard methodology for examining and evaluating historic structures. Primary resources consulted during the course of researching this report included: historic newspaper articles, photographs, archival materials, and correspondence. Secondary sources, including catalogs, transcripts of interviews, National Register nominations, and previous HSRs, were also reviewed; these supported primary source research and facilitated critical discourse to resolve disparate opinions. On-site inspections and non-destructive probing were used to determine the building's existing condition.

Staff of the History, Architecture and Landscapes Branch of Yosemite National Park's Resources Management and Science Division prepared this report. Historical Architect Shawn Lingo provided editorial assistance on the history section of the report. Park Historical Architect Sueann Brown provided general project coordination and assistance in field work and analysis. Two interns from the National Council for Preservation Education, Elizabeth Sommers and Elizabeth Durbin assisted with site documentation, assessment and report writing during the summer of 2009.

Summary of Issues

The clubhouse is in generally good condition and retains a high degree of its historic character. Two main areas of concern should be addressed; they are the overall site condition and the maintenance of the structure.

Site analysis revealed that the clubhouse is built directly over a source of upwelling groundwater, causing excessive moisture to be trapped within the structure. The basement and crawlspace are in fair condition, but damp soil and evidence of fungus show the constant presence of moisture. There has been historical evidence of problems with the surrounding site and grade. Standing water from snow and rain infiltrates into the foundation stone, weakening the joints and causing efflorescence on the interior of the crawlspace. Intrusive vegetation continues to encroach the structure and the danger of falling limbs from the oaks and cedars overhead presents a significant risk to the structure.

The building's quality construction has helped it endure the minimal maintenance it receives. Exterior windows, sills, trim work have accumulated a layer of dirt, dust and organic debris. Interior inspections show damaged door knobs, nicked walls and cracked plaster. A routine schedule for maintenance should be established to maintain the physical integrity of the building.

Physical and documentary evidence show multiple episodes of replacement in sections throughout the building. Investigations revealed that the south terrace, in particular, has had its structure repeatedly rebuilt to repair deteriorating posts, joists and footings. However, most of the building's historic fabric is intact. Detailed information regarding the current condition and recommended treatments can be found in the "Condition Assessment" section of this report.

Findings

Nearly forty years have passed since the National Park Service completed an HSR in 1973 to facilitate urgent repairs on the clubhouse. Although that original report is still a valuable source of information, the report's findings needed to be updated. Current investigations have shed new light on the history and development of the Rangers' Club. The design history of the building had originally been presented as embodying the work of a single architect, Charles Sumner. Research at the National Archives revealed that Charles Punchard, the National Park Service's landscape engineer, and Charles Sumner collaborated on the development of the design of the Rangers' Club. Minor inconsistencies have also been rectified. Prior researched described Mather and Sumner as college friends, but were only in the same fraternity at two different universities.³

Prior reports only briefly mention Mather's intent in the construction of the clubhouse. We now know Mather saw the Rangers' Club as a prototype for a class of National Park Service buildings around the country. Letters from Albright written in 1976, describe some of these reasons for Mather's donation of the building: "Mr. Mather also decided to build a rangers' clubhouse in the new village, hoping Congress would be pleased with it and give the NPS funds for ranger clubhouses in other parks something that never happened." The deeper intent in Mather's building should be kept in mind when understanding the building's history.

³ Stephen Mather attended the University of California – Berkeley and Charles Sumner attended Columbia University.

The Secretary of the Interior Standards for Preservation

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

Recommendations for Treatment and Use

The recommended level of treatment for the Rangers' Club as a National Historic Landmark is preservation. The majority of the interior common spaces and the exterior remain intact and retain most of their historic integrity and should be afforded the highest degree of protection and stewardship. However, certain spaces and utilities need a more robust treatment plan to maintain proper working order. Rehabilitation is suggested as the level of treatment for a few sections of the clubhouse where modern alterations have degraded historic integrity. These areas include the kitchen, secondary staircase, and service porch. Rehabilitation is also suggested for the various mechanical, plumbing and electrical utilities that may need to be upgraded to modern standards. These alterations include upgrades for energy efficiency and accessibility.

Any rehabilitation effort will need careful study to achieve a historically sensitive appearance. For this reason, a list of the building's character defining features (CDF) has been prepared. These CDFs will be especially useful in guiding future rehabilitation efforts. They are included in the section of this report titled "Character Defining Features."

Use

The Rangers' Club encompasses a long history of uninterrupted use by National Park Service rangers. Its primary use should continue to be housing for rangers and other personnel. Future use should continue to protect the building's historic integrity while enhancing employee quality of life and education. Specific recommendations for future treatment and use of the building are reviewed in the sections entitled "Building Maintenance Priorities" and "Recommendations for Use."

Other Recommendations

The national significance of the Rangers' Club calls for complete HABS documentation as well as an update to the National Historic Landmark (NHL) nomination. Such documentation will help guide future preservation efforts.



Figure 1.3: Southwest view of clubhouse (Jaramillo, 2009)

ROMANTICISM

CONSERVATIONISM

DESIGN

SWISS CHALET
NORDIC
ARCHITECTURE
ARTS AND CRAFTS

RUSTIC
ARCHITECTURE

ARMY



FORT YOSEMITE
CAVALRY

TENTS

PARKS

DEVELOPMENT

MARK DANIELS

RAILROADS

MANY GLACIER HOTEL
OLD FAITHFUL IM

PARK S

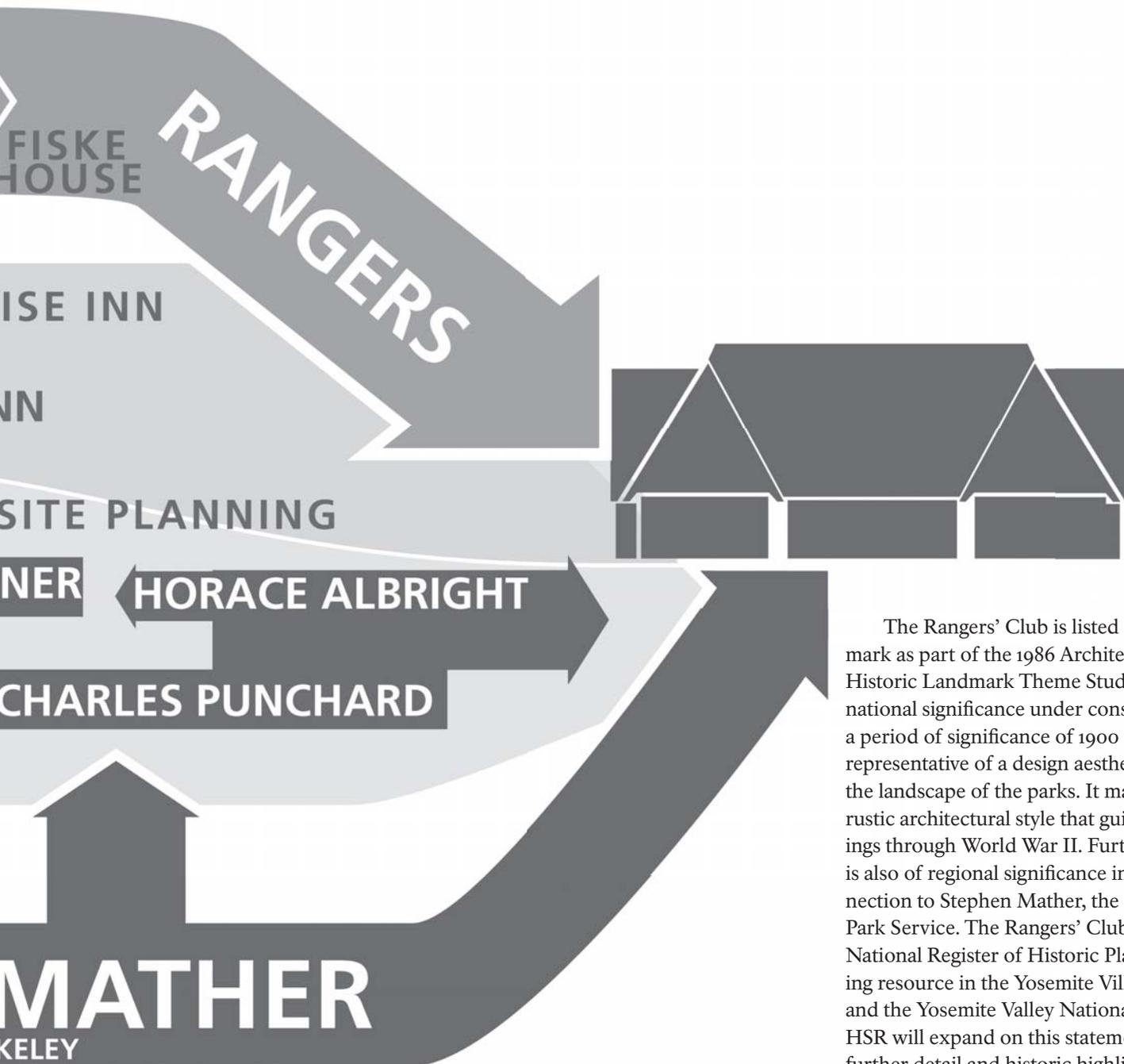
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COMMERCE

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BUSINESSMEN

BORAX

STEPHEN
UNIVERSITY OF CALIFORNIA-BERK



The Rangers' Club is listed as a National Historic Landmark as part of the 1986 Architecture in the Parks National Historic Landmark Theme Study. The nomination defined its national significance under conservation and architecture with a period of significance of 1900 to Present. The building is representative of a design aesthetic that would harmonize with the landscape of the parks. It marked the foundation of the rustic architectural style that guided the design of park buildings through World War II. Furthermore, the Rangers' Club is also of regional significance in conservation due to its connection to Stephen Mather, the first director of the National Park Service. The Rangers' Club was listed individually on the National Register of Historic Places in 1978. It is a contributing resource in the Yosemite Village Historic District (1978) and the Yosemite Valley National Historic District (2005). This HSR will expand on this statement of significance providing further detail and historic highlights to support the 1987 NHL nomination.

Figure 2.1: Significance Diagram (Jaramillo, 2010)

As a National Historic Landmark (NHL), the Rangers' Club is held to a high standard of significance, in particular, that the historical associations of the building are of national importance. This report suggests an update to the NHL nomination to include new information as well as a clearer period of significance. There are six criteria under which a resource may qualify as a National Historic Landmark. The Rangers' Club qualifies under Criteria 1, 2, and 4.

Criterion 1

Properties that are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained.

The Rangers' Club qualifies under Criterion 1 because of its association with the development of the National Park System in two areas: as a building that would inspire and reflect on the role of the Park Rangers, and as an early attempt to develop a cohesive design in the National Parks.

Primarily, the building represents a vision for what a park ranger would be in the National Park Service. Many of the early national parks were initially supported by the US Cavalry rangers and soldiers. When military occupation was replaced by civilian administration, a new type of ranger was needed to protect the parks. Stephen Mather had a vision as to what it meant to be a park ranger and what was required of them to

maintain a professional corps. It was this desire to promote the Ranger ideals that developed into the Rangers' Club. A fraternal place where a ranger could relax, recreate and repose from his daily duties.

The structure is also significant due to its architectural qualities. The development of the Rustic Style is closely entwined with the very beginnings of the National Park Service. The admonition that all development must harmonize with the landscape and be in the best interest of the public was given in the 1918 Statement of Policy, the park service's first policy document. This statement set the course for all future park development and established the framework that the Rustic Style was predicated upon. If one function of architecture is to provide cues for the observer regarding his position in the world, both physical and social, then the National Park Service Rustic Style must be seen as an influential and ultimately successful architectural vision. Visitors to a park filled with NPS Rustic buildings can as easily tell that they are in a national park as visitors to Notre Dame Cathedral know that they are in a church.

As stated in the NHL nomination:

The building is representative of his [Mather's] commitment to an architectural aesthetic appropriate for the park lands that he was charged to manage. The foundations of that aesthetic that he and others formulated guided the design of park buildings through World War II.¹

¹ Harrison, Laura Soulliere, et al. "Rangers' Club." National Register of Historic Places Landmark Nomination, Certified 1987.

Not only does the Rangers' Club represent the first iterations of a design aesthetic that would come to be synonymous with the National Park Service for nearly thirty years, the building also has importance in connection with the development of a planning process for the National Parks. The idea of the park master plan, as the comprehensive plans for each park would come to be called, reached its zenith during the 1930s.² But, as with many other of Mather's experiments, the proving ground was Yosemite, and the Rangers' Club would be the first building constructed in connection with such a plan. Overall, all of these themes, comprise the unique Ranger ethos inherently represented in the structure.

Criterion 2

Properties associated importantly with the lives of persons nationally significant in the history of the United States.

The association of the Rangers' Club with Stephen Mather gives it significance beyond Mather's interest in design. Mather was the first director of the National Park Service, an agency which took on much of its present character during his administration from 1915 to 1929. Under Mather's administration such iconic parks as Zion, Bryce Canyon, Acadia, Smoky Mountains, and the Grand Canyon were added to the system.

Mather was deeply involved in the growth of the conservation movement in the United States. An early member of the Sierra Club he accompanied them on their climb of Mount

Rainier in 1905 and on many subsequent outings. On a trip into the remote Kings Canyon country in 1912 he met John Muir who challenged him to take an active role in the protection of the mountains that both men were so deeply connected with. He was instrumental in the founding of both the Save the Redwoods League and the National Park Association (later the National Parks Conservation Association.)

Mather's activities on the national scene give him significance far beyond the region around Yosemite, but Yosemite was his known favorite among the parks and was the laboratory for many of his ideas about how the parks should operate.³ The construction of the Rangers' Club is directly related to his attempts to build a professional cadre of rangers for the new service.⁴ "The clubhouse", as Mather referred to it, represented a personal vision of what the parks should look like and the *esprit de corps* that Mather attempted to build within the service. The Mather Suite of the Rangers' Club was Mather's residence on his frequent visits to the park until his death in 1930.

Stephen Mather's lasting influence over the goals and structure of the National Park Service, and his deep involvement in the conservation battles of the early twentieth century make him a figure of national stature. The building's design and large public space represented that ideal. The structure was fully appointed with all the modern conveniences of early 20th century home life. The Rangers' Club at Yosemite is in essence the physical embodiment of Mather's park service ideal.

² McClelland, p. 300

³ Albright, pp. 142-144.

⁴ Ibid.

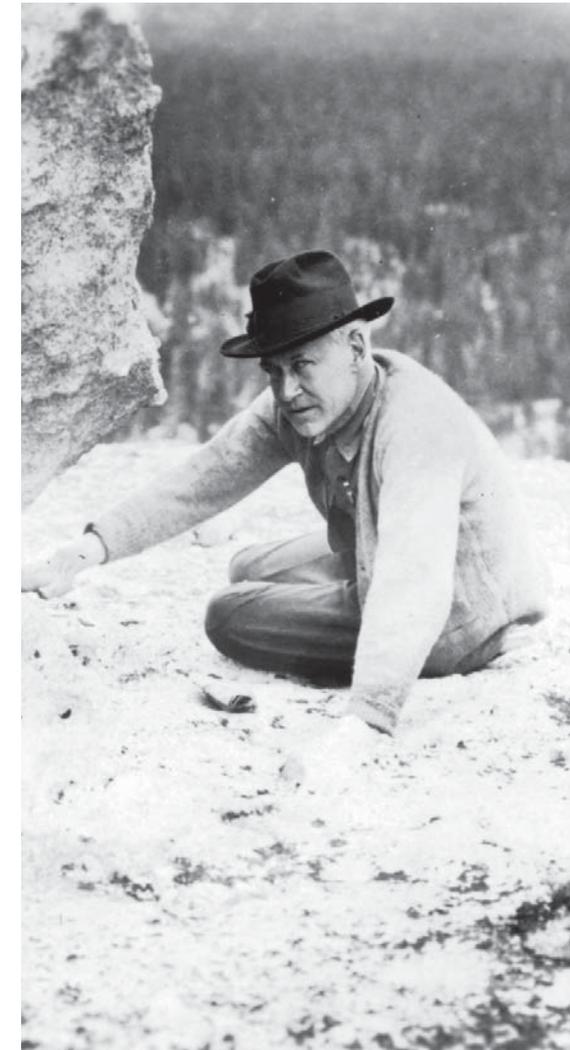


Figure 2.2: Stephen Mather in Yosemite, circa 1920 (YRL 012867)

Criterion 4

Properties that embody the distinguishing characteristics of an architectural type specimen that is exceptionally valuable for a study of a period or style

The Rangers' Club is an important example of the Bay Area, or Bay Region, style. This importance has been misapprehended in previous documentation, and stylistic determinations ranging from Swiss Chalet to Stick Style have been unfortunately misapplied.

The Bay Region Style, as it was named by Lewis Mumford in an influential 1947 article, arose in connection with the various Arts and Crafts movements in the early years of the twentieth century. Bernard Maybeck was the style's preeminent early practitioner along with architects like A.C. Schweinfurth, Julia Morgan, and Ernest Coxhead. The Bay Region Style differed from the southern California oriented Arts and Crafts work of architects like Greene and Greene. Though both schools shared a tendency toward use of native materials and drew upon vernacular models, buildings of the Bay Region style typically have a more vertical emphasis favoring steeply pitched roofs and vertical bands of windows to define the building form.⁵ While both strains of the Arts and Crafts movement in California draw upon historical building traditions, such as the Spanish Missions, the Bay Region style took many of its forms from the vernacular barns and farm buildings of northern California and from northern European models.⁶

⁵ McClelland, p. 109 ff.

⁶ Peter Booth Wiley, National Trust Guide – San Francisco, New York: John Wiley & Sons, p. 134.

The physical form of the Rangers' Club places it squarely within this tradition. Its steeply pitched roof, projecting hemioctagonal bays, rich wood interior treatments, especially the decorative exposed beams and floor structure of the main hall and dining room, and its choice of materials like redwood shakes and log pilasters are all hallmarks of the Bay Region style.

The Swiss Chalet-inspired ornament of the second story balconies and boards is also a common motif in many early Bay Region style buildings, including a number of designs by Maybeck and White in the decade before construction of the Rangers' Club.⁷ Much as Arts and Crafts architects in southern California adapted Japanese building details and even structural approaches without creating a derivative "Japanese Revival" style, so the Bay Region architects adapted details from another craft-oriented wood architecture, that of Switzerland. Both these influences come out of rich vernacular wooden building traditions, but the presence of cut-out designs on the Rangers' Club does not make it a Swiss Chalet any more than Greene and Greene's Gamble House is a Shinto temple, regardless of how many Japanese inspired details are counted.

The Bay Region style was an unabashedly regional approach to architecture, strongly oriented to the spectacular physical setting of northern California. However, the evolution of the style had far reaching implications for architecture in the United States. It was an important link between the earlier Shingle Style and the development of the National Parks Rustic Style.⁸ While the fully developed Rustic style was influenced

⁷ William S. B. Dana, *The Swiss Chalet Book*, New York: William T. Comstock, 1913. Pp. 129-139.

⁸ McClelland, p. 109.

by many architectural ideas and trends, the Bay Region style contributed a strong connection with the landscape, its predisposition toward native materials, and a relationship between interior space and building form.⁹

The Bay Region style persisted longer than the other west coast Arts and Crafts idioms. By the 1930s architects like William Wurster, Gardner Dailey, and Joseph Esherick had created what Lewis Mumford saw as a viable modern alternative to the International Style. In his notes on the 1949 exhibition at the San Francisco Museum of Art entitled “Domestic Architecture of the Bay Region,” Mumford notes “the existence of a vigorous tradition of modern building which took root in California some half century ago.” He goes on to note that though the style was “thoroughly modern” it had avoided the excesses and clichés of the International Style, and had managed to maintain a human orientation and scale as opposed to a machine aesthetic.¹⁰

The Rangers’ Club, then, sits at the confluence of a number of vital currents in the history of American architecture. Its significance as an example of the early phase of the Bay Region style is of great importance in understanding the development of the National Park Service Rustic Style. The Rangers’ Club also represents a regional approach to architecture that has exerted far reaching influence over the development of contemporary building forms. Both these elements make the Rangers’ Club nationally significant for its clear embodiment of the distinguishing characteristics of an architectural type.

9 Ibid.

10 Lewis Mumford in Wiley, p. 137 ff.

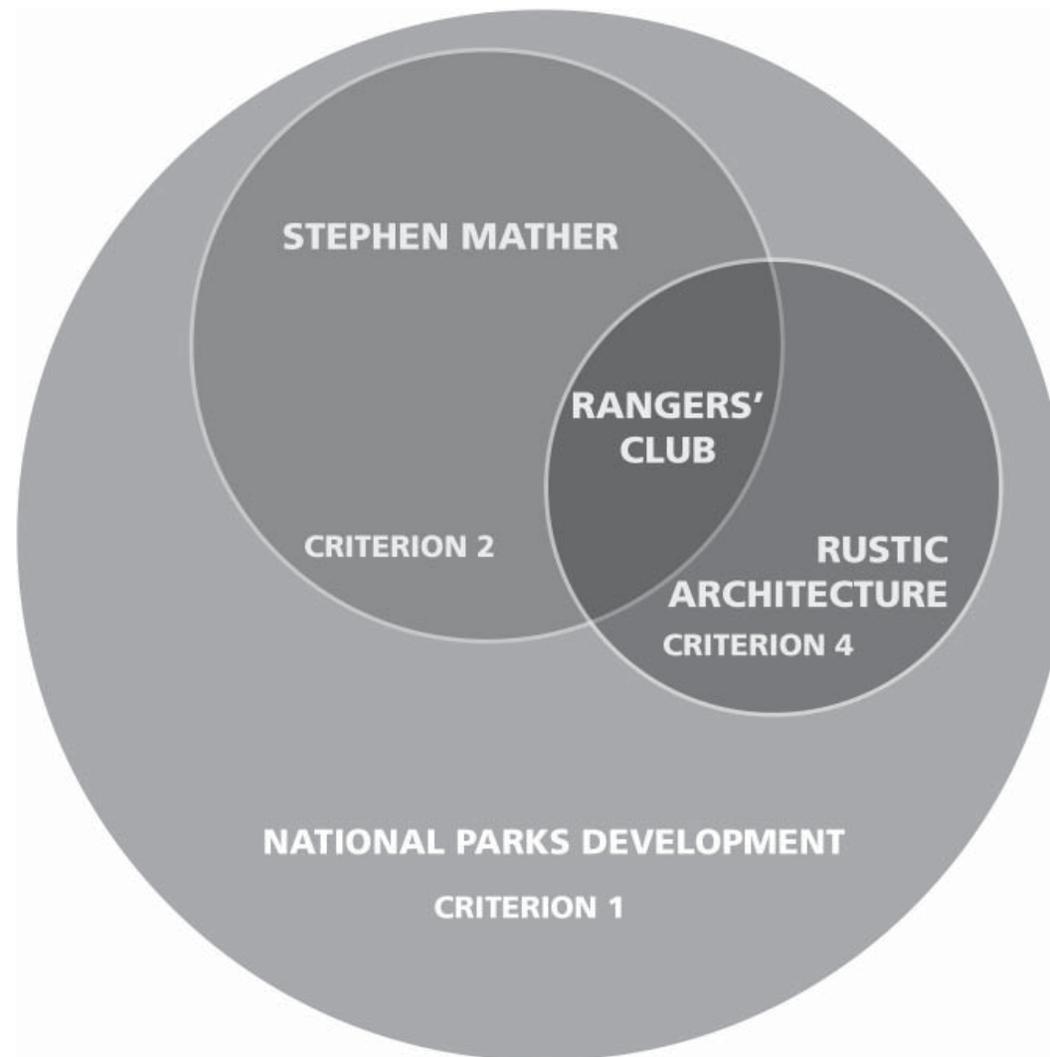


Figure 2.3: Significance venn diagram (jaramillo, 2010)

Period of Significance

The period of significance is important in determining proper preservation treatments as it defines which elements and details of a structure are historically significant and which are not. Various national register designations from the last forty years have defined different periods of significance for the clubhouse. Both the 1977 National Register individual listing and the 1987 National Historic Landmark designations assigned a broad period encompassing the entire history of the structure from 1920 to the present. The Yosemite Village Historic District provides a time period of “1918 -1951, when rustic architecture developed fully in the valley”. The most recent report, the Yosemite Valley Historic District nomination specifies a period for the whole valley from Indian settlement to 1942. All of these definitions are too broad to provide guidance for management of the building.

The Rangers’ Club is significant for two main reasons: the life of Stephen Mather and the structure’s architectural legacy. A period of significance should be based upon these two aspects. The building’s construction in 1920 marks the beginning date. Immediate changes to the clubhouse including the removal of the log pilasters through the roof occurred between 1920 and 1930. As for Mather, he was not only the motivating factor in the building’s design and construction, but regularly stayed in the clubhouse on his visits to Yosemite, maintaining a suite of rooms at the Rangers’ Club up until his death in 1930. The year of Mather’s death also fits in terms of the building’s architectural legacy, since that year is frequently given as the end of the first phase of the Bay Region style, making this a logical end date for an example of the first period, such as the Rangers’ Club.”

11 Wiley, loc.cit.

The building’s period of significance should include its initial architectural development and Mather’s use until his death, defining the clubhouse’s period of significance as 1920 to 1930.

Integrity

It is not only important for a structure to be significant, it must also have integrity. Integrity is the ability of a property to convey its significance through its physical attributes. For a structure to have integrity, it must possess those aspects that convey significance. Seven aspects define the integrity of a property, they are: location, design, setting, materials, workmanship, feeling, and association. .. Although different aspects can have differing levels of importance for a given structure and each one is reviewed independently, it is the combination of all aspects that determines the level of integrity. The following section reviews each of the seven aspects of integrity in regards to the Rangers’ Club.

Location

Location is the place where the historic property was constructed. The essential factor for integrity of location is that a structure remains on its original site. The Rangers’ Club remains in the same the location where it was constructed in Yosemite Valley almost 90 years ago. It has neither been moved nor altered. The garage and transformer hut have also remained in place.

Setting

Closely aligned with the building's location, setting is the physical environment of a historic property. Setting represents the character of the place where the structure is located. A structure does not exist in a bubble, but relates to everything around it from the natural features to the structures built before and after it. Since Punchard and Sumner designed the clubhouse with future development in mind, the setting is as important to the integrity of the building as its design.

Located on a clearing in 1920, the clubhouse originally afforded views of Sentinel Rock to the southeast, Cook's meadow to the south, and Half Dome to the west. From the porches and terrace of the building rangers could observe the natural surroundings of the cliffs and waterfalls. The clubhouse would also mark the corner of the administrative quadrangle formed by the future Administrative and Museum buildings. Over the first ten years of the existence of the Rangers' Club these new structures formalized the organization of the site, completing the design of Punchard and Mather. A group of residential buildings sprang up immediately to the west. These changes were part of the master plan for the administrative village and thus an integral part of the same design process that resulted in the Rangers' Club. In reality, the clubhouse marks the first steps towards that development.

The buildings that were there in the 1920s, like the hospital, are gone, as are the crops growing in the meadows, the elk, and the lion cub house. Development continued into the 1960s, as evidenced by the Mission 66 visitor center only a few hundred feet away. The surrounding meadows, streams, and vegetation have also slowly changed. Trees have grown (par-

ticularly the giant sequoia to the east) to hide the views of Glacier Point, Half Dome and the Royal Arches. In spite of these changes the clubhouse and its outbuildings retain integrity of setting.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Rangers' Club retains a high degree of design integrity. Physical evidence of that design is still present at all levels of the building from the small details of the battens and the exposed outriggers to the overall U-shape of the floor plan and the high pitched roof. Each of these details represents the execution of a clear idea about the form, layout, and ornamentation of the clubhouse. On the interior the clubhouse retains simple and clean lines in the upstairs and private spaces contrasting with the rich Arts and Crafts detailing of the great room and other public spaces.

Over time, certain design aspects were modified. The dark wood stain contrasting with the light walls of the interior are a more recent permutation of the original multi-colored scheme present in the great room. In the 1970s, park management renovated the kitchen, altering the original form and circulation of the space. A secondary stairway was added. Fortunately, these modifications were minimal relative to the overall structure, thereby retaining integrity of design.

Materials

Material integrity is 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. Construction of the clubhouse involved teams of carpenters, plumbers and electricians to place together hundreds of board feet of lumber, shakes, shingles, and tons of stone. The extent to which this body of materials remains intact determines the degree of material integrity.

Overall the building retains a good level of material integrity. The majority of the structural members are original. Although a few sections have been replaced, most of the wood material used in the structure including the cedar log pilasters, and redwood shingles are original. The granite of the foundation and the fireplace is original, with a minimal amount of repointing. Most interior finishes including the molding are original as well. Most of the doors, windows and hardware remain original and retain their historic integrity.

The renovation and stabilization of the 1970s replaced and replicated many elements of the building. Exterior elements were replaced in kind, including a number of the outriggers, finials, brackets and planter boxes. Renovations of the kitchen altered a large section of the ground floor of the east wing. Sections of interior finish and decoration including plaster, wainscoting were removed and replaced with drywall. Reproductions of the missing original light fixtures were fabricated and installed. Recently, most of the piers and footings have been modified and altered for seismic upgrades in the mid-2000s. Sometime in the 1970s the entire structure was painted,

rather than stained as was done historically.¹² Seemingly minor, this detail affects the appearance of the structure since the character of the wood is concealed. Although there have been some changes in material, overall the building has a high level of material integrity.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

The building retains much of its rustic workmanship as represented in the roughly milled planks and boards and interior structural members. Skilled workmanship is visible throughout the building. The intricate conifer tree cutouts and decorative treatment of the beams in the great room evidence a detail oriented craftsmanship.

Feeling

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. The most intangible of all the aspects of integrity, feeling nonetheless plays an important role in communicating a building's significance. Aesthetically, the rich wood finishes of the interior and decorative elements such as the beams of the great room, the fir tree cut-outs in the trim, and the historic light fixtures clearly express Arts and Crafts ideals of the period. The dimly lit great room still contains the historic piano and 1926 Victor Electrola phonograph. A library of books donated for the use of the rangers, many dating to the period of significance and bearing the Rangers' Club book plate, occupy their intended places

¹² Original specifications require the building to be stained. Early photographic evidence also show the building being stained. In 2010 the exterior received an application of oil stain.

in the library alcoves. In terms of feeling, many of the interior spaces are relatively unchanged from the early period of the building's use. The communal atmosphere at meal time, as rangers sit at the large dining room table and talk or read in the library alcoves evokes the very esprit de corps that Stephen Mather wanted to instill by construction of the Rangers' Club. One powerful, but difficult to describe, attribute of feeling is the smoky, sweet smell of the great room acquired from nearly a century of fires in the massive granite fireplace. All these elements clearly recall a time and way of life distinct from the present. The Rangers' Club retains a high degree of integrity of feeling, and clearly evokes the early days of the National Park Service and the rangers who played a vital role in its founding and operation.

Association

Association is the direct link between an important historic event or person and a historic property. The clubhouse is linked to Stephen Mather, the first director of the National Park Service and his desire to forge a professional ranger corps. Mather's correspondence with the building's architect and the park service landscape engineer document his direct involvement in the design and construction of the Rangers' Club. His statement before the United States Congress summarizes his deep personal involvement with the clubhouse:

"I contributed \$20,000 personally to build a decent home for the rangers. It will be erected in the spring. We will call that the Rangers' Club House and that building will lie directly opposite where this administration building will be located. I want these rangers to have comfortable living quarters."¹³

The rooms that the first Director used during his life are still referred to as the "Mather Suite." The bronze commemorative plaque in the living room demonstrates that after such a span of years the Rangers' Club maintains strong integrity of association with the man who built it.

Conclusions

The Rangers' Club has been determined by many documents and reports to be a significant structure. Current research confirms and supports the prior documents, and provides further documentation to the extensive dossier of clubhouse history. The structure's main significance stems from its architectural legacy and its relationship to Stephen Mather. Neither of these aspects are mutually exclusive but are intertwined. In the end, a large portion of the Rangers' Club significance is due to the connections and the relationships developed between people and the place that became the Rangers' Club.

13 Civil appropriations, 1921

“If a trail is to be blazed, send a ranger, if an animal is floundering, send a ranger, if a bear is in trouble, send a ranger, if a fire threatens, send a ranger, and if someone needs to be saved, send a ranger.”

-Stephen Mather¹

¹ Charles R. Farabee, *National Park Ranger: An American Icon* (Lanham: Roberts Rinehart Publishers, 2003).

*Send a ranger,
in the snow,
in a hotel, send
a forest, send
needs to be*

The park ranger has historically been the most widely recognized and appreciated symbol of the National Park Service, and Mather's statement describes the immense respect he had for the rangers of his newly formed park service in 1916. When Mather asked Congress for funds to house his rangers a few years later, the need to recruit and retain qualified personnel was an urgent issue for the fledging agency. The rangers of the new service lived in a haphazard collection of old homestead cabins, army canvas tents, and disused artist's studios. This was unacceptable to Mather and, since Congress was not forthcoming with funds, he developed his own solution to the problem.

Mather believed one method to keep rangers and forge them into a professional corps capable of protecting both park and visitor was to properly house them. The Rangers' Clubhouse was one of the first structures built specifically for National Park Service purposes. It came about through Mather's personal determination and desire. The building was a collaborative experiment between director and architect—a personal project with far reaching public implications, an experiment that was both architecturally and socially significant to the future of park architecture. The main players in this experiment included Stephen Mather, his assistant Horace Albright, National Park Service Landscape Engineer Charles Punchar, Jr., and San Francisco architect Charles Sumner. Outside influences including financial constraints, personal agendas, architectural fashions and the simple needs of people created the Rangers' Clubhouse. The story begins with the park rangers themselves.

Rangers

Early attempts at protecting the resources of the national parks achieved varying degrees of success. Men like Galen Clark at Yosemite and Harry Yount at Yellowstone, made attempts to police and protect the natural resources of the parks, but the magnitude of the problems facing them proved more than could be dealt with by a single person, however skilled he might be. Starting in the 1880s at Yellowstone the United States Cavalry was assigned to protect the park's game and natural resources from poaching and exploitation. In October of 1890, faced with unrestrained commercial interests, poaching, and the devastation of the High Sierra by tens of thousands of sheep, the cavalry was assigned to Yosemite and they administered the park for the next quarter century.²

The period of military administration had a lasting influence on the conception of what a national park ranger should be and do. In the absence of a formal park management agency, the Army had constructed trails, protected resources and visitors, provided interpretation and education, and in short set the priorities and procedures that would be carried on by the National Park Service. In addition to these functional considerations, many military personnel who had been stationed in the parks took discharges and formed the core of the first National Park ranger service.³ The National Park Service ranger descends in line from the United States Army Cavalry units assigned to protect Yosemite and Sequoia national parks at the turn of the twentieth century.⁴

At Yosemite, Gabriel Sovulewski provided a tangible link between the cavalry scouts who had patrolled the park and the rangers of the National Park Service. After joining the Army in 1888, Sovulewski served with the cavalry in Sequoia National Park in 1891 and at Yosemite from 1895 to 1897. He returned to the park after serving in the Spanish-American War, was park supervisor from 1906 to 1916 and served in the same position as a National Park Service employee from 1916 until 1936. Sovulewski's military experience and intimate knowledge of Yosemite's wilderness made him a powerful formative influence on several generations of national park rangers.⁵

Uniformed civilian park rangers replaced the departing military and a new ranger service was established in anticipation of the formation of a broader park service. The National Park Conference proceedings of 1912 had established qualifications for the new ranger service, stating

“An applicant for the position of ranger must be between 21 and 40 years of age, of good character and correct habits, of sound physique and capable of enduring hardships; tactful in handling people; possess a common-school education; able to ride and care for horses; know how to cook simple food; have had experience in outdoor life; be a good shot with rifle and pistol; and have some knowledge of trail construction and fighting forest fires.”⁶

Figure 3.1, opposite page: Yosemite's first ranger, 1915, George Fiske (YM 23451)

² Harvey Meyerson, *Nature's Army: When Soldiers Fought for Yosemite*, Lawrence: University of Kansas Press, 2001. Pp. 85 ff.

³ Linda Greene, *Yosemite Historic Resource Study*, National Park Service, Yosemite National Park, 1987. Pp.318-320.

⁴ Meyerson, loc.cit. Meyerson's work provides important documentation and insight into the important, and in many ways, surprisingly role of the U.S. Army in the establishment of the National Parks.

⁵ Shirley Sargent, *Protecting Paradise: Yosemite Rangers 1898 - 1960*, Ponderosa Press: Yosemite, 1998. Pp. 138-139. Also, Albright, p. 138.

⁶ “Proceedings of the National Park Conference” (paper presented at the National Park Conference, Berkeley, California, March 11, 12, 13 1915). p. 45

Background History



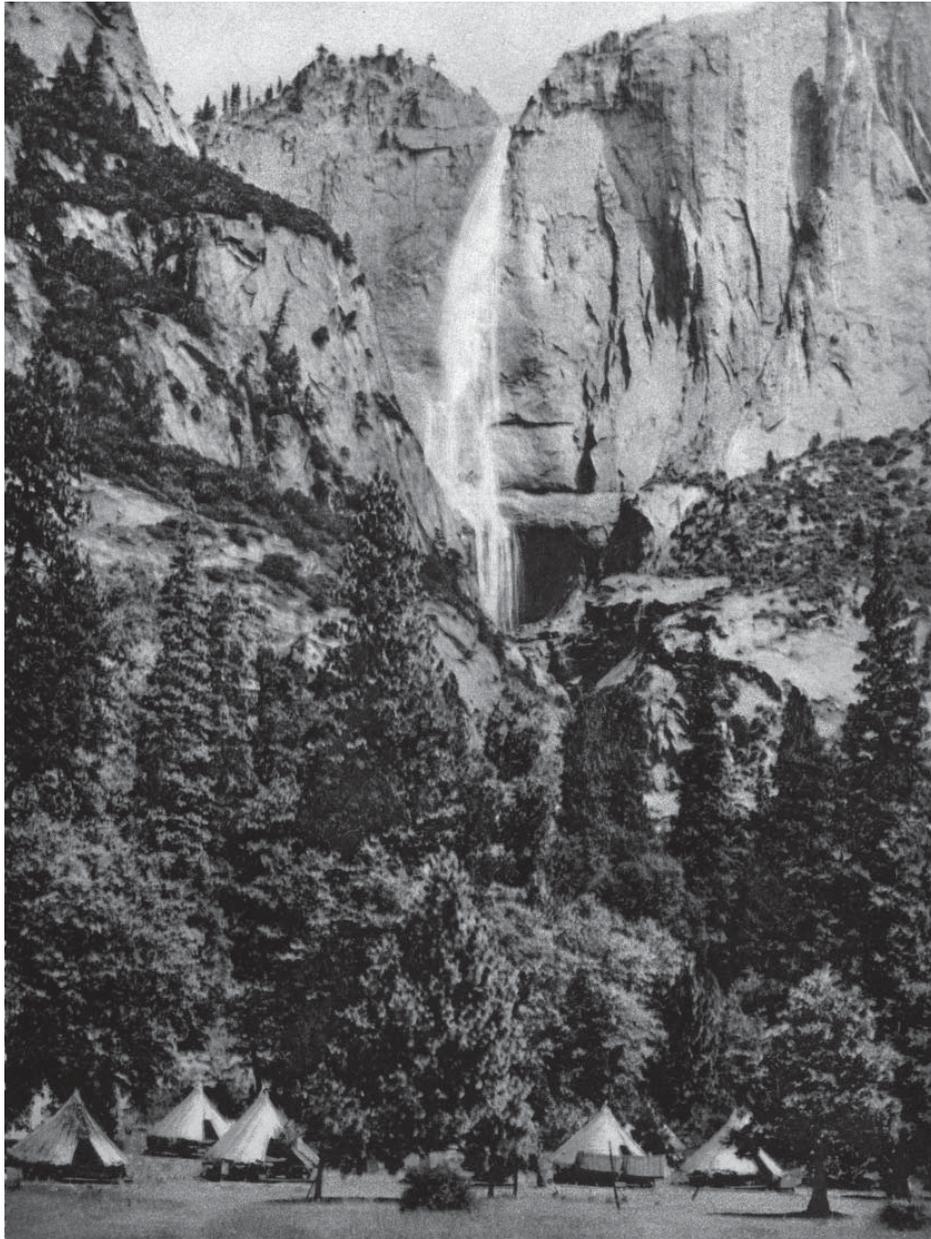


Figure 3.2: View of government camp with Yosemite Falls, date unknown (YRL 077260)

In addition, Colonel L. M. Brett, acting superintendent of Yellowstone National Park, exhorted the ranger to have stamina and be of good heart.⁷

The ranger service at Yosemite, as reorganized in 1915, consisted of sixteen first class (mounted) and second class (unmounted) rangers who patrolled the park through the summer months. A smaller staff performed duties in the winter. In his report to the Secretary of the Interior in 1918 Stephen Mather gave a clear idea of what a National Park Service Ranger should be and the difficulty the service encountered in trying to recruit such people:

“The successful ranger must be honest, courteous, and patient and at the same time firm, equal to emergencies, and of good judgment. He must be impartial to all, cognizant of his responsibilities, and loyal to the Service he represents. To find men in whom all of these qualifications are happily combined is not easy, but when once found they should be encouraged in every possible way, for when all is said and done it is the ranger, the man who deals more directly with the public than any other, that reflects the attitude of the Service he represents.”

By 1919 Yosemite had a staff of twenty -one rangers engaged in duties including automobile checking, forest fire fighting, protection and law enforcement.⁸ Mather was intensely

⁷ Half a century later Edward Abbey gave the following list of desirable skills in his book *Desert Solitaire*, observing that “[visitors no longer]. . . know how to saddle a horse, read a topographical map, follow a trail over slickrock, memorize landmarks, build a fire in rain, treat snakebite, rappel down a cliff, glissade down a glacier, read a compass, find water under sand, load a burro, splint a broken bone, bury a body, patch a rubber boat, portage a waterfall, survive a blizzard, avoid lightning, cook a porcupine, comfort a girl during a thunderstorm, predict the weather, dodge falling rock, climb out of a box canyon, or pour piss out of a boot. Park rangers know these things, or should know them, or used to know them and can relearn them; they will be needed.”

⁸ “Report of the Director of the National Park Service to the Sec-

concerned with creating a cohesive and competent ranger service, and believed that to maintain a permanent staff of qualified rangers they would need incentives to stay: good pay, proper living conditions and the freedom to advance within their field. At the same time “. . . he was attracting good people to the service through something less tangible. He called it *esprit de corps* and used every means at his disposal to build it.”⁹

Living in Yosemite

A ranger’s life at Yosemite included a wide range of duties ranging from protecting wildlife and removing poachers to educating guests and shoveling snow. All of this was to be performed, in Horace Albright’s words, “always with patience and a smile on your face”.¹⁰ Rangers spent their time not only protecting visitors but educating and enhancing their understanding of the land. Yosemite’s early rangers worked long hours, under strenuous and primitive conditions, even after the advent of roads and running water.

Rangers were housed in a variety of structures. The most obvious building type, the ranger patrol cabin, was a focus of the ranger’s life. A patrol cabin could be a simple wooden one-room structure or a large communal building housing four or five rangers. They were placed at major trail junctions and other strategic locations that provided access to the backcountry. Tents and other temporary structures were common in the rugged terrain of the wilderness. Rangers also reused some of the existing military structures left in place by the Army.

retary of the Interior for the Fiscal Year Ended June 30, 1919.”

⁹ Albright, Horace and Robert Cahn. *The Birth of the National Park Service : The Founding Years, 1913 - 1933*. Salt Lake City: Howe Brothers, 1985, p.140.

¹⁰ Ibid., p. 144.



Figure 3.3: 14th Cavalry near Camp Yosemite, date unknown (YRL 04399)

At Yosemite the constant stream of visitors focused attention on the need for rangers in Yosemite Valley and Wawona. This need along with the new influx of permanent and seasonal rangers placed increasing demand on existing facilities. Park superintendent W.B. Lewis wrote in his report to Mather:

“Most of the buildings used by the service for housing its employees as well as for office quarters are buildings originally constructed by the War Department at a time when Yosemite Valley was a summer institution only. . . . However, from the increased travel to the park and the additional development work that is going on, there has resulted, of course, a need for additional quarters. How these are to be supplied is a question for consideration, but it would appear most logical to construct them from material already owned by the Government and now in use by concessioners in their operations.”¹¹

Although the Lewis recognized the need for additional housing, the superintendent seemed to be content with the existing living standard for his men. They were, after all, hearty men and used to difficult living conditions. Rangers lived wherever necessary. A few lived in the old Fiske studio house as well as at the painter Jorgenson’s house.¹²

11 “Report of the Director of the National Park Service to the Secretary of the Interior for the Fiscal Year Ended June 30, 1917,” ed. Department of the Interior (Government Printing Office, 1917). p. 148

12 Farabee, *National Park Ranger: An American Icon*. p. xx

Stephen Mather differed strongly with the superintendent. He wanted something more than just simple shelter for his Yosemite rangers. In his visit of December 1919 he inspected the painter’s studio being used as housing for rangers and remarked in a congressional hearing that

“An artist who had a concession and constructed a building to display his paintings gave up the concession, and we have taken the building and have housed the rangers in it. They live there on a cooperative basis, paying out of their salaries of \$100 per month for the commissary. When I went over that building I found that it was such a haphazard sort of place that I was ashamed of it. . . .”¹³

Mather’s embarrassment would soon be rectified by his unrelenting drive for change and his strong desire to form a cohesive, professional ranger force for the new National Park Service

13 Stephen Mather, testimony before Subcommittee of the House Committee on Appropriations, *Sundry Civil Appropriation Bill for 1921*, Second, p. 1486



Stephen Mather

Stephen Tyng Mather was born in San Francisco on the Fourth of July, 1867. Though he was to leave California and never again reside there after college, “. . . Mather always thought extravagantly well. . .” of his native state.¹⁴ Mather’s early life provides clues to his later connection with the National Park Service and his important role in safeguarding the nation’s natural treasures. He had certainly seen more of the country than most people of his time could claim. By the time he was five years old he had made the arduous trans-continental journey by train three times. He had also gotten to know his native state. Spending summers at a ranch near San Leandro had given him an intimate taste of a California that was still largely undeveloped and rural. His family made numerous trips to the Sierra Nevada.¹⁵

Mather entered the Boy’s High School in San Francisco at the age of thirteen, moving on to the University of California at Berkeley in 1883 at sixteen. During the summer between his sophomore and junior years he took a job selling home medical guides door to door in remote Shasta county. He travelled the region extensively on horseback, including a trip up the spectacular canyon of the Pitt River. He summarized his experiences that summer by noting that he didn’t make any money, but “saw a lot of country.”¹⁶

Following his graduation from the University of California, Mather left the West Coast to be closer to his mother, who had returned to the East when Mather was still a boy. He obtained a position as reporter with Charles Dana’s New York *Sun*, perhaps the pre-eminent newspaper of the day. Pursuing

¹⁴ Robert Shankland, *Steve Mather of the National Parks*, New York: Alfred A Knopf. 1951. p.16.

¹⁵ Ibid.

¹⁶ Ibid., p. 19.

Figure 3.4:
Stephen Mather,
date unknown (YRL
017163)



Figure 3.5: Left, A.S. Burluson and on right, Secretary of the Interior, Franklin Lane, ca. 1910-1915 (LOC LC-B2- 2502-11)

family connections with the borax industry he made a reputation and his fortune with his innovative marketing ideas, including branding Twenty Mule Team Borax detergent. He became part owner of a borax mining operation. By the time he was thirty Stephen Mather was a very wealthy man.

Mather continued his connection with California. He joined the Sierra Club and participated in their 1905 climb of Mount Rainier. Over the next decade he made many trips into the wilderness of the High Sierra, including an expedition up the remote and rugged Kings Canyon in 1912. On this trip he met John Muir who made a plea to Mather to help in the battle to save the high country from commercial interests. The encounter with Muir inspired Mather to take a more active role in the preservation of the wilderness he so deeply cared for.¹⁷

In late 1914 Woodrow Wilson's Secretary of the Interior, Franklin Lane, was seeking a replacement for Adolph Miller, his Assistant Secretary in charge of the National Parks. Mather was mentioned as a possibility. Lane, a fellow University of California alumnus, arranged a meeting and asked Mather to write him a letter describing his impressions of the National Parks. Mather wrote a scathing report, severely criticizing the conditions he had found earlier that year at Yosemite and Sequoia National Parks. Lane's reply to Mather has become legendary; "Dear Steve: If you don't like the way the national parks are run, why don't you come down to Washington and run them yourself?"¹⁸

17 Albright, p. 15.

18 Ibid., pp. 16-17.

Mather came to Washington, but was still undecided about taking the job. Lane assigned a young assistant named Horace Albright to familiarize Mather with the situation in the parks and the need for someone to represent their interests to the Congress and the public. With Albright as his assistant, Mather accepted the position and threw himself into the work with characteristic fervor. Within the first few years he had marshaled forces for the passage of the National Parks Organic Act, donated the Tioga Road to Yosemite National Park after personally subsidizing its purchase, and managed the transfer of Yellowstone National Park to civilian control. The intense pressure of Mather's public responsibilities and his constant travel took a heavy toll, and in 1917 he suffered a nervous breakdown. He continued to hold the position of Director of the National Park Service, but took no part in the daily operations of the agency for the next year. Albright served as acting director until Mather was ready to return to work.

After Mather became head of the National Park Service, his observations during the trips of the previous decade shaped his desire to fix the problems facing the new service. Along with creating a professional cadre of rangers, Mather was particularly interested in eliminating much of the haphazard development that had occurred in the parks prior to the establishment of the National Park Service. At Yosemite, Mather envisioned replacing the development on the south side of the Valley with a new village designed to minimize the impact of the administrative center on the scenic resources of the park.

As director of the National Park Service Mather oversaw the addition of many new parks to the system and took an active role in the development of existing parks, but Yosemite received a large amount of his attention. "There is no question that Yosemite was his favorite of all the parks, and he spent time there every year. It was the place where he launched his newest programs, tried out his ideas, and worked to enlarge and improve the concessions. One innovation was the Rangers' Club House he erected in Yosemite in 1920, financed out of his own pocket."¹⁹

19 Albright, p. 142.

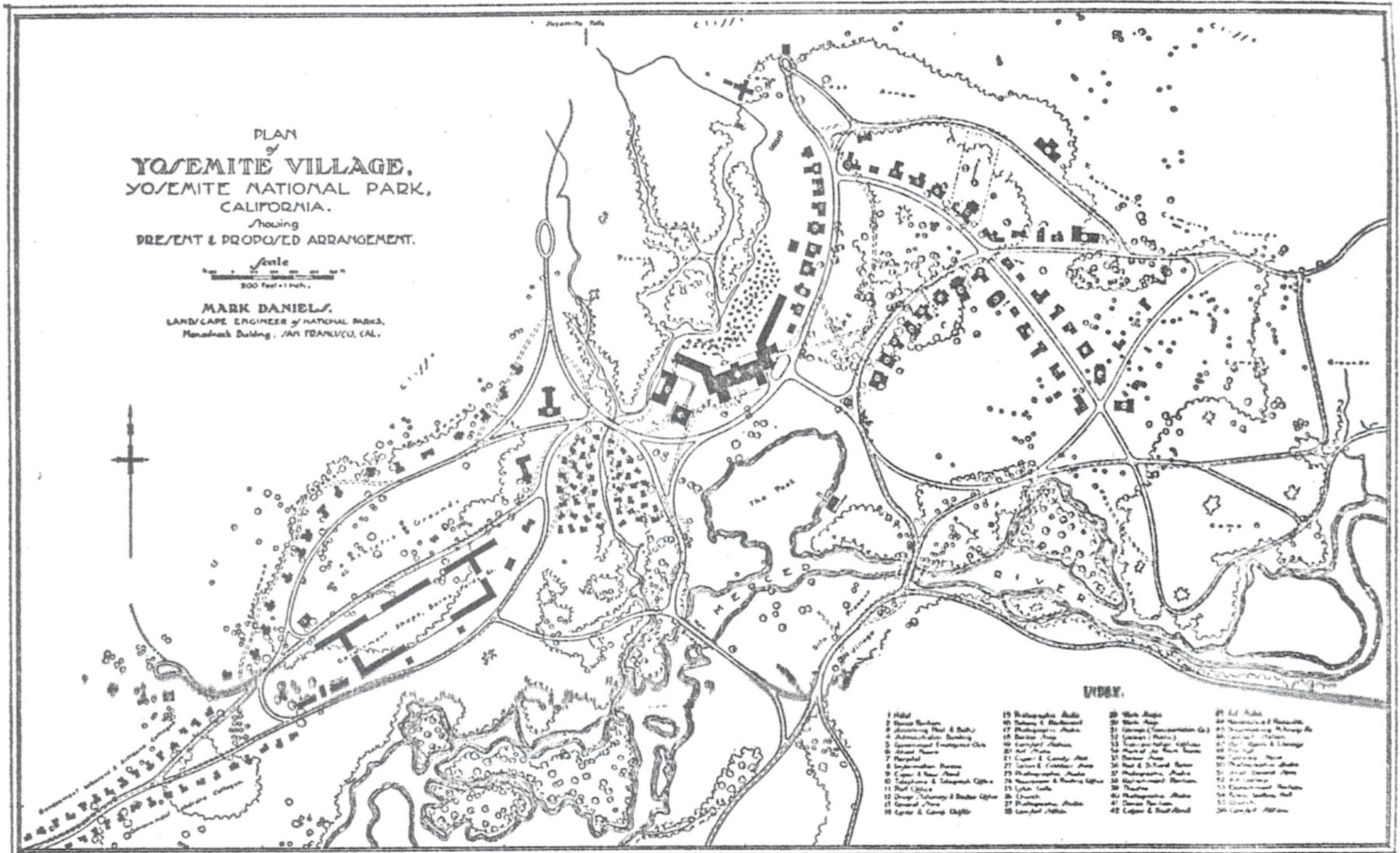


Figure 3.6: Proposed plan for Yosemite Village, Mark Daniels, 1914 (YRL 979.447 Y-13)

Park Design Development

The first point to be kept in mind then is the preservation and maintenance as exactly as possible of the natural scenery; the restriction, that is to say, within the narrowest limits consistent with the necessary accommodation of visitors, of all artificial constructions and the prevention of all constructions markedly inharmonious with the scenery or which would unnecessarily obscure, distort or detract from the dignity of the landscape.²⁰

This statement by Frederic Law Olmstead is taken from the earliest document that addresses the management of what would become Yosemite National Park, the Yosemite Commission Report of 1865. The report set the tone for the subsequent management of the National Park system by establishing the principle that development in the parks should serve the public interest and have a minimal effect on the natural scenery.²¹ This philosophy would develop over the next half century and result in the establishment of a landscape division that was intended to guide all development and planning in the parks.

The discipline of landscape architecture had great influence on the formation and the character of the new National Park Service. In reporting on the 1916 National Parks Conference the journal of the American Society of Landscape Architects called for “rendering this landscape beauty more readily enjoyable through construction in these parks of certain necessary roads and buildings.”²² From the very beginning the dynamic tension between the requirement to protect the natural systems of the parks and to make the scenic resources available to the public was clearly in evidence.

Planning for development in the National Parks had been practically non-existent for the fifty years or so preceding the establishment of the service in 1916. The Army had built encampments and improvements as needed in the parks that they administered, and concessionaires constructed a number of grand lodges and the infrastructure to maintain and supply them. All of this development had taken place with very little in the way of guidance, and the haphazard nature of much of the construction was evident.

At Yosemite, the few attempts to build public facilities for visitors had foundered under the weight of the corruption and incompetence rampant under the administration of the state of California. In 1885 the state legislature had appropriated the astronomical sum of \$40,000 to construct a hotel in the Yosemite Valley. Designed by E. L. Chandler of Los Angeles in the fashion of the time, no attempt was made to harmonize with the landscape. In a historic view the Stick Style structure sprawls in the center of the meadow where it was sited, seeming to turn its back on Half Dome to the east. The hotel was plagued by building failures within a few years of its completion in 1888. It burned in 1896.

In 1914 Mark Daniels had been named general superintendent and landscape engineer for the national parks. He advocated for cohesive design schemes and construction of administrative “villages” for the parks. His admonition that the development scheme be produce “in light of a careful study of the best arrangement of the buildings and for picturesque-

20 Frederick Law Olmsted, from the Yosemite Commission report, quoted in Robert Frankeberger and James Garrison, “From Rustic Romanticism to Modernism, and Beyond: Architectural Resources in the National Parks,” *Forum Journal*, no. Summer (2002).

21 McClelland, p. 53.

22 American Society of Landscape Architects, “Out National Parks :A Conference,” *Landscape Architecture*, VI (April 1916), pp. 111-112.

ness” acknowledges the importance of unified design.²³ However, his surviving plan for Yosemite Village reflects very little interest in harmonizing development with the landscape, with its arbitrary geometric streets lined with rows of houses and in the feature marked “The Pool” that has been gouged out of the Merced River to provide a ceremonial axis for his administrative village. The design imposed Daniel’s personal vision of order on the landscape. His plans were never carried out due to lack of funding and to the strengthening of the landscape preservation ethic after the advent of the National Park Service.

In 1918 the National Park Service framed its first official policy document. This Statement of Policy addressed twenty-three points, outlining the administrative philosophy of the new service. Most importantly, the 1918 statement set up a process for park planning and design.²⁴ After stressing that all development in the parks must give strict attention to harmonizing improvements with the landscape, the Statement of Policy goes on to mandate that “. . . all improvements will be carried out in accordance with a pre-conceived plan developed with special reference to the preservation of the landscape, and comprehensive plans for future development of the national parks on an adequate scale will be prepared.”²⁵

23 McClelland, p. 124.

24 Ibid., p. 135.

25 Ibid.

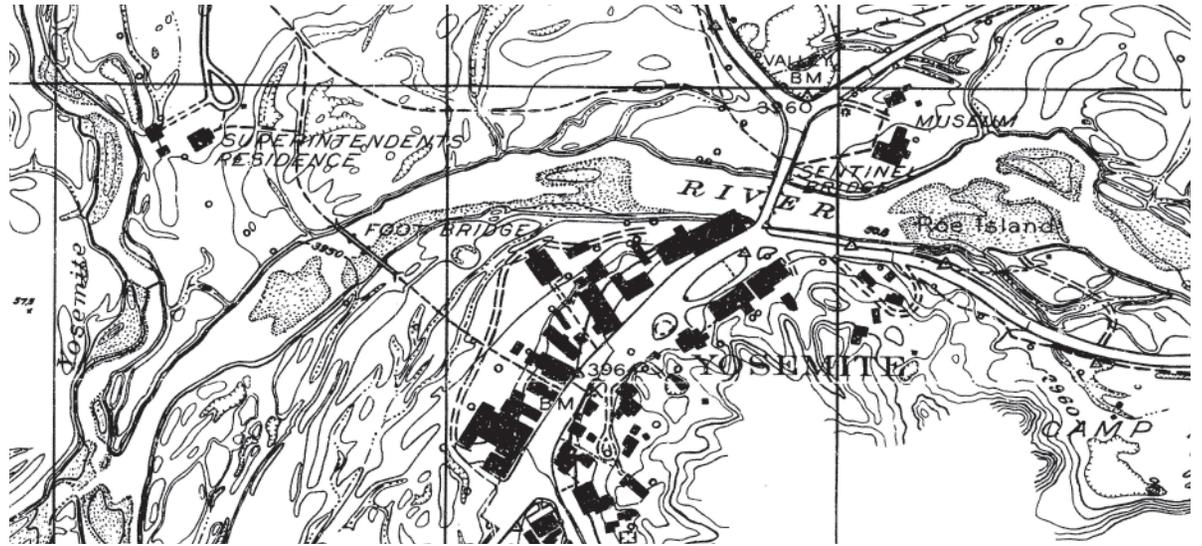


Figure 3.7, above:
Plan of old Yosemite
Village, 1919 (USGS
Yosemite Valley)

Figure 3.8, below:
View of old Yosemite
Village (HABS CA
1644-1)

Architectural Precedents

Early park architecture took shape in the concessioner hotels of Yellowstone and Glacier National Park. Railroad companies financed the construction of large multi-storied structures. Each hotel was capable of handling hundreds of guests along with dance halls, dining halls, lounges and parlors. At Yosemite, the Wawona Hotel was constructed in a pastiche of Victorian styles. Architectural harmony in the complex was not achieved through stylistic unity, but through the formal arrangement of the buildings and lawns that separated them. As pointed out in Frankenberger and Garrison's important article on architecture in the national parks, these hotels did not *fit* into the landscape, instead, they *enhanced* the landscape as architects gave priority to the design of the structure fitting it to the site as an afterthought.²⁷

In the early 1900s, architecture in Yosemite Valley was a haphazard collection of disparate structures. Army structures built to standardized plans, artist's studios, slaughterhouses, hotels, and homestead cabins littered the valley, scattered through the meadows and along the river's edge. Many of these buildings were oriented toward views of the valley's various falls and rock features, but no controlling plan gave shape to the overall arrangement. The Sentinel Hotel and the other large hotels bordering the edge of the Merced River polluted the river. Curry Village, at the base of Glacier Point, was a collection of structures and tents built right up to the talus of the valley wall. Concessioners constructed saw mills, barns, and other service structures to support the operation of the hotels. The few architect-designed buildings in the valley during this period, such as the Stoneman House and Yosemite Chapel, did not contribute to any sort of unified theme.

²⁷ Frankenberger & Garrison, p. 9.



Figure 3.9, above:
Interior of Many
Glacier Hotel (NPS
Historic Photograph
Collection)

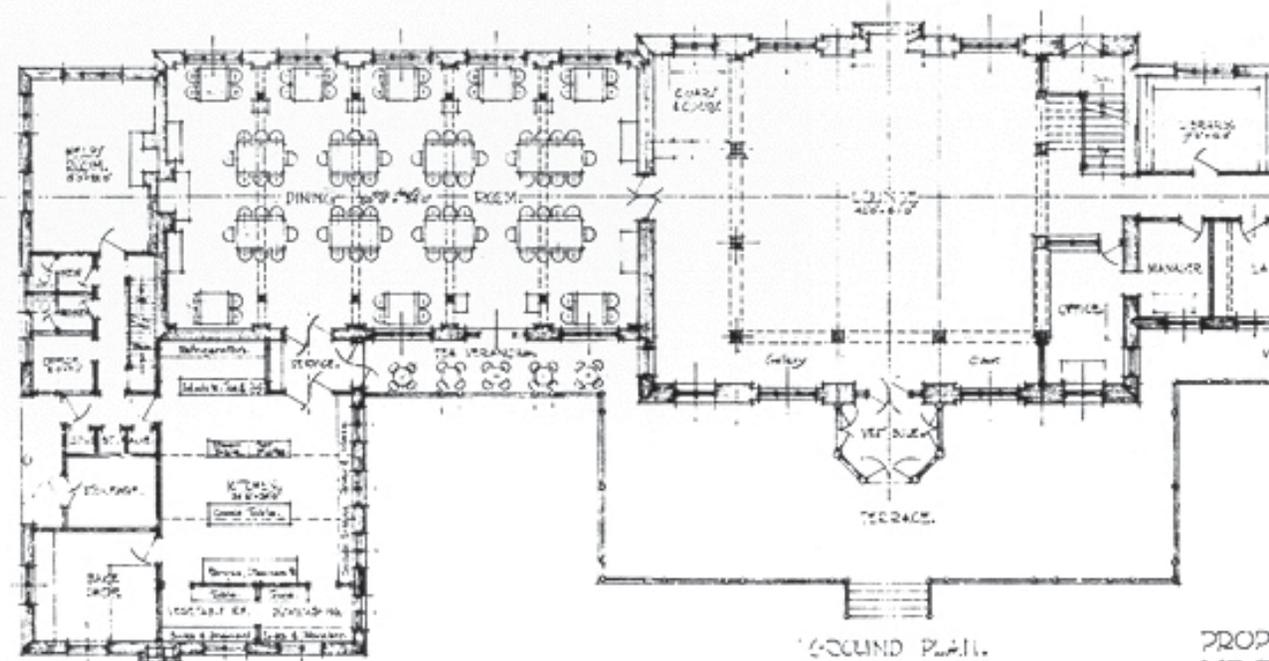
Figure 3.10, below:
Old Faithful Inn,
date unknown
(HABS)

Park concessionaires owned the majority of the structures in the mid-1910s. A village grew out of the “development” located near the present Sentinel Bridge and the chapel. The inadequacy of the facilities was noted by acting superintendent Harry C. Benson in 1908 when he noted that the “village, so called, has grown up since 1900, and resembles the temporary houses built for a county fair rather than the residences and offices of a government institution.”²⁸ During his short tenure, National Parks superintendent Mark Daniels proposed a series of development schemes at the conferences of national parks, but none of these plans were carried out.²⁹

One of the earliest structures designed for Yosemite Valley was the Sierra Club’s LeConte Memorial Lodge. Built in 1903, the lodge is a memorial to Joseph LeConte the famous geologist and one of the founders of the Sierra Club. Designed by John White, Bernard Maybeck’s brother-in-law and a member of the Maybeck firm, the lodge is a compact masonry building constructed of native granite. Its distinctive roofline and gabled wings, along with the medieval flavor of the building’s detailing has led some scholars to classify the building as “Tudor Revival”. The interior reflects the influence of the Bay Area Arts and Crafts movement with its use of native materials, high ceilings, and open wooden truss work. During the early 20th century the lodge served as the meeting place for the Sierra Club and as the park’s first visitor center.



FRONT ELEVATION.



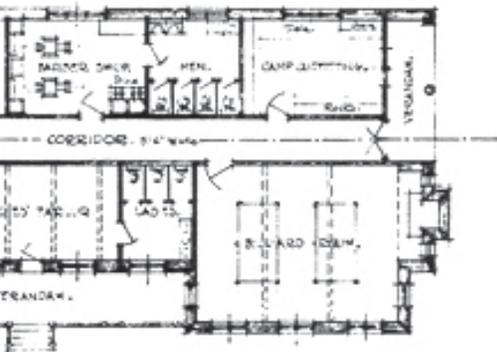
GROUND PLAN.

PROP
MT R
SKETCH

Figure 3.11: Proposed design for Paradise Inn, Mt. Rainier National Park, Mark Daniels

28 In Greene, p. 446.

29 “Proceedings of the National Park Conference”. Berkeley, CA, March 13, 1915.



PROPOSED HOTEL FOR PARADISE VALLEY,
RAINIER PARK, WASH. for MR. REESE.
PLANS BY MR. MARK DANIELS

Notions of the appropriateness of “rustic” architecture shares common origins with ideas of landscape preservation put forth by Olmsted and those who followed him. In the 1870s, Olmsted began a collaboration with architect H.H. Richardson, and for a half century his firm was the vehicle that transmitted Richardson’s philosophy of design, long after the forms themselves had fallen from fashion.³⁰ Richardson’s Shingle Style grew out of an enhanced and refined vernacular tradition, reinforcing a building’s connection with the native landscape. The National Park Rustic style was clearly influenced by Richardson’s architecture. Many parts of the Shingle Style became important elements of the National Parks Rustic vocabulary of the 1920s and 1930s, including irregular massing, overhanging roofs, use of shingles for wall and roof surfaces, battered foundations and lower walls of heavy rusticated stonework.³¹

The architectural lineage of the Rangers’ Club reaches back to the very roots of American landscape design. Andrew Jackson Downing recommended the Swiss Chalet and Scandinavian styles as especially suitable for American country homes. Downing’s ideas had powerful influence on the design of the great camps of the Adirondacks, which contributed another strain in the development of the National Parks Rustic Style. The Rangers’ Club evokes many of the distinctive elements of the great camps, with its use of log elements, semi-octagonal bays oriented toward multiple views, and the use of Swiss Chalet inspired ornament, an especially popular design motif in the camps. The description of Adirondack camp architecture as a “. . . fusion of pattern book design sources and pioneer traditions” could also apply to the Rangers’ Club.³²

30 McClellan, pp. 43-45
31 Ibid. p. 92
32 McClelland, pp. 94 – 98

However, there is a final unifying strand in the architectural design of the Rangers’ Club that elevates it above its derivative roots. The connection with Maybeck and the Arts and Crafts movement in the Bay Area, or the Bay Region Style, is a powerful recurring theme in the architecture of Yosemite and in the development of the National Parks Rustic Style. LeConte and Parsons Lodges are closely tied to Maybeck’s circle and show clear indication of his influence. Even the minimal Swiss Chalet detailing of the Rangers’ Club can be traced to a group of commissions built in that style by the firm of Maybeck and White³³ in the decade preceding the construction of the Rangers’ Club.³⁴

The Bay Area school of the Arts and Crafts movement is an important link between the Shingle Style and what became the National Parks Rustic Style. The Rangers’ Club provides a physical confluence of these architectural trends, and possesses many hallmarks of the Bay Area style, especially its redwood shingle cladding, steeply pitched roof, and the exposed mechanically laminated beams of the main hall. As with the Bay Area style in general, the Rangers’ Clubhouse draws on the vernacular building of California’s north coast region and northern European design influences rather than the Japanese and southern California traditions exemplified in the work of Greene and Greene and other southern California Arts and Crafts practitioners.³⁵

33 That is, Mark White, designer of the Parsons Lodge and brother of John White, designer of the Le Conte Memorial Lodge.

34 William S. B. Dana, *The Swiss Chalet Book*, William Comstock: New York, 1913. Pp. 128-139.

35 McClelland, p. 109-116.



Figure 3.12: Charles Punchard (Landscape Architecture, April 1921)

Charles P. Punchard, Jr.

... it has been the duty of the landscape architect to plan employees' cottages, ranger stations, gasoline and oil stations, automobile checking stations, comfort stations, etc., or to criticize plans submitted by the superintendents for such buildings. Locations for buildings of all kinds, whether they are to be erected by the Government or by the business interests catering to the needs of the public, are selected by the superintendents of the parks in conference with the landscape engineer on the ground...³⁶ Charles Punchard, 1918

Mather appointed a Harvard graduate named Charles Pierpont Punchard, Jr. to the newly created position of landscape engineer for the National Park Service. A partner in the firm of Evans and Punchard prior to public service, he had studied landscape architecture but was also a proficient architect. Punchard gained public service experience while at the Office of Public Buildings and Grounds in Washington, D.C. where he was given the task of landscape development for all public parks in the city. He was transferred to the National Park Service in 1918.³⁷

Punchard, as the landscape engineer, developed a comprehensive study of the existing conditions and landscape problems of each park. During 1918, he spent time in seven national parks including two months at Yellowstone and seven months in Yosemite. At each park, he studied and analyzed the existing conditions of every structure including those controlled by concessionaires. He became the eyes and hands of Mather's vision, promoting his ideas of park architecture. In the Annual Report of 1920, Mather wrote of Punchard's visit to Yosemite:

³⁶ "Report of the Director of the National Park Service to the Secretary of the Interior for the Fiscal Year Ended June 30, 1918," ed. Department of the Interior (Government Printing Office, 1918). p. 939.

³⁷ Linda Flint McClelland, *Building the National Parks: Historic Landscape Design and Construction* (Baltimore and London: Johns Hopkins University Press, 1998). pp. 136-137

In the Yosemite, Mr. Punchard spent about half a year in the study and execution of the development plans of the Yosemite National Park Co. for their extensive building program, to have them conform to the national-park requirements. . . . The definite location of their entire layout, with relation to present and contemplated park improvements, involved a great deal of time and study. Important structures that were placed during the summer were a garage and repair shop to care for the summer's tourist travel, centrally located, well hidden, and of a type of architecture in keeping with the other buildings of the company and with the surroundings.³⁸

Punchard developed a design for the new village based on clusters of administrative and commercial buildings along three sides of a square with a road passing along the fourth side. This pattern would be repeated throughout the rest of the western parks, most notably at Mount Rainier. Punchard's scheme established the precedent for a village plaza surrounded by buildings of a common architectural character that would typify development in the national parks throughout the 1920s and early 1930s.³⁹

During Punchard's visit to Yosemite he worked at a variety of tasks improving vistas, clearing undesirable structures, and working with concessioners on their building plans, one of the first instances of the National Park Service providing this sort of design guidance. Punchard also received instructions on one of Mather's personal projects, the design and construction of a residential club for rangers and met Charles Kaiser Sumner, the architect from San Francisco who had been selected by Mather for the work.

³⁸ "Reports of the Department of the Interior for the Fiscal Year Ended June 30," ed. Department of the Interior (Government Printing Office, 1920). p.92.

³⁹ Linda McClellan, "Charles Pierpont Punchard, Jr." in *Pioneers of American Landscape Design II : An Annotated Bibliography*, National Park Service: Washington, 1995, pp. 122-125.

Punchard's tenure with the National Park Service was brief, but his influence on the philosophy and practice of landscape design within the parks was far reaching. Before his untimely death from tuberculosis at the age of thirty-six, Punchard had established the dual principles that the highest value in park development is preservation of the landscape, and that consequently all necessary development should harmonize with that landscape. His intense dedication to the ideals embodied in the national parks was demonstrated by a posthumously published article in which he inveighed against the threat of water development in the parks, calling for defense of these natural treasures that had been set aside by the public for "themselves, their children, and their children's children." Though Punchard's early death deprived the park service of a keen intellect and clear vision of what the parks should be, as the service's first landscape designer he established a conceptual framework for management of parks that still exerts a powerful influence.⁴⁰

⁴⁰ Ibid.



Charles K. Sumner

Charles Sumner was born in Wilkes-Barre, Pennsylvania in 1874. He graduated from Columbia University in 1902, the first recipient of the Perkins fellowship. His fellowship travels to the Middle East and Europe influenced his architectural development. During his time at the office of McKim, Mead, and White in the early 1900s he assisted with a number of important civic commissions for the firm. In 1906, he left New York and moved to Berkeley. From his office in San Francisco he designed buildings for a clientele concentrated in Palo Alto and Berkeley. He designed over fifteen buildings during this period, including the Claremont Club in Berkeley.

Ten years later, he settled in Palo Alto, where the bulk of his built work exists. He designed residences and commercial structures, as well as civic buildings for the city of Palo Alto and Stanford.⁴¹ The College Terrace Library in Palo Alto includes a number of Arts and Crafts-influenced features such as exposed beams, decorative tiled fireplaces and built-in bookcases. Many of Sumner's interiors feature built-in furniture, a prominent element in the Rangers' Club.

Sumner's classical training allowed him to work freely in the various Eclectic styles of the day. In addition to the Bay Area Arts and Crafts idiom, Sumner designed buildings in a number of popular revival styles.⁴² His residence in the Bay Area indicates that he was almost assuredly familiar with the architectural foment centered on the work of Bernard Maybeck, Ernest Coxhead, and Julia Morgan. He would be considered an architect of the Academic Eclectic movement, popular in the early 20th century.

41 *Historic Houses Iii: San Juan Neighborhood, Stanford University*, ed. Margaret Learmonth McKinnon (Palo Alto: Stanford Historical Society, 2005).

42 Michael Corbett and Denise Bradley, Final Survey Report: Palo Alto Historical Survey Update, August 1997-August

Author Grace Hinton writes about Sumner's stylistic ideas:

*"Sumner worked squarely within the eclectic movement but also mastered the details of many styles. He preferred the Craftsman, Tudor and colonial revival models, as well as the occasional Beaux-Arts/Mediterranean revival structure. After the Spanish eclectic style swept into town—stimulated by George Washington Smith's 1925 design for the Pettigrew house at 1336 Cowper Street in Palo Alto—Sumner worked more and more in that style."*⁴³

Sumner moved in an upper class social circle, as reflected in his work for many prominent members of Bay Area society. His membership in the Sierra Club and Sigma Chi Fraternity brought Sumner into contact with a wide range of prospective clients, including Stephen Mather who was active in both organizations.⁴⁴ In December 1918 Mather invited Sumner to accompany him on one of his trips to Yosemite.⁴⁵ The acquaintance proved fortuitous for Sumner as Mather hired him a few months later to design the clubhouse.

43 Grace Hinton in *Historic Houses III*, Palo Alto : Stanford Historical Society, 2005. Pp. 11-13.

44 William C. Tweed, "Parkitecture: A History of Rustic Building Design in the National Park System, 1916-1942," (1978).

45 "Development of the Yosemite and Other National Parks," *San Francisco Chronicle*, December 26 1918.



Figure 3.13 & 3.14:
Sumner (Palo Alto
Historical Society,
2008)

Design Development

The Yosemite visit was the first of a series, culminating in a meeting by Punchard, Mather and Sumner at the Grand Canyon, where they discussed the design of the Rangers' Club.⁴⁶ Mather wrote to Albright in February, "I have gone over, to some extent, with Mr. Punchard the idea of the rangers' house, so get his preliminary plans before taking up the details with Mr. Sumner."⁴⁷

Punchard's role in the design of the Rangers' Club has not been fully appreciated. The building was an integral part of his design for the administrative village and he contributed so much to the design that he and Sumner should share credit. As Sumner himself put it in a letter to Mather:

"I should not fail to add that Mr. Punchard's own sketches for this building, made after our visit to the Valley, were soundly and delightfully conceived and do him very great credit.

"As landscape engineer for the entire village development he has settled upon the particular type of architecture which, in my opinion, is most fitting and expressive in view of the surroundings and the atmosphere you wish to create. I have only accepted and adopted his ideas in this direction, while making various contributions which he has been kind enough to call improvements."⁴⁸

Sumner collaborated with Punchard to develop preliminary sketches and the two men carried on correspondence between the Yosemite Valley and San Francisco while reporting to Mather.⁴⁹ At one point that spring Horace Albright tried to convince Mather to abandon the Rangers' Club project and instead donate an administration building to Rocky Mountain National Park. Mather was not swayed.

Over the first months of 1919, the first steps were made in the placement of the clubhouse. It would be situated in a large clearing north of the Merced River on the sunny, warm side of the valley. The Rangers' Club was the first structure on Yosemite's new administrative site. Over the next few years the Museum and the Administration Building would join it, all built surrounding an open square, initially used for parking. A separate structure to provide lodging for dignitaries was considered, but the idea was dropped due to lack of funding.

Appropriations for national park construction was limited by law to \$1500, far less than was required to build even the simplest structure. Mather hoped a structure could be built for \$8,500, but even this considerable amount would not be enough to construct the Rangers' Club. As the design developed construction costs increased, although some of the increase was due to the volatile market for building materials so soon after the end of the First World War. The building had grown into a multi-story structure with a pair of dormitory wings. Stone pilasters and base defined the mass of the structure, playing off the wood shakes of the upper stories. By late March of 1919, Sumner's final designs were estimated to cost almost \$20,000.

⁴⁶ Charles Punchard to Stephen Mather, 25 February 1919. Box 267. National Archives.

⁴⁷ Stephen Mather to Horace Albright, 5 FEB 1919. Box 267, NARA.

⁴⁸ Charles Sumner to Stephen Mather, March 1, 1919. Loc cit.

⁴⁹ Horace Albright to Steven Mather. 14 February 1919. Box 267. National Archives.

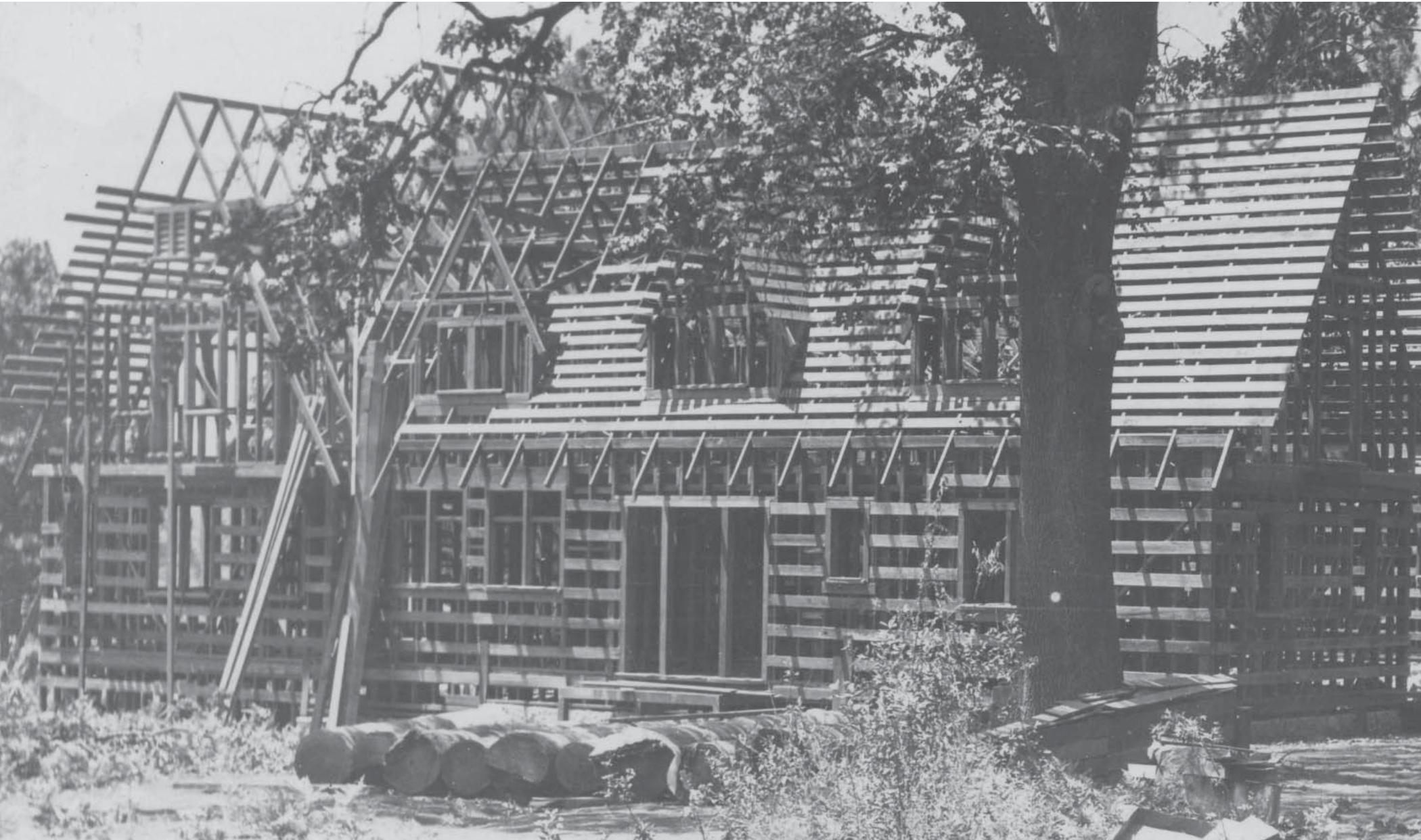


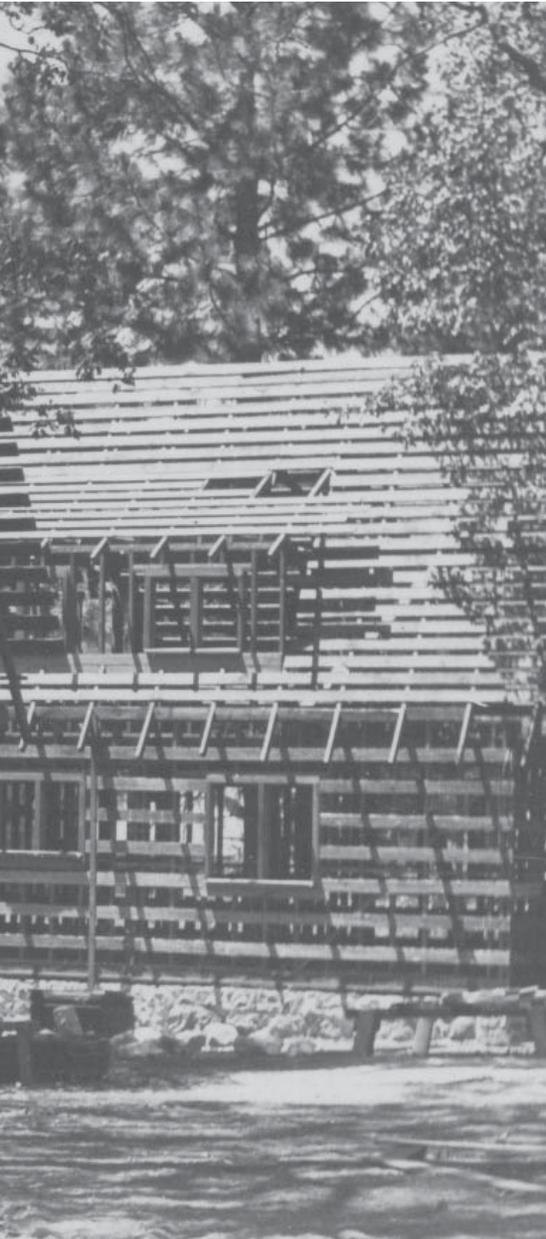
Figure 3.15: East Elevation of proposed clubhouse, March 1919. Note the stone terrace, stone pilaster corners and the swept dormer roofs. (eTIC)



Figure 3.16: East Elevation of final design, March 1920. Note the change of stone piers to cedar log engaged columns, and the development of detail on the gable end. (eTIC)

Figure 3.17: Construction of the Rangers' Club, 1919 (YRL 6025)





Mather requested time to acquire the funds needed to construct this building. He attempted to persuade friends and colleagues from San Francisco to donate funds for the construction of the clubhouse. His attempts were apparently not successful, since in a letter to Charles Sumner in January of 1920 he mentions having raised about \$2,000. In December of 1919, Mather, with a large group of businessmen, travelled to the park to discuss development plans and announce to the rangers his intention to build a clubhouse for them.⁵⁰ On December 26, 1919 over a small section of a meadow just south of Yosemite Falls, Mather announced his donation of \$20,000 toward construction of the Rangers' Club.⁵¹

"...I contributed \$20,000 personally to build a decent home for the rangers. It will be erected in the spring. We will call that the Rangers' Club House . . . I want these rangers to have comfortable living quarters."⁵²

Mather's Christmas gift to the rangers took a few more months to fully evolve. Many drawings needed modifications, and the matter of cost was not fully resolved. To bring costs in line with the available money several changes were made to the building design. The stone work at the building corners became log pilasters; the only significant masonry left in the design was the large central stone chimney and the foundations. The contractor worked with Punchard and Sumner to reduce the cost of the structure, resorting to tactics such as reusing old plumbing fixtures from demolished buildings and recruiting the rangers themselves to do some of the finish work.

⁵⁰ "Bay Visitors at Yosemite Enjoy Sport." *San Francisco Examiner*, December 30, 1919.

⁵¹ "Bay Visitors at Yosemite Enjoy Sport," *San Francisco Examiner*, December 30 1919.

⁵² Stephen Mather speaking at Subcommittee of House Committee on Appropriations, *Sundry Civil Appropriation Bill for 1921*, Second Session, March 10 1920

Construction

The contracting company of Gutleben Brothers would manage the construction of the clubhouse. It was expected that the Gutlebens, who had done work for the park on a regular basis, would receive the contract, although bids were solicited for legal reasons. The final plans were approved in March. At this point Sumner sent a gentle reminder to Mather that he had not been paid his fee, and suggesting a reduced figure due him. Mather responded quickly by letter assuring Sumner that he would be paid his full fee.⁵³ Construction began in April of 1920 and the structure began to rise in the same location where Mather had announced his gift only a few months prior.

The U-shaped clubhouse with its steeply pitched roof slowly took shape on the edge of the meadow, against the backdrop of Yosemite Falls. Specifications called for redwood sills and Douglas-fir as the framing for the structure. Redwood shingles (or shakes as they were referred to in the original specifications) were triple dipped in stain to preserve the wood and protect the structure.⁵⁴ Work progressed through the summer months with little interruption. Punchard mentions that all material had arrived by mid-June and no delay would be expected.⁵⁵ The building was finished by the end of summer, and Punchard reported that:

A great deal of care was given to the preparation of the plans of this building in order to provide for all the requirements, design a building harmonious in its setting, attractive in exterior appearance, and comfortable within. The architecture is original, free, and by the use of logs, stone, and shakes, an attractive structure has developed.⁵⁶

⁵³ Punchard and Mather, Correspondence, March 4 & 11, 1920. National Archives.

⁵⁴ "Specifications for the Rangers' Club-House" 5 April 1920. National Archives.

⁵⁵ Charles Punchard to Stephen Mather. 8 June 1920. National Archives.

⁵⁶ "Reports of the Department of the Interior for the Fiscal Year Ended June 30.", p. 337



Figure 3.18: Dedication of Rangers' Club, 1920 (YRL)

Dedication

During August of 1920, Mather requested Yosemite Superintendent W. B. Lewis to prepare the Rangers' Club for a grand house party set for the weekend of September 26. Mather's celebration of the opening of the new clubhouse merited the invitation of influential people from all over the West Coast.⁵⁷ Lewis expressed hesitation at the number of people that Mather wanted to invite. The clubhouse was not complete and Lewis felt the kitchen would not be able to serve the people invited. Yet, after only a week of work, he writes to Mather stating:

Work is being pushed along vigorously on the Club House and it looks now as though it would be completely finished, including painting, and all, by the 15th. This will give us plenty of time to install the furniture, curtains, etc., and make it ready for the dedication party.⁵⁸

His fear of having too many people returned just days before the dedication, when he wrote:

The Club House is going along pretty well but it is going to crowd us to beat the band to have the building complete by the 25th. . . . I, however, hope that not all of the men with their wives come that have been invited as if they do it will be impossible for us to take care of all of them. . . .⁵⁹

On September 26, 1920, the dedication of the clubhouse brought a group of San Francisco businessmen, including the vice president of the Southern Pacific Railway, Ernest O. McCormick, local leaders, the park's superintendent, the chief

ranger, and Mather himself, to the park. McCormick presided over the ceremonies on the south terrace of the clubhouse with a gathered crowd of mounted rangers.⁶⁰ Overlooking the meadow, Mather handed over the keys of the building to the superintendent who handed them to Yosemite Chief Ranger Forrest Townsley. Mather, who had travelled from Utah, was pleased to have arrived just in time for the festivities. The celebrations were concluded and a new era in national park ranger history began.

New Life in Yosemite

After the opening festivities were over, the clubhouse required a few finishing items to make it complete. Rangers assisted in painting and staining the floors and walls. The Rangers themselves assisted in painting and staining the floors and walls, and installed the saddle light fixtures designed by Punchard. Punchard and Sumner had seen the completion of their design, although neither was in attendance at the dedication. Unfortunately, Punchard succumbed to tuberculosis in November, and his work passed on to his assistant, Daniel Hull. The garage was built a few months later in 1921 from plans by Hull.⁶¹

In the end the final cost of the structure came to over \$30,000 or nearly four times as much as Mather had originally planned.⁶²

57 Stephen Mather to Superintendent W.B. Lewis, 12 August 1920. National Archives

58 W.B. Lewis to Mather, 26 August 1920. National Archives.

59 W.B. Lewis to Mather, 16 September 1920. National Archives.

60 *Stockton Record*, October 2, 1920

61 Daniel Hull to Stephen Mather, 24 November 1920. National Archives.

62 "Yosemite Club Dedicated" *The New York Times*, October 3, 1920.



Figure 3.19: Mounted rangers on south side of clubhouse, circa 1920 (YRL)

The Rangers' Club quickly became the focus of life for the rangers that used it. Life centered on the grand interior lounge. Rangers could relax in a warm and dry environment filled with the smells of food from the kitchen. Cooks fed the rangers, while maids maintained the clubhouse in a state of cleanliness. A series of rules and regulation were developed to maintain order in this unique structure. These included meal charges, housekeeping operations and guest uses and overnight stays.⁶³

Superintendent Lewis established regulations governing the routine of the rangers that lived at the Rangers' Club. Two rangers were assigned to each room. Each ranger paid for his own meals, prepared by the cook and served at specific times. Special guests, including Mather, had their own rooms on the second floor. Mather's room afforded views of Glacier Point, Half Dome and the Royal Arches.⁶⁴ For the rest of Mather's life, he would stay at the Rangers' Club whenever he came to Yosemite. His room would become known as the Mather Suite. Many other less prominent guests stayed at the Rangers' Club as well, since it was one of the only structures available for government housing

Precedent for housing and park architecture

Mather hoped that the clubhouse would become a model for other clubhouses built by the park service. He envisioned a rangers' club built in each park, providing not only living space for the rangers, but also creating a fraternal spirit. Forging a professional and highly dedicated ranger corps was his

main goal in building the Rangers' Club at Yosemite. As Horace Albright described it, "Rangers can seldom walk about a park or go into public places without being 'on duty,' answering questions of visitors. The club house gave them a place to relax together out of the public eye and in a place exclusively theirs. Once it was built, Mather usually stayed at the club house rather than at one of the hotels."⁶⁵ Unfortunately, no more rangers' clubs were constructed since Congress did not appropriate the necessary funds. The clubhouse would remain the only structure of its type anywhere in the park service. At Yosemite, the Lost Arrow complex of residential structures, constructed a few years later, would follow a more standard approach for housing families and groups of rangers.

Mather thought highly of the building. He wrote in his report to the Secretary of the Interior, "This building is of particularly artistic design and will guide the construction of all of the other buildings in the headquarters village."⁶⁶

The architectural style of the Rangers' Club influenced future construction in the parks. Though the specific idiom was not imitated in subsequent buildings for the Yosemite Administrative site, the emphasis on natural materials and harmony with the landscape exhibited in the design of Rangers' Club would continue. The Museum and Administration building are designed in a more developed and easily recognizable Park Service Rustic style, but also follow the master plans initially developed by Punchard and Mather.

⁶³ *Regulations Governing Operation of Rangers' and Officers' Club House*, Undated, Superintendent W.B. Lewis

⁶⁴ D.J. Foley, *Visalia Times*, September 23 1920.

⁶⁵ Albright, p. 142.

⁶⁶ *Report of the director of the NPS, Stephen Mather, Annual Report of the DOI, 1920*



Figure 3.20: Three views of the clubhouse great room, circa 1920.



Figure 3.22, above:
View south of
Rangers' Club into
courtyard, 1934 (YRL
6739)

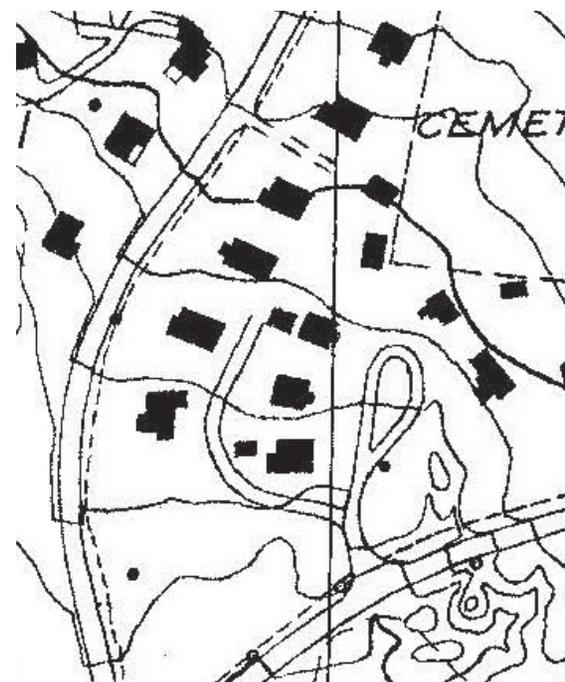
Figure 3.21, left:
Superintendent
W.B. Lewis, date un-
known (YRL 09429)



Figure 3.23, above
right: Museum, 1925
(YRL 5814)

Figure 3.24, right:
New Yosemite Vil-
lage, 1934 (USGS)

Figure 3.25, above
right, opposite page:
Yosemite Ranger
force, 1924 (YRL
07838)



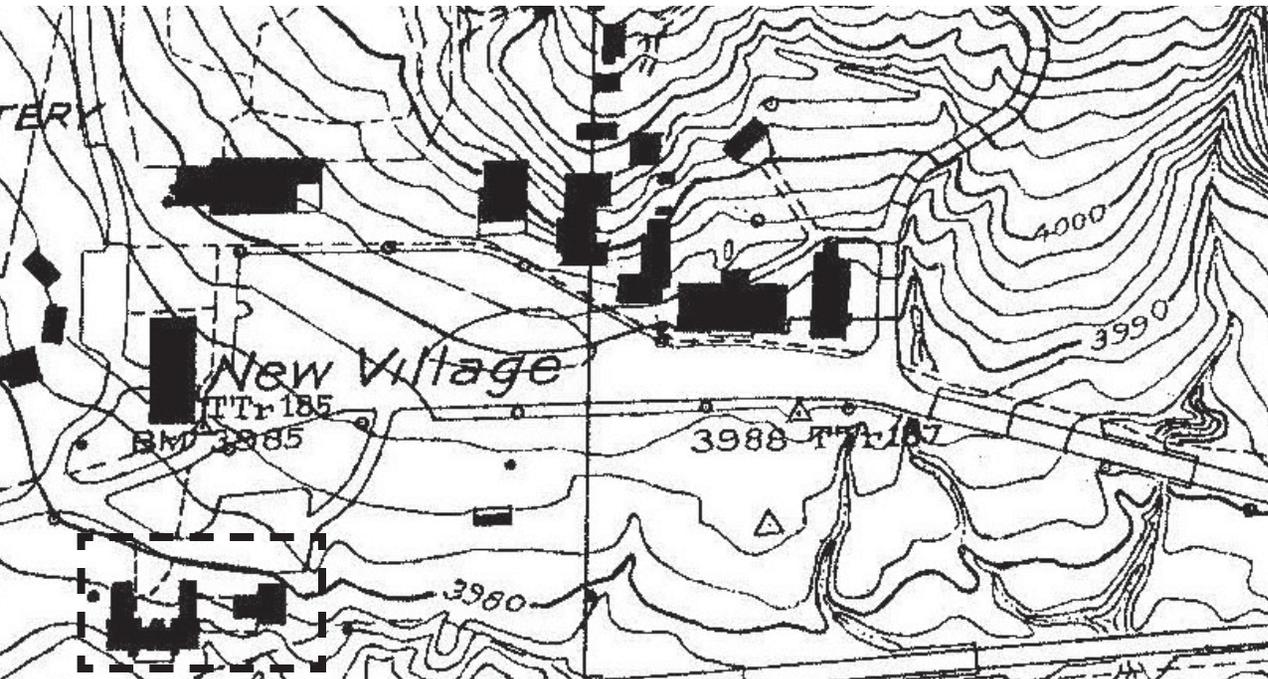
Background History

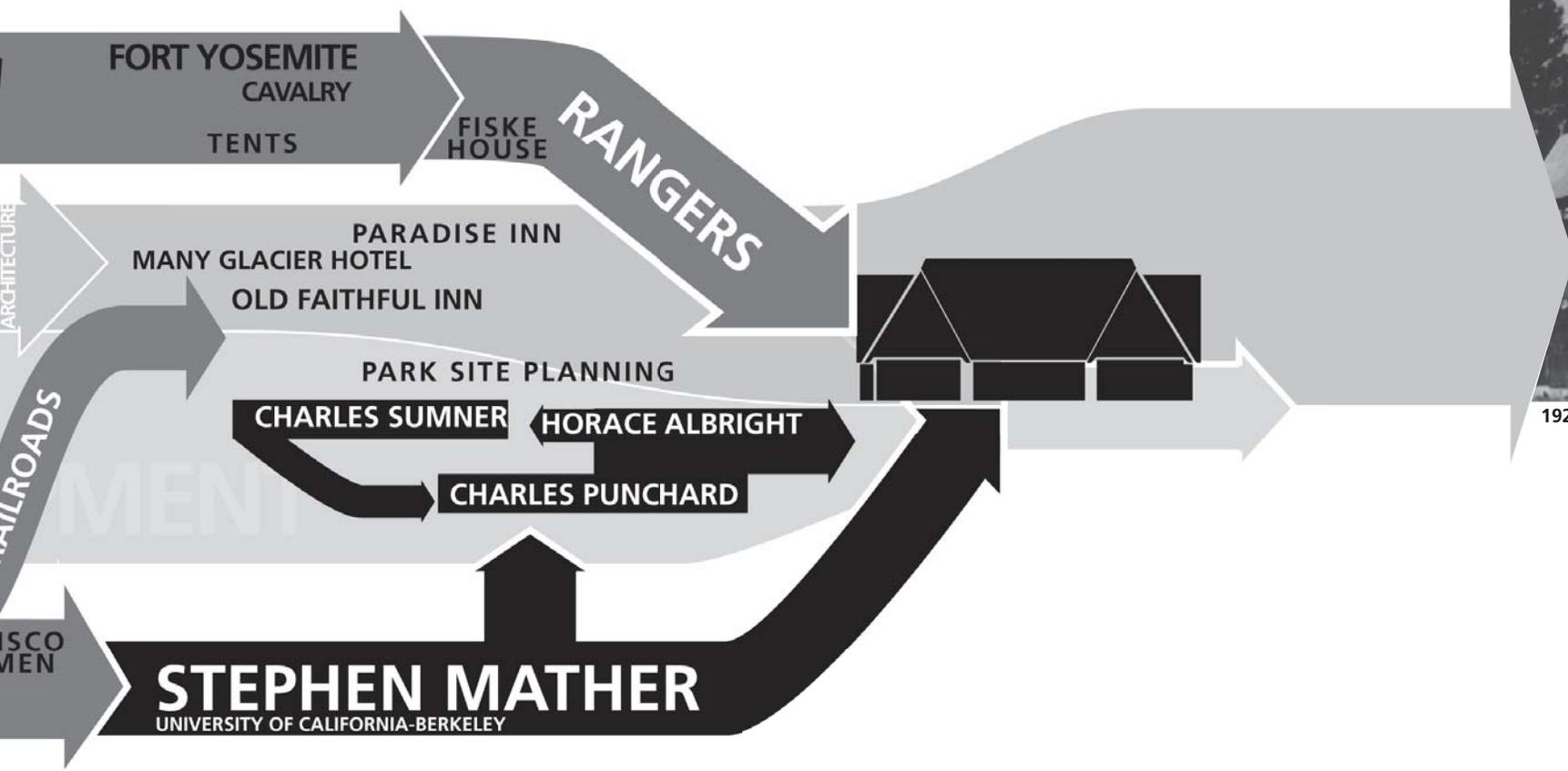
Clubhouse Legacy

The rangers and park staff used the Rangers' Club in the passing years. At the time of Mather's death in 1930, the clubhouse was already a decade old. It had undergone a number of changes, including removal of the upper portion of the log pilasters and the addition of the garage and service area. Rather than sitting by itself, the Rangers' Club was now accompanied by the other buildings of Yosemite Village..

Punchard and Mather's new village plan came to fruition with the construction of the Administration, Museum, and Post Office buildings in the following years. The new buildings developed the rustic aesthetic begun by the clubhouse. As the first structure completed by the Park Service with the expressed intent of accommodating a plan, the Rangers' Club embodies the institutionalization of the National Park Rustic aesthetic and the establishment of that aesthetic as a formal style that would mature in future designs.

Through the following years life in the Rangers' Club ebbed and flowed adapting to the needs of the rangers, the effects of nature and the whims of park management. Above all, by continuing in its original purpose for ninety years, the building has provided a continuing witness to the determination of one man and his desire to create a professional and dedicated National Park Service.



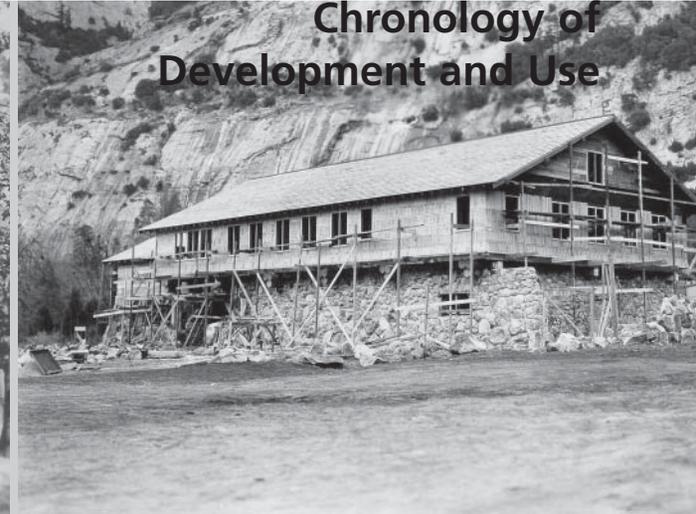


1920 Rangers' Club

Chronology of Development and Use



1924 Administration Building



1925 Museum Building

The following section describes the changes, additions, deletions and overall development of the clubhouse from its construction until the summer of 2010. The Rangers Club retains much of its historic integrity and continues, after almost ninety years of existence, to provide a home for Yosemite's park rangers. While the Rangers' Club was intended to provide lodging for single male rangers, presently, both male and female rangers reside in the building. The exterior of the building has had few changes over the years. The only major additions to the exterior of the building were the fire escapes added at the gable ends in 1947 and the reconfiguration of the east service porch in the 1970s.

Similarly, the interior has had few major changes since initial construction. The major renovation of 1977 reconfigured the kitchen, removed the chimney stack from the interior in the east wing, and secondary stairs have been added. Interior fixtures and finishes in the dormitory areas, single rooms and bathrooms have been updated several times from the 1930s to the present. The living room, dining room and entrance space of the building look much the way they did when the structure was first occupied.

1920s

Original photos and architectural drawings of the clubhouse show the log pilasters protruding through the corners of the eaves. Original specifications called for the bark to be left on the logs, but photographic evidence shows that peeled logs were used. The logs remained protruding through the roof plane for a few years but historic photos of the dedication of the Administration Building show that they were removed by 1924.¹

At the time of its completion, the Rangers' Club had no formal walkways leading to the entrance door. During this period walkways in the U courtyard were formalized with the addition of a rock border. A wooden sign with "Rangers Club" in silver lettering was placed above the entrance door. To the east of the building a fence replicating the vertical board detailing found on the second floor balconies was constructed between the Rangers' Club and the garage/wood storage.²

1 Photograph from the Yosemite Research Library

2 Photographs from the Yosemite Research Library



1928 Rangers' Club



1933 Boiler installation



1940 Shirley Temple visits clubhouse

1930s

The 1930s saw a major change to the existing utilities of the clubhouse when park maintenance staff removed the original electric heating system and replaced it with steam heat in 1933. The new system required excavation of the existing crawlspace at the southeast corner and the installation of a large oil storage tank. Along with the excavation, a concrete foundation, retaining walls and floor were poured in the basement area. Drainage was installed in the boiler room subfloor.³

A number of repairs were made to the structure including replacing decayed structural members on the south terrace, and replacing the canvas covers on the openings of the garage with wooden garage doors.⁴⁵ Also during this period, two 12" by 12" columns were replaced between the living room and library.⁶ Oak flooring was installed in the common areas of the main floor.⁷

³ 172 Completion Report, Rangers' Club Account #416, November 1933

⁴ 116 Completion Report, Rangers' Club Account #450, December 1932

⁵ Wosky, John. "Report to Chief Landscape Architect, through Superintendent, Yosemite National Park, California. July 1, 1930 to August 4, 1930."

⁶ 116 Completion Report, Rangers' Club Account #450, December 1932

⁷ November 1933 Completion Report.

1940s

In 1947 exterior wooden fire escapes were added to the north gable elevations. Previously only the main stairs provided egress from the second floor. Photographs show the newly constructed stairs prior to staining. According to the 1973 Historic Structure Report, ladders on the east and west elevations were added to provide secondary emergency exits.

A young Shirley Temple visited the Rangers' Club in the early 1940s.



1947 Installation of fire escapes



1953 Reconstruction of terrace - Note replacment of large cedar log columns

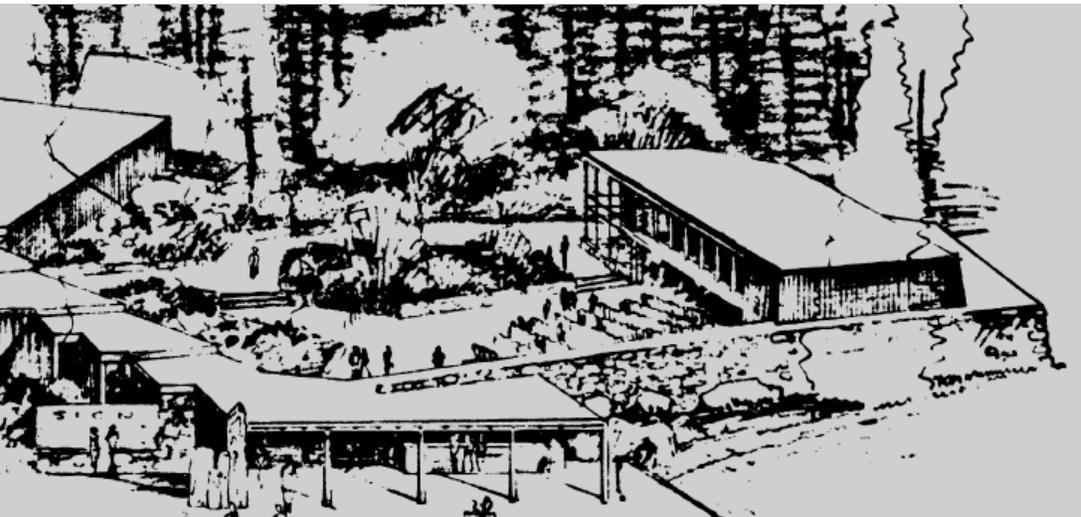
1950s

The mid-fifties saw the Rangers' Club received repairs to its exterior. Park management repaired the large southern terrace by replacing and repairing deteriorated and damaged material. This included removal of the entire wood deck repairing the substructure, the wood deck, railing, and log trim detailing. The deck was replaced with two-inch tongue and groove wood decking. The roofing at the south-facing bays, specified as galvanized iron in the original construction documents, was replaced with a built up tar and felt surface. The roof shingles on the remainder of the structure were sprayed with graphite and linseed oil. Rockwool insulation was added to the attic.⁸

A brown linseed-oil stain was re-applied to the exterior siding. This would follow the followed practice of staining structures. The backyard fence was replaced in kind.

Numerous minor changes were made on the interior of the Rangers' Club. Many of the remaining older light fixtures throughout the building were replaced. All bathroom light fixtures were replaced along with all outlets and switches. Electric wall heaters were added to the halls, washrooms, shower rooms, baths, dormitories, and the housekeeper's room. Most wood floor surfaces were covered with linoleum except the kitchen, living room, dining room and a few bedrooms. The oak floors in the foyer, living room and dining room were refinished. Metal shower stalls replaced the two older stalls on the first floor and the second floor shower stalls were repainted. New mirrors were added above all the sinks in all bedrooms and washrooms. Touchup painting was done where all mirrors were installed and selected rooms were entirely repainted.

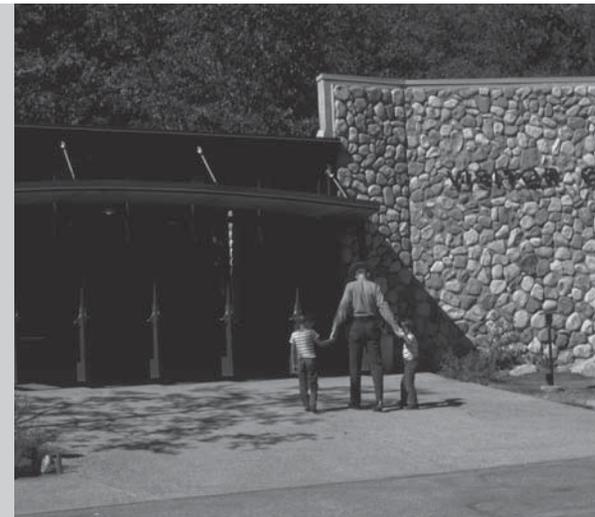
8 Yosemite National Park Maintenance File



1961 Design of Visitor Center



1967 Existing fire escape ladder



1968 Visitor Center completed

Figure 4.1: Interior of great room, 1966 (Yosemite Archives)



1960s

By 1967 the roof of the clubhouse was deteriorating. Funds were sought to replace the roof before the upcoming snow season but were not appropriated for that year. The roof was stripped of its old wood shingles and replaced with new cedar shingles. Unfortunately, only a few months after the roof was repaired a large branch fell on the roof causing damage. The damaged section roof was repaired and re-shingled at the contractor's own volition, due to delayed response by the park administration.⁹

1970s

The Rangers' Club received a significant amount of attention throughout the 1970s. In 1971, historians and architects drafted a nomination for the National Register of Historic Places, as the building had recently reached its fiftieth year. The clubhouse by this time was in desperate need of repair. The report indicated failing foundations, dry rot in the log pi-

⁹ Ibid.; Building, Construction and Maintenance 1968-1969 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

Chronology of Development and Use



1970s Service porch with deterioration



1972 Kitchen prior to renovation



1978 New service porch with accessible ramp

lasters, outdated mechanical systems, and outdated bathroom and kitchen fixtures. The report also called for the public spaces on the first floor to be restored to the period of original construction.

National Park Service historical architect Harold A. LaFleur began a series of assessments and drafted a historic structure report on the clubhouse. Emergency stabilization took place over the course of the decade. Park construction personnel removed the entire south terrace, rebuilt the foundation and replaced all deteriorated structural members. The entire electrical system was removed and upgraded.¹⁰ Midway through the decade the ambitious plans to restore and rehabilitate the structure had only partially been accomplished. The existing steam heating system and boiler was removed and replaced with electric heat once more. The boiler removal also removed the existing brick chimney that was added in 1933. Although the need for fire suppression systems was addressed the existing fire escapes were deemed sufficient.

¹⁰ Building, Construction and Maintenance 1974-1975 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

By the end of the 1970s, the kitchen and surrounding space was upgraded and a second egress stair was added to the clubhouse. Throughout the structure areas with decayed wood were replaced. The chimney stack located in the kitchen and the second floor dormitory was removed and internally braced leaving only the portion of the stone chimney above the roof line.¹¹ The Rangers' Club was significantly modified through the 1970s, but fortunately the plan to turn the second floor dormitories into efficiency apartments was not carried out.

Attention also focused on the garage. A proposal for converting the structure into a courtroom for the U.S. Magistrate was considered but after much review, the idea was dropped. A new courthouse was built behind the maintenance warehouse beyond the visitor center.

¹¹ 514B Completion Report, Rangers' Club Work Order 8800-7011-404, June 1979



1980 - 1990 Redevelopment of Administrative center with final pedestrian mall designed



2008 Seismic upgrades throughout structure

1980s

Work continued with repairs to the garage. Loose shakes were replaced in kind on the garage and house. Installation of storm windows for the existing single pane casement windows was considered, but never carried out.¹²

The Rangers' Club was elevated to the status of National Historic Landmark in 1987.

1990s

In the early nineties, the Rangers' Club was found to have radon levels exceeding EPA standards. Radon mitigation measures included installation of weather stripping at windows, sealing openings around the fireplace and laundry area sump, and installation of more vents in the crawl space.¹³ Deterioration of the wood double doors to the terrace due to snow accumulation necessitated their restoration. The historic glazing was retained.

¹² Yosemite National Park Maintenance File

¹³ Yosemite National Park Maintenance File

Instead of the stain originally applied, maintenance personnel painted the building in the 1990s. Handicap accessibility to the structure improved with the removal of a wooden ramp on the service entrance. This was replaced with an asphalt path which covered the exterior entry steps. The last years of the 20th century finally saw a modern fire suppression system installed in the clubhouse.

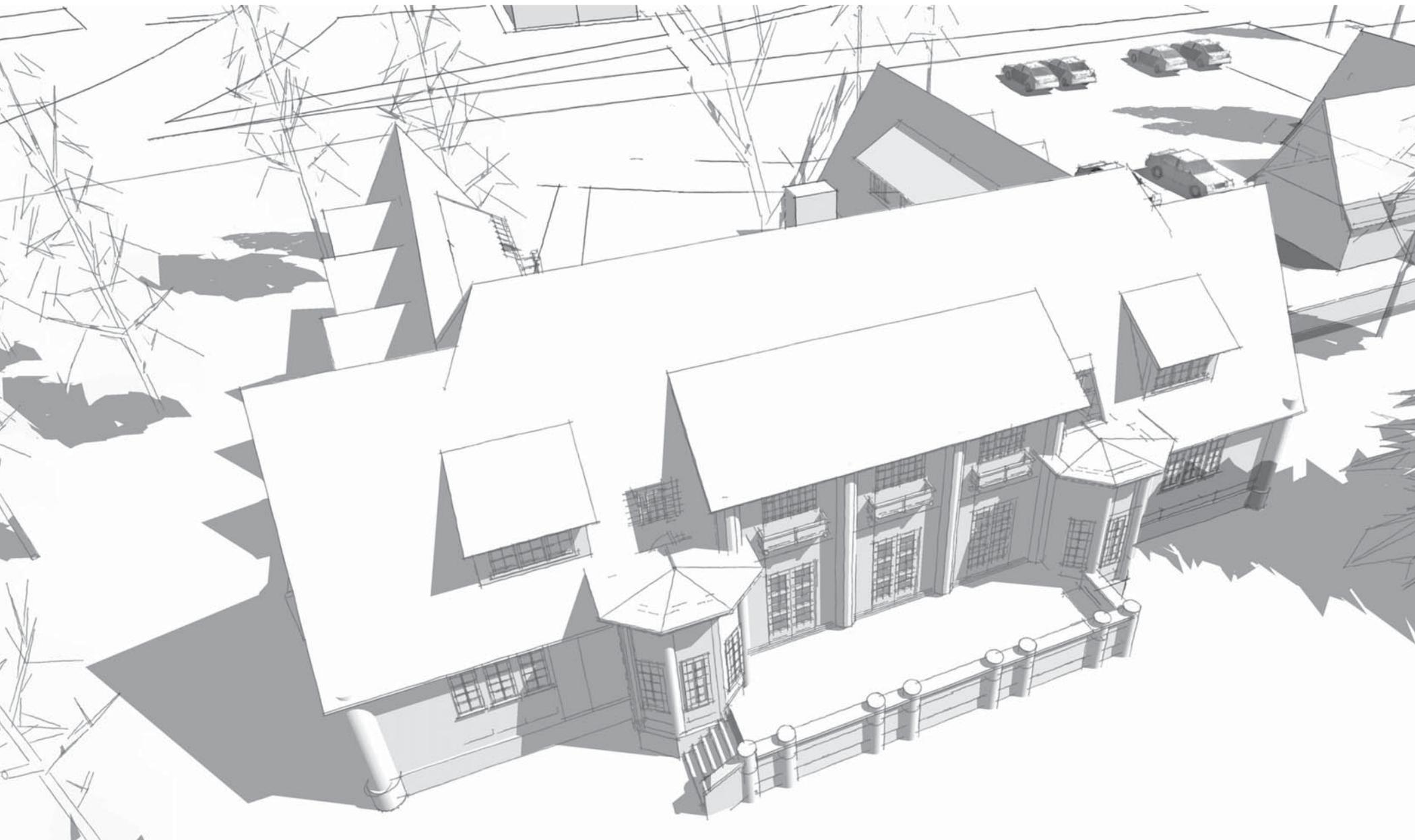
2000s

During the last ten years the Rangers' Club has received consistent attention to its major upkeep, although daily maintenance needs are not being met. The cedar shingle roof was replaced. Other roof work included an extension of the service porch to provide more protection and a steel angle added for snow loads. Cosmetic improvements were made to the interior and exterior including repainting of siding, improvements to bathrooms and interiors refinished. A new high voltage transformer was added and enclosed in a simple wood fence.



In 2008 as part of an upgrade to many structures in the park, the clubhouse underwent a seismic retrofit. The work included stabilization of numerous walls with plywood and structural hardware, as well as reinforcement of the existing stone foundation with concrete. Baseboards, wainscoting and other architectural details that had been removed to install the plywood and structural hardware were reinstalled.¹⁴ The work kept much of the addition hidden and large portion of the historic fabric remains intact.

¹⁴ Martin and Martin Consulting Engineers. "Seismic Evaluation, Rangers' Club." Yosemite National Park, 2001.



Setting

The Yosemite Valley is a patchwork of open meadows and dense forest seven miles long and a mile wide. Sheer granite cliffs soar above the valley floor. In the oaks and cedars at the edge of one of the meadows sits the Rangers' Club. A thick layer of pine duff covers the ground around the building causing little vegetation to grow on gently sloping south-facing site.

The building forms the southern edge of the park's administration district on the north side of the valley. To the south of the Rangers' Club is a busy two lane road, Northside Drive. Directly to the north of the structure is a narrow service road leading to the parking lot for the building and two-lane Yosemite Village Drive, used by the shuttle and park vehicles. Across Yosemite Village Drive are the other buildings of the park's administrative center, the Administration Building, the Yosemite Museum and the Valley Visitor Center.

Supporting structures flank the clubhouse. To the west is a small, square, gable-roofed building that at one time housed transformers and other electrical equipment for the Rangers' Club. Just north of transformer structure, is a shingled clad wood fence enclosure. It encloses high voltage transformers and is painted to match the other structures on the site. East of the clubhouse stands a large T-shaped, cross-gable roofed garage. A pair of wood board fences runs between the Rangers' Club and the garage, shielding from view the bike storage units used by the residents.

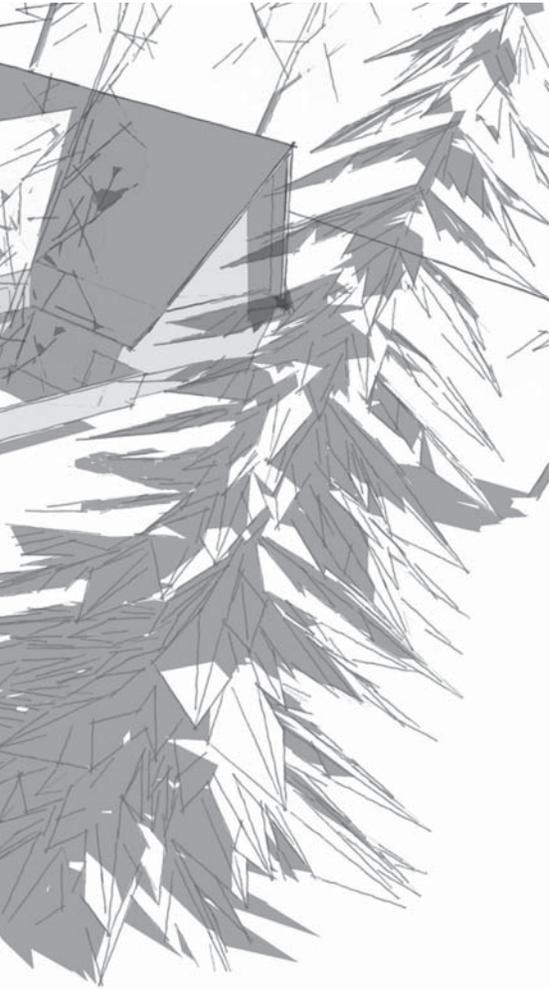


Figure 5.1: 3D Rendering of clubhouse and surrounding site (Jaramillo, 2010)

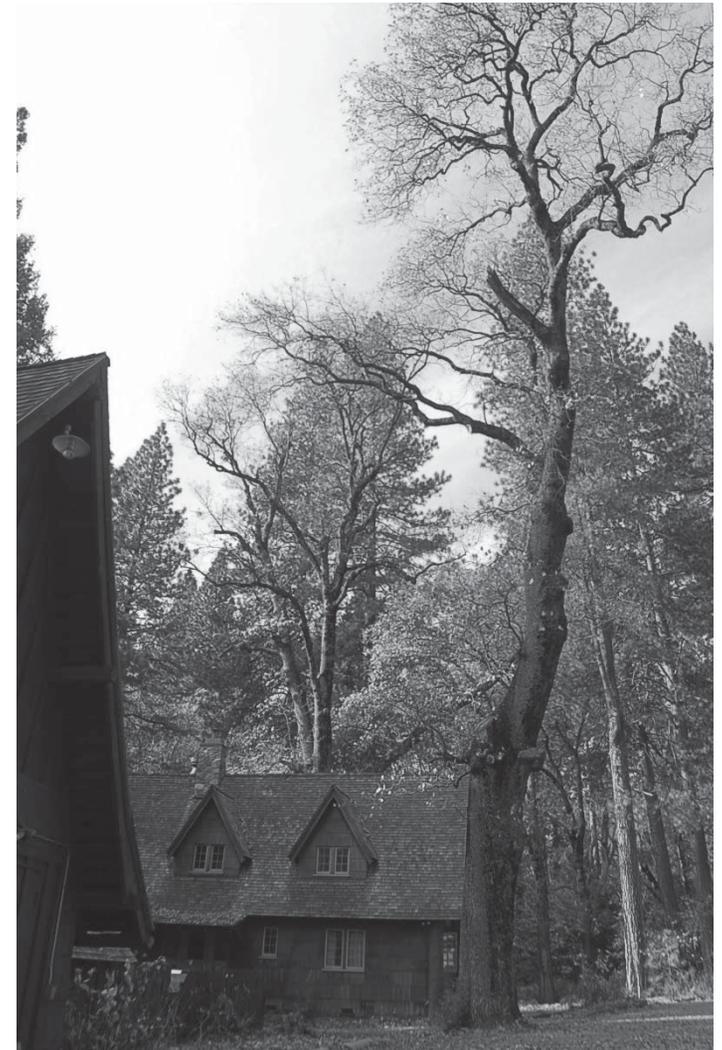


Figure 5.2: View west with oak tree in front of clubhouse (Jaramillo, 2009)

Exterior

The Rangers' Club is a two-story, U-shaped, wood frame structure with steeply pitched roof and multiple dormers. Gable ended dormitory wings extend north creating the three-sided courtyard. The building measures 83'-8" by 79'-6". The form of the building is largely determined by the native materials used in its construction – redwood shakes, board and batten siding, cedar log pilasters at the corners, and granite foundation and chimneys. The lower half of the structure is clad in redwood shingles. The shingles are saw cut and measure about 6" wide by 36" long applied with 16" to the weather. At the second floor in the gables and at the north and south elevations the siding is rough vertical board and batten. At the gables and the north side this board siding extends out about 2-1/2 inches beyond the face of the shingle siding and at the south side the two surfaces are flush. The bottoms of the overhanging siding boards are cut in a decorative pattern reminiscent of decorative motifs found in Swiss Chalet architecture. A large terrace on the south side extends into the grassy meadow.

Materials

The exterior of the building is clad in a mix of redwood board and batten siding and redwood shingles. The lower floor is clad in thin saw-cut redwood shingles. The walls flare at the base where they meet the stone foundation. Board and batten siding sheaths the second floor exterior as well as both stories of each of the bays that project into the courtyard and that flank each side of the southern terrace. At the gable and northern ends, there is a 2-1/2 inch projection of the second story board and batten from the wood shingles below. The

lower overhanging portions of the boards are detailed with cutouts influenced by the Swiss Chalet style similar to the detailing on the second story balcony board railings. Each outside corner of the clubhouse has a three-quarter cedar log pilaster. They average 17" in diameter and are painted. The pilasters mark the edges of the reading bays and frame the upper and lower story windows and doors of the south elevation.

Log planter boxes are placed under the windows of each of the second story bays that project into the courtyard and under each of the second story windows above the porch on the south elevation of the building. Each planter box is supported by decorative log brackets. Each balcony has four cut logs of different lengths stacked on top of each other as a decorative corbelled bracket. At the apex of each gable end a small log finial projects both above the roof line. The exterior of the Rangers' Club, along with the transformer building, garage and new fence are all painted brown. The windows, side door and French doors on the Rangers' Club are painted a dull yellow orange color referred to as "pumpkin" by park maintenance personnel.

The granite stone foundation varies in height from a few inches to a few feet as the site slopes south. The foundation extends by several inches beyond the face of walls in some areas, and beyond all the pilasters. The roofing material on pitched roofs is cedar shingles. The edges of the pitched roof surfaces flare out slightly due to an extra layer of shingles. A built-up roof material is used on the flat roofs on the bays extending south on each side of the porch.



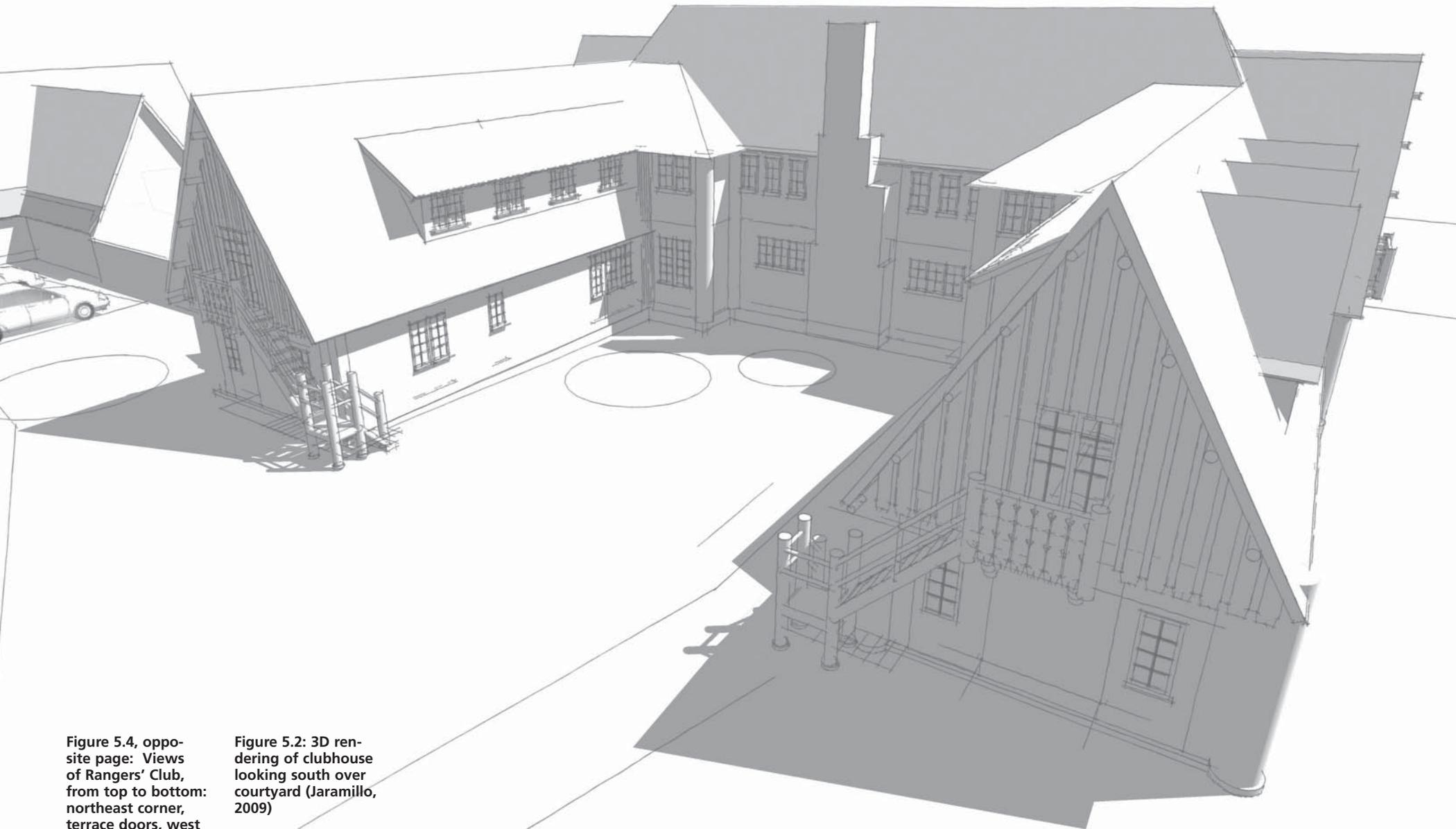


Figure 5.4, opposite page: Views of Rangers' Club, from top to bottom: northeast corner, terrace doors, west wing inner courtyard (Jaramillo, 2010)

Figure 5.2: 3D rendering of clubhouse looking south over courtyard (Jaramillo, 2009)



North Elevation

The north elevation includes the courtyard and the two gable ends of the dormitory wings. Each gable end on the first floor has two single casement windows. The second floor, clad in board and battens, has a pair of double doors which open onto a balcony. The balcony railings are detailed with a Swis Chalet-syle jigsaw pattern. Off the balconies are wooden fire escape stairs that wrap around the building into the courtyard.



East Elevation

A less formal covered entrance into the kitchen and utility areas of the building is located on the east elevation. A stone chimney is set off to the east of the roof ridge. The windows on the first floor are a mix of single and double casement windows. Each of the three gable dormers has a double casement window. At the southern corner of the eastern elevation is a gable end with a second story balcony accessed through a single door with sidelight casement windows.

South Elevation

Off the south elevation is a large wooden porch which overlooks the meadow. The porch is flanked by two story bay projections with a flat roof. Three pairs of French doors open onto the porch. The porch railing is formed of large log posts, shorter but similar to those at the corners of the building. The rail is capped with a baluster made of a heavy wood plank. Wood shingles cover the space between the log posts. A long shed-roof dormer runs above the three French doors. Above each door is a double casement window with a planter box below. The projecting flat roof bays on each side of the porch have three single casement windows at the first floor level.



General Description

Above each of the bays, at the second level, is a single inset casement window. Two smaller shed roof dormers with triple casement windows are also located on the second floor. Below each of the two dormers, on the first floor, is a triple casement window.

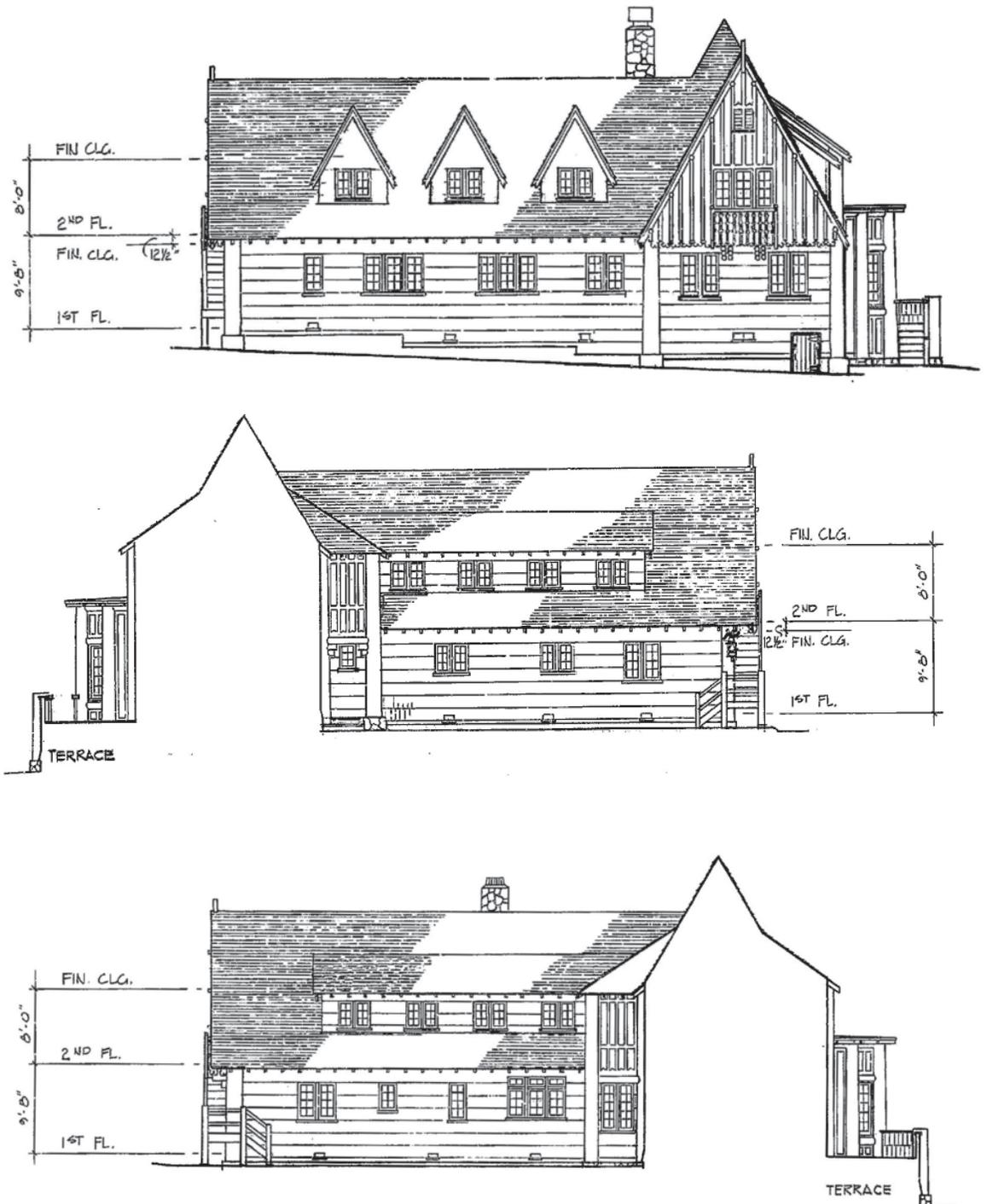
West Elevation

The west elevation is a reflection of the east elevation. At the gable end, on the second floor a small balcony with decorative board paneling overlooks the edge of the meadow. A single door with sidelights leads out to the small balcony. Each of the three gable dormers has a double casement window. The first floor has a mix of single, double and triple casement windows. Access to the basement is located through a small door on the southwest corner.

Inner Courtyard

The open courtyard has two large trees located to the east side of the space. The southern side of the courtyard has a centered asymmetrical granite stone chimney and at each corner a bay extends into the courtyard. On each side of the chimney at both the first and second floors are three casement windows. On the western edge of the courtyard, an asphalt path lined with granite stones, leads to the covered porch corner entrance. The entrance is sheltered by a bay which extends from the second story. The bay on the eastern side of the courtyard is enclosed on both the ground and second floor. The first floor of courtyard has a mix of single, double and triple casement windows. On the second floor of the eastern and western wings a long shed roof dormer with four sets of casement windows overlook the courtyard.

Figure 5.5: Elevations of Rangers' Club (As-Built Drawings, 1977, eTIC)



Interior

The interior of the Rangers' Club is organized similarly to other large communal living houses, like fraternities and barracks. Much emphasis is placed on the dark wooden details and rustic forms of the public rooms, with less detail to the utility spaces and bedrooms. Quality of construction exemplified in the wood wainscot and other wood details shows the commitment to providing a proper space for rangers.

Physically, the interior is organized with a large central first floor core, with two wings radiating from the core. The upper story reverses the order, with large dormitories on the wings and a series of bedrooms opening to a corridor facing the inner courtyard. Conceptually, the clubhouse can be divided into two areas: common spaces and private spaces. The public spaces form the core of the first floor, with the utility wing of the kitchen to the east and bedrooms on the west wing. The second floor is all bedrooms and bathrooms. A basement/crawlspace and attic complete the spatial form.

Common spaces

The main entrance opens into a small low ceilinged foyer. It is clad in dark stained wood with doors that lead to bedrooms and the main lounge. The main stairway to the second floor opens into the room.

Immediately to the left of the foyer is the main lounge/library/dining room. The transition from small, low space to wide open lounge space is greatly felt. The lounge is centered around a large granite stone fireplace on the north wall. Three large French doors flank the south wall, which open onto the

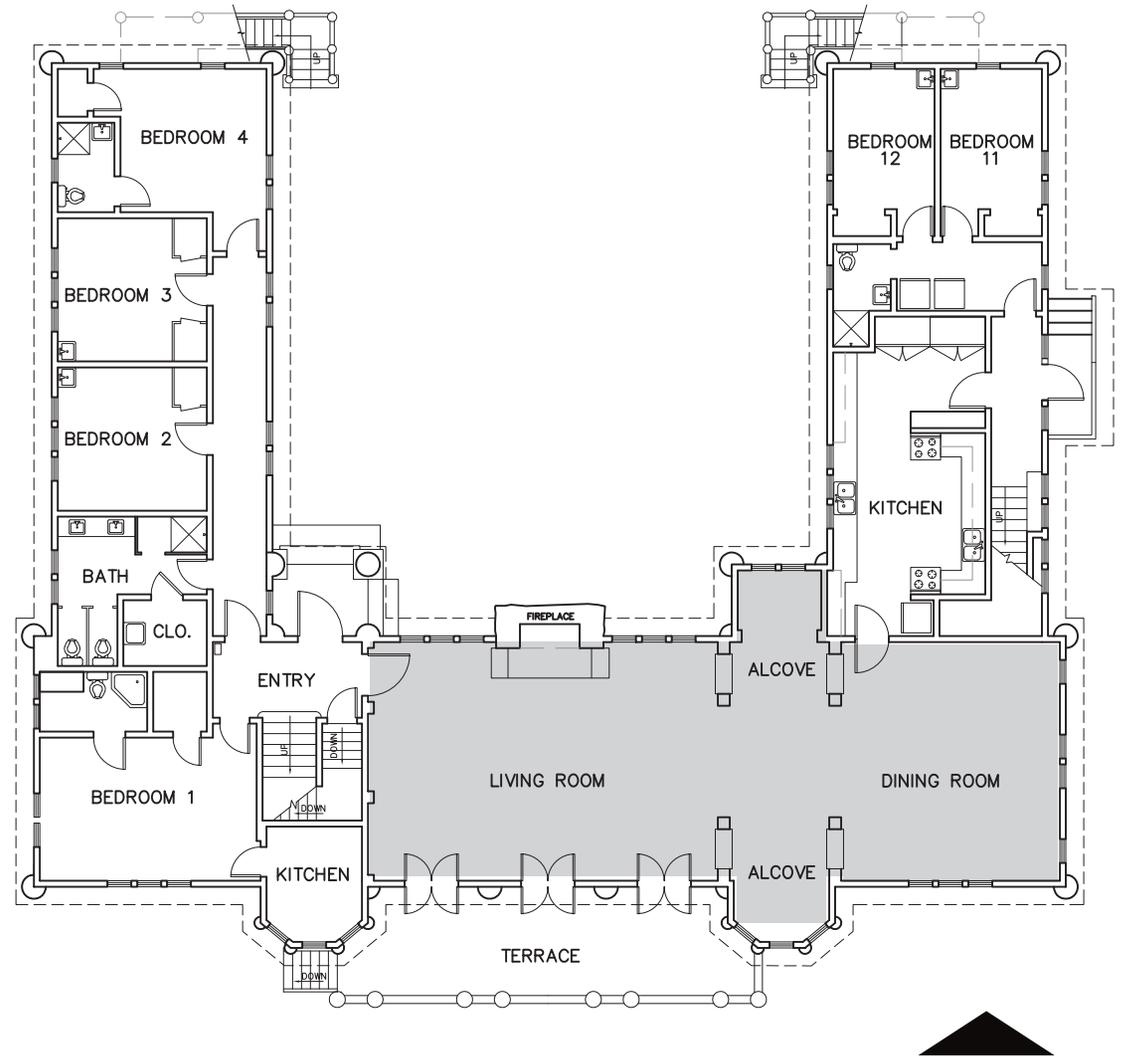


Figure 5.6: First floor plan with great room in grey (Jaramillo, 2009)

General Description

south terrace. Large built up wood beams run north south along the length of the space giving unity to the room. They are stained in shades of dark brown with highlights of red and blue. Two small reading nooks immediately follow the main lounge. These are separated from the lounge and dining room by half-height built-in wood shelves and four wood columns. Large sequoia wood tables with sturdy benches provide a space for reading and contemplation within the fenestrated nooks.

The dining room forms the east end of the main space. A simple wood wainscot is offset with light plaster walls, which surround the room. Two large wood tables provide seating for 20 people. A swinging door, to the north, leads to the kitchen.

The kitchen and pantry rooms, just north of the dining room, forms the bulk of the east wing. The kitchen, redone in the 1970s, has a utilitarian feel to it with laminate base counters lining the west wall and a U-shaped counter on the east wall. Large commercial refrigerators line the north wall, with individual storage pantries. Two stoves, two sinks and a microwave are the many appliances in the kitchen for the use of the residents. Beyond the kitchen is a service entrance with access to two small rooms and a stairway to the second floor.

There are a variety of bathrooms/washrooms for the residents of the clubhouse occupying both floors. A unisex bathroom/shower room is located in the west wing of the first floor. A smaller bathroom is nestled between the kitchen and pantry in the east wing. The second floor contains separate shower rooms and bathrooms for men and women. Each bathroom is tiled and painted. The shower rooms are similarly detailed.



Figure 5.7: Interior of Great Room with fireplace on left and library nook to right (Jaramillo, 2009)



Circulation/Utility spaces

There are two stairways. The main stairway finished in long planks of stained wood features a solid paneled balustrade punctuated by conifer tree cutouts. The tall space is detailed to match the entry foyer. The secondary stairway leading from the entry porch is simply detailed. A narrow L-shaped staircase leads residents to the second floor.

A long carpet lined hallway connects the bedrooms, bathrooms, and dormitories. A series of windows line the inner edge of the second floor hall. They provide light and air to the corridor. The hallway has two small returns into the dormitories and bathrooms where the wings of the building meet the central core. Stained wood wainscoting and plaster walls follow the detailing of the rooms.

Most of the clubhouse basement is a simple dirt floor crawlspace, except for the boiler room. The small concrete room was added in the 1930s into the southwest corner of the building. The room is accessed via stairs from the entry foyer and from an outside paneled door. The room houses a boiler, fire suppression systems and a water pump. A concrete floor with a drain keeps water from pooling in the room, since it is a few feet below grade.

The attic is a network of trusses, ceiling joists, wiring, and sprinkler lines housed within the cramped triangular space. A makeshift wooden walkway runs the length of the attic.

Figure 5.8: Second floor hallway with bedroom doors on the right and windows to the left (Jaramillo, 2009)

Private Spaces

The bedrooms and dormitories of the clubhouse are examples of clean, simple utilitarian spaces. There are two types of bedrooms: ones with bathrooms and ones without baths. The bedrooms usually contain a pair of casement windows facing out onto the meadow. All bedrooms have a small sink and mirror, usually tucked into the corner of the room. Each bedroom is detailed with paneled wood stained wainscot, plaster walls and ceilings. The quality materials and construction technique exemplify a high level of craftsmanship and work effort. Particular emphasis on flooring, built-in furniture and moldings shows strong effort in the construction of the clubhouse.

The dormitories form the wings of the second floor where one is designated for men and the other for women. Each dormitory is lined in pairs of casement windows within dormers, with built-in drawers underneath. Vaulted ceilings minimize headroom but the spaces still feel large and comfortable. Two divider walls provide a small amount of privacy to the dormitory. Large dressers and armoires allow residents to adjust their surroundings to create more intimate and private spaces.

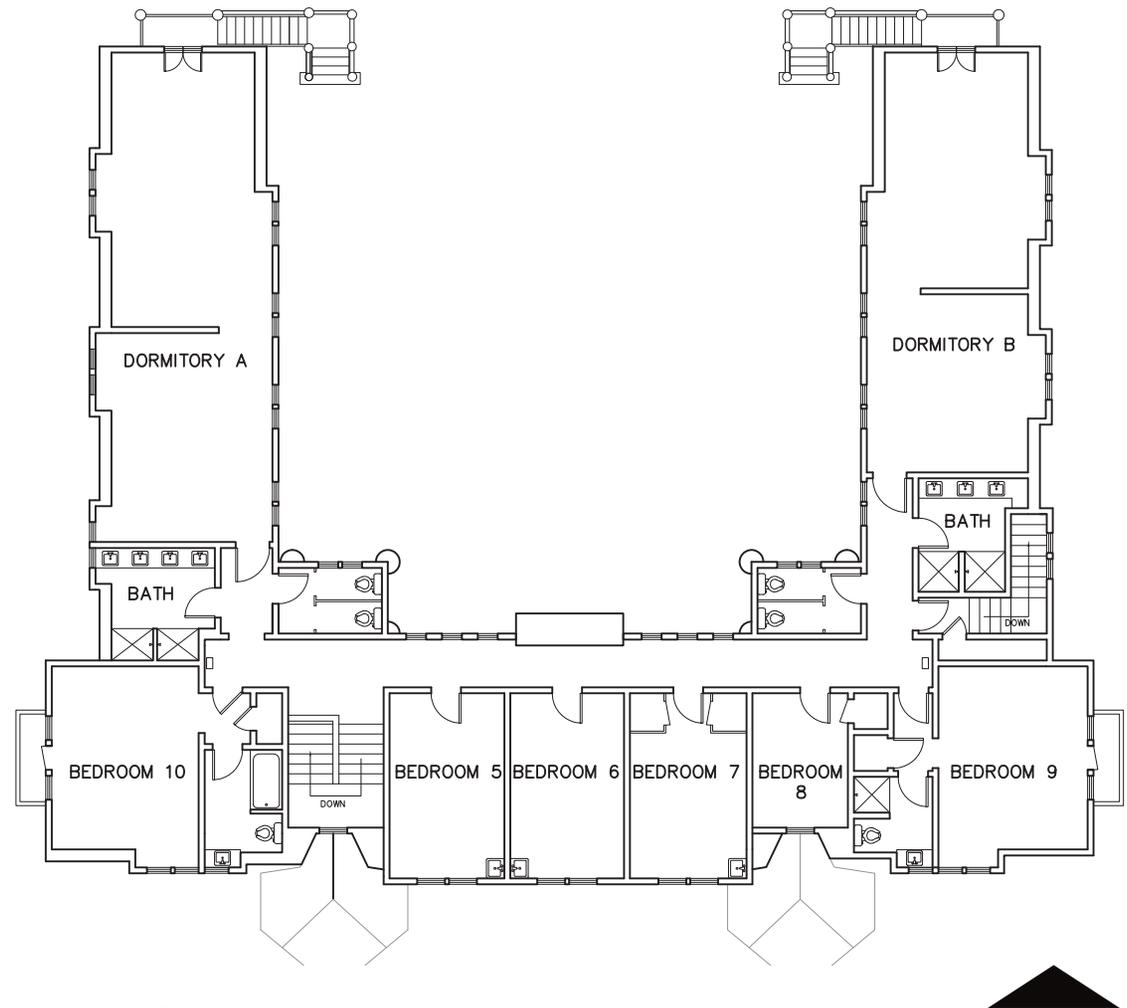


Figure 5.9: Second floor plan of Rangers' Club with bedrooms and dormitories (Jaramillo, 2009)

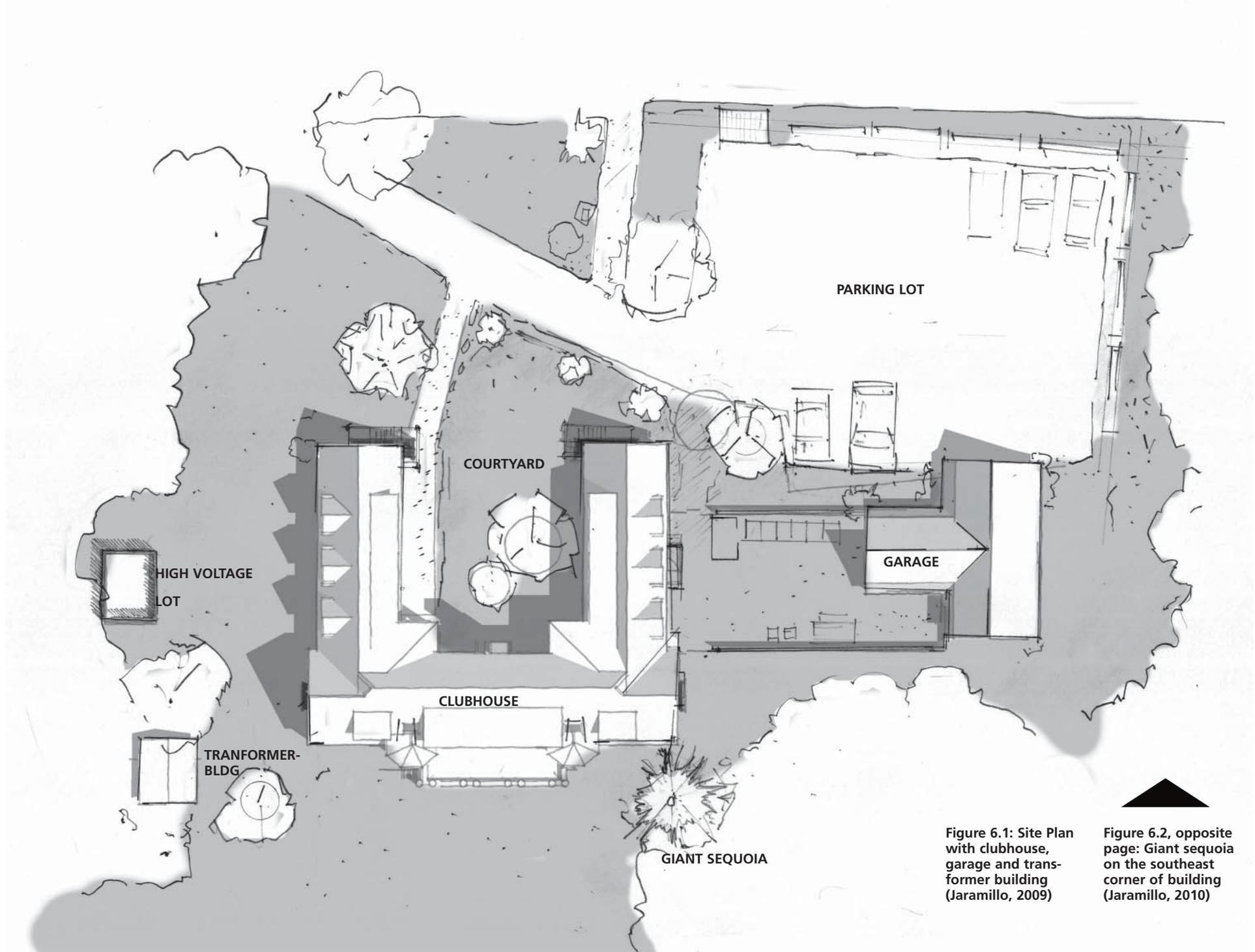


Figure 6.1: Site Plan with clubhouse, garage and transformer building (Jaramillo, 2009)

Figure 6.2, opposite page: Giant sequoia on the southeast corner of building (Jaramillo, 2010)

Description

The Rangers' Club is located at the southern edge of the administrative center of Yosemite Village. Its main site boundaries run between the southern edge of Yosemite Village Drive and the northern edge of Northside Drive. The clubhouse site's eastern and western edges are less defined, but in the 1986 National Historic Landmark nomination the boundary is stated to be 50' east of the parking lot edge and approximately 250' west of the western side of the Rangers' Club.¹ The site gently slopes towards Cook's Meadow and the Merced River on the southeast. North of the clubhouse, across Village Drive, is the Administration Building with the Yosemite Museum beyond.²

Parking Lot/Courtyard

An asphalt parking lot lies to the northeast of the main structure with a small access road connecting it to Village Drive on the west. The lot can hold approximately fourteen vehicles. It is bordered on the north side with large half-round logs separating it from the main road. These logs continue along the edge of the access road and the eastern edge of the parking lot.

Just southeast of the parking lot, is the main approach to the Rangers' Club. On the east side of the large informal courtyard are two large trees, a black oak (*Quercus wislizeni*) and a Pacific dogwood (*Cornus nuttallii*). An asphalt path runs along the west edge of the courtyard. Just north of the courtyard, off the footpath from the Administration Building, is the National Historic Landmark plaque set into a granite boulder.

¹ National Historic Landmark Designation

² In 2010 Residents discovered an eroded asphalt path running south from the edge of the service entrance towards Northside Drive. It was partially exposed to the edge of the giant sequoia. No date or significance has been determined for this feature.

Outbuildings

(see separate section for detailed description of outbuildings)

Two out buildings are associated with the Rangers' Club: a laundry/storage building to the east and a former transformer building to the southwest. The Laundry/Storage building stands fifty feet to the east of the clubhouse. Two wood fences connect the two structures. They are made of 12" x 60" wood planks spaced 2-1/2" apart running east/west. Each plank has a decorative scrolled edge, similar to the detail at the base of the second story overhanging boards of the Rangers' Club. The fence encloses a small exterior communal space, with a barbeque grill, picnic table, bike rack and a large exterior storage unit. The storage unit runs along the length of the south side of the fence. An opening in the fence by the service entrance of the clubhouse used to contain a gate. A large recycling dumpster borders the west end of the space.

The old transformer building to the immediate southwest of the clubhouse is a small gable roof structure. It has detailing similar to the decorative scrollwork on the main structure. Just north of the old transformer is a wood enclosed area that houses the current high voltage units.

Vegetation

Large oaks and pine trees run along the east and west portions of the site creating a border for the meadow just south of the site. A giant sequoia (*Sequoiadendron giganteum*) grows just southeast of the main structure. It currently stands about 80' tall. It is assumed that the tree was planted at some point in the 1920s or 1930s to provide shade to the Rangers' Club, but this is not known.³

³ Age determined through height analysis and tree trunk diameter.



Low vegetation grows throughout the site including native blackberry (*Rubus ursinus*) and Himalayan blackberry (*Rubus discolor*) as well as other types of crawling plants. Most of the soil is fairly permeable. There is a layer of decaying leaves and pine duff over the site.

Existing Condition

Overall, the site is in fair condition. Much of the evident deterioration on the site stems from inadequate maintenance and upkeep. Trash is strewn around the site.

The area between the garage and the clubhouse is poorly maintained. There are remains of storage items and garbage. The barbeque grill is rusting. The large storage units have paint peeling from them and do not seem to be used. The large recycling dumpster is being propped up on rocks and logs. Behind the garage old parking signs are rusting and old chairs, benches and stumps lay amongst the grass. The north end of the fence is partially collapsed and other sections have peeling paint.

The parking lot is poorly laid out. Inconsistent parking spaces allow improper parking conditions. Deteriorated asphalt has created potholes and tripping hazards. A similar condition exists on the asphalt path to the main entrance. The half round logs along the northern edge of the lot are also deteriorated, but this is expected due to their exposed nature. The National Historic Landmark sign is warped and scratched.

Tree and vegetation encroachment is evident throughout the site, particularly along the service entrance and the south deck. Furthermore, many of trees around the clubhouse are overgrown and in need of trimming and dead branch removal. The duff layer is quite extensive creating a fire hazard particularly on the southern and western sides of the site. The roots of the giant sequoia are exposed increasing the possibility of damage to the tree.

Recommendations

Short term recommendations:

1. Remove duff and reduce other fuel around the building to reduce fire danger.
2. Clean up garbage and remove old and rusting items from and around the site.
3. Repair and paint fencing. Replace any rotted or damaged boards in-kind.
4. Repaint exterior storage units.
5. Trim trees away from building.
6. Repair deteriorated pavement to remedy tripping hazards.

Long term recommendations:

1. Resurface the parking lot. Consider use of permeable paving material.
2. Monitor giant sequoia tree. Consult with arborist to effectively address soil compaction.
3. Remove parking signs from the rear of the garage, after review/approval from Roads and Trails.
4. Consider removal/replacement of exterior storage units



Figure 6.3, clockwise from top: North view into courtyard, south terrace, high voltage lot with transformer beyond, parking lot (Jaramillo, Summers, 2009)

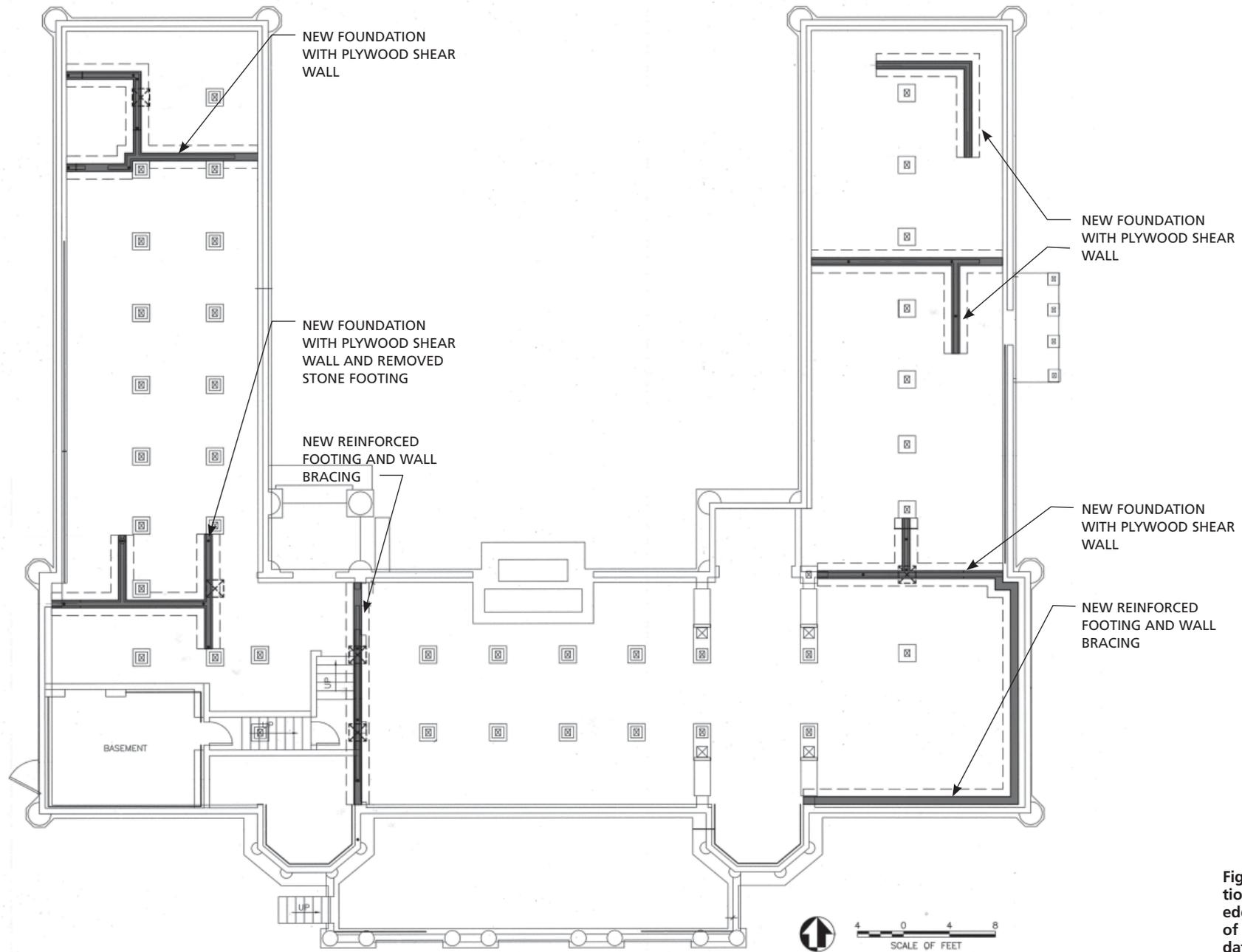


Figure 6.4: Foundation plan, darker edges signify areas of reinforced foundation (2008 Seismic drawings)

Description

Exterior foundation wall

The Rangers' Club foundation is comprised of two sections, a stone/concrete base topped with a wood-framed cripple wall. The wall forms the entire perimeter of the clubhouse and provides interior crawlspace walls. The original lower section of the foundation is constructed of random granite masonry with a rough exterior finish. The stones are joined with a combination of lime mortar and Portland cement. This original foundation wall is approximately 12" thick and is about 4' tall at its highest section. Above grade, the wall extends from 3" to 22" in height. The foundation wall steps up on the east and west sides of the structure following the gradual slope of the site. The foundation stones extend beyond the vertical plane of the wall at the sections around the base of the log pilasters and reading nooks.

On the southeast and southwest corners an inner foundation wall has been added in the form of an 8" reinforced concrete wall with a large footing placed 24" below the surface. This new wall abuts the original stone and was installed to provide seismic stability. It is the same height as the stone wall. A plate tops the concrete wall, and the two foundation walls are connected by a 1-1/8" plywood strip running along the length of the wall.

The cripple wall section is framed of dimensional lumber. Resting on the sole plate are 2" x 4" wood studs. New plywood sheathing has been attached to the studs on the inner side of the wall in order to provide structural stiffening. This completes the basic construction of the perimeter foundation walls.

Interior piers and footings

The interior foundation structure is comprised of original and replacement individual wood piers set on original stone or new reinforced concrete footings. The piers are constructed of 4" x 6" wood posts sitting on a 2" x 8" wood plate. The original wood piers rest on original granite blocks that are 22" x 22" square.⁴ The posts have been reinforced with metal straps at the base and another strap connecting them with the girders above. They are set in pairs spaced six feet on center running the length of the southern and western sections of the building. The eastern section contains a single line of piers running along the center of the space.

A series of new foundation walls cuts through the crawlspace supporting the structure above. The wall is an 8" reinforced concrete footing with a varying height wood-framed structural cripple wall. The cripple wall has 15/32" plywood attached to one side to provide stability and shear strength. The walls have replaced some of the posts and are integrated into the existing concrete/stone perimeter foundation.

Vents

There are vent openings on all sides of the building at the upper edge of the stone foundation wall. They range in size from 12"-15" wide and 6"-8" tall. Quarter-inch metal mesh infills the openings, keeping animals from entering.

⁴ Depth of the stone footing is not known.

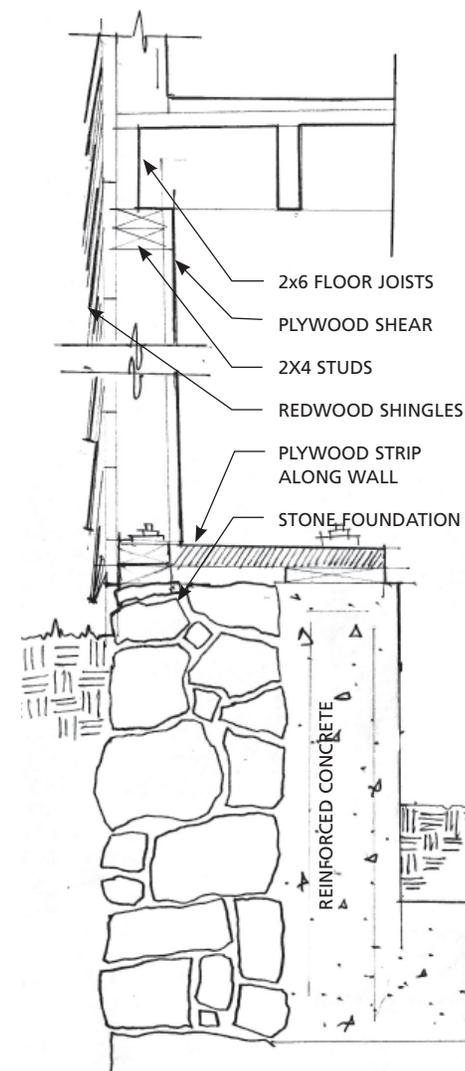


Figure 6.5: Typical foundation section (Jaramillo, 2010)



Figure 6.6, clockwise from left: Foundation stone pier footing and post, reinforced foundation, existing stone foundation with efflorescence, note moisture on ground (Summers, 2009)

Crawlspace

The crawlspace is accessed from the stairway leading to the basement. Where the crawlspace is entered near the southwestern corner of the structure, the soil level is several feet from the floor framing, while toward the northern side of the building the crawlspace is about a foot in height. The space is formed by the foundation walls described in the preceding. Batt insulation has been added between the floor joists. Throughout the entire crawlspace there is exposed piping for plumbing and the sprinkler system along with exposed electrical wiring. The crawlspace area has lighting, sprinklers and smoke detectors.

Existing Conditions

The perimeter foundation wall is in fair condition. Overall, there has not been much damage to the exterior. The majority of the issues pertain to cracked mortar and poor repointing, particularly on the east facade. There is also poor repointing repair on the south courtyard elevation. The existing Portland cement has fallen out of some of the joints and is deteriorated along all walls. Cracked stones are also evident on the east and west elevations.

Second, water and moisture penetration is apparent throughout the foundation. The inner corner between the south and east elevations of the courtyard shows discolored stones and moss growth. Efflorescence is also present on the outer face of the building as well as in sections on the north corner of the west courtyard elevation. Efflorescence is also noticeable on the interior side of the stone walls where possible ground water and snow melt has caused minerals to crystallize on the surface. Most of the residue is seen on the inner courtyard stone walls.

Paint residue stains the foundation stones on the east and west elevations. Vegetation and soil accumulation is another cause of deterioration. Along all edges of the structure, soil and duff has covered the majority of the foundation, at times reaching the base of the shingles. Plant growth on the south elevation is infiltrating the masonry. Vents are covered with leaves at base of the inner elevation, and many of the vents are damaged or have steel wool plugs to keep rodents out.

Crawlspace

The soil in the crawl space is damp. Only about 20% of the soil is dry. The moisture in the soil is causing mold to grow on the surface of the soil. Fungi are growing in various locations. This moisture is also causing the granite stones, mortar and concrete to effloresce and causing mold growth on the surface. The sills on top of the concrete foundation show some evidence of moisture damage. The northwestern corner of the west wing has very damp soil and large quantities of mold on the surface of the soil. The eastern bay on the south elevation has water damage at the shear wall. Post, beams and joists in the crawl space are checking, cracking and chipping. The metal screens which cover the vents are not securely in place allowing animals to regularly enter the crawl space evidenced by holes dug in the soil and cracked nut shells in various locations throughout. Another indication that animals have been in the crawl space is that around the vents the insulation batts have been pulled down and has been made into nests on the soil. Batt insulation in other areas is not securely in place and has fallen onto the wet soil. Trash, soda cans and rope have been left in the crawl space.



Figure 6.7: Crawlspace vent with added 1/4" metal screen. Although this treatment has kept some pests out it also keeps many of them in. (Jaramillo, 2008)

Recommendations

Short term recommendations:

1. Remove duff from base of exterior walls.
2. Trim or remove vegetation from foundation base.
3. Repair or replace cracked foundation stones in-kind where structure is compromised.
4. Remove damaged mortar and repoint.
5. 6. Secure metal screens on vents.
7. Remove trash from crawl space.
8. Replace and secure batt insulation that has fallen or is loose.

Long term recommendations:

1. Monitor soil moisture in the crawl space. Improve drainage in crawl space to prevent moisture accumulation.
2. Limit water penetration from both snow melt and roof water to minimize efflorescence.
4. Check for rodents and animals periodically.





Figure 6.8: Stepped stone foundation with shingled wall. Note the accretion of duff and paint splatter. (Summers, 2008)

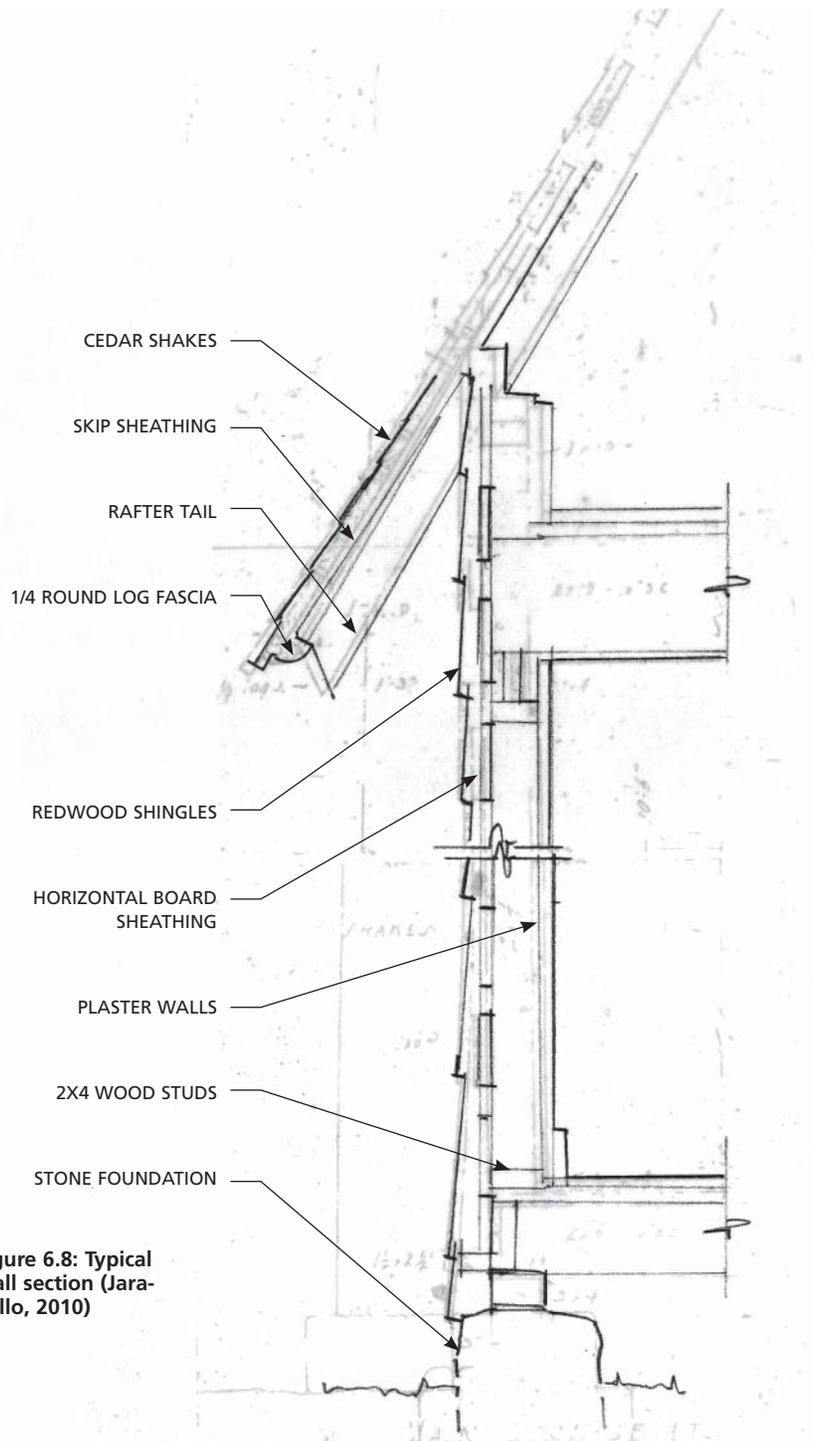


Figure 6.8: Typical wall section (Jaramillo, 2010)



Description

Siding

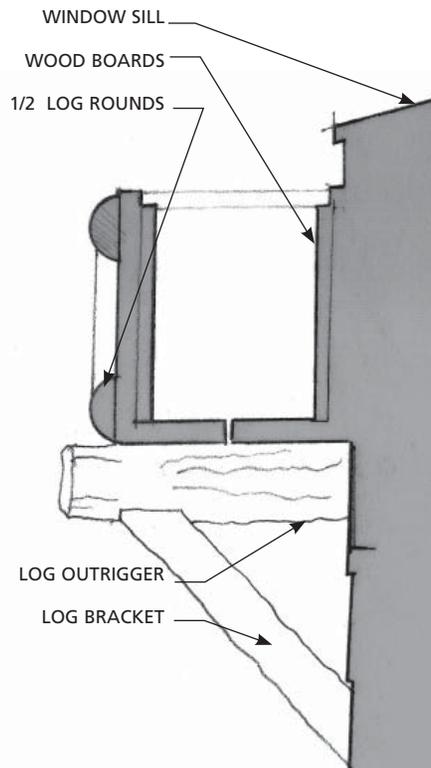
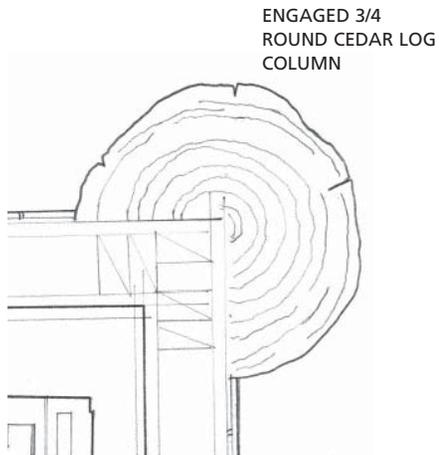
(Please refer to Appendix E for Original 1920s Drawings)

The exterior walls of the Rangers' Club are divided into two separate zones, each with a different cladding material. The lower halves of the walls are clad with sawn redwood shingles while the upper section is sealed against the weather by vertical board and batten. On the lower section the wall structure is composed of 2" x 4" vertical studs spaced 16" - 24". A layer of 1" x 6" wood boards are spaced approximately 10" apart, providing a substrate for the shingles. The final outer layer is composed of 6" wide x 16" long redwood shingles with a 1/4" gap between each one. The shingles are remarkably thin; they range in thickness from 1/8" - 1/4". The exterior wall surfaces were originally stained, but are currently painted a dark red brown color.

The upper section of the wall is covered of wooden boards and battens. The wall is clad in 1" x 14" vertical boards which end in decorative scroll work. They are covered in 1" x 4" battens over the 1" gaps. The board and batten covering continues across the gabled ends of the structure as well as the side of the south elevation shed dormer. A slight variation on this theme is on the south elevation of the courtyard and the two corner alcoves. The upper gables overhang approximately 12" from the lower section.



Figure 6.9: Split board on courtyard facade of clubhouse (Summers, 2009)



Log Pilasters and Columns

A distinctive element of the exterior of the Rangers' Club is the large stripped cedar logs that form the corners of the clubhouse. They are approximately 18" - 24" in diameter and taper towards the top. Originally, these logs protruded through the plane of the roof, but this detail was changed within the first few years after construction. Currently, they are capped by the eaves. The logs at the corners are technically engaged columns as they provide some support to the eaves above. Only one column, at the entrance of the clubhouse, provides complete support to the space above. On the southern side of the building the logs are simply pilasters, since they do not provide structural support. The columns, like the shingles, are also painted.

Planter Boxes

There are planter boxes below several first and second story windows. They range from 12" - 16" in depth and 36" - 48" in width. Each box is simply framed in 1-1/2" redwood boards with decorative half-round trim logs attached along the edges of the box. Log brackets support the cantilevered boxes. Five of the seven boxes are on the south elevation under the three bedroom windows of the second floor and the windows of the Mather Suite and Dining Room.

Figure 6.10, clockwise from top left: Plan detail through corner log engaged column southwest pilaster bay, south terrace planters, cross-section of planter (Drawings: Jaramillo 2009 based on 1920 drawings, Photos: Jaramillo, 2009)

Existing Conditions

Siding

The shingles are in overall fair condition. The common problems with the shingles are weather exposure and persistent moisture infiltration from accumulated snow and soil. This has caused the paint to peel, exposing the shingles to further moisture infiltration. Checking is evident on many of the shingles on the eastern facing elevations particularly around protruding nails. Water damage is apparent at the inner southeast corner of the courtyard, due to water and snow falling from the roof valley above. There are warped and cracked shingles along the base of most elevations.

Sections of shingles on the south and east elevation have been replaced. The south elevation has mismatching shingles that are four times as thick as the original shingles. The new shingles are improperly spaced, interrupting the original pattern.

The board and battens are in fair condition. There is minimal evidence of checking or paint peeling, except on the south and west elevation. The bases of the boards have chipped sections of wood on the east and south elevation. There is uneven painting of the boards on the south elevation.⁵

⁵ The exterior of the Rangers' Club was stained in the summer of 2010 remedying some of these problems.



Figure 6.11: Water damaged siding, possibly due to snow accumulation. Note the original brown stain underneath the painted surface. (Summers, 2009)

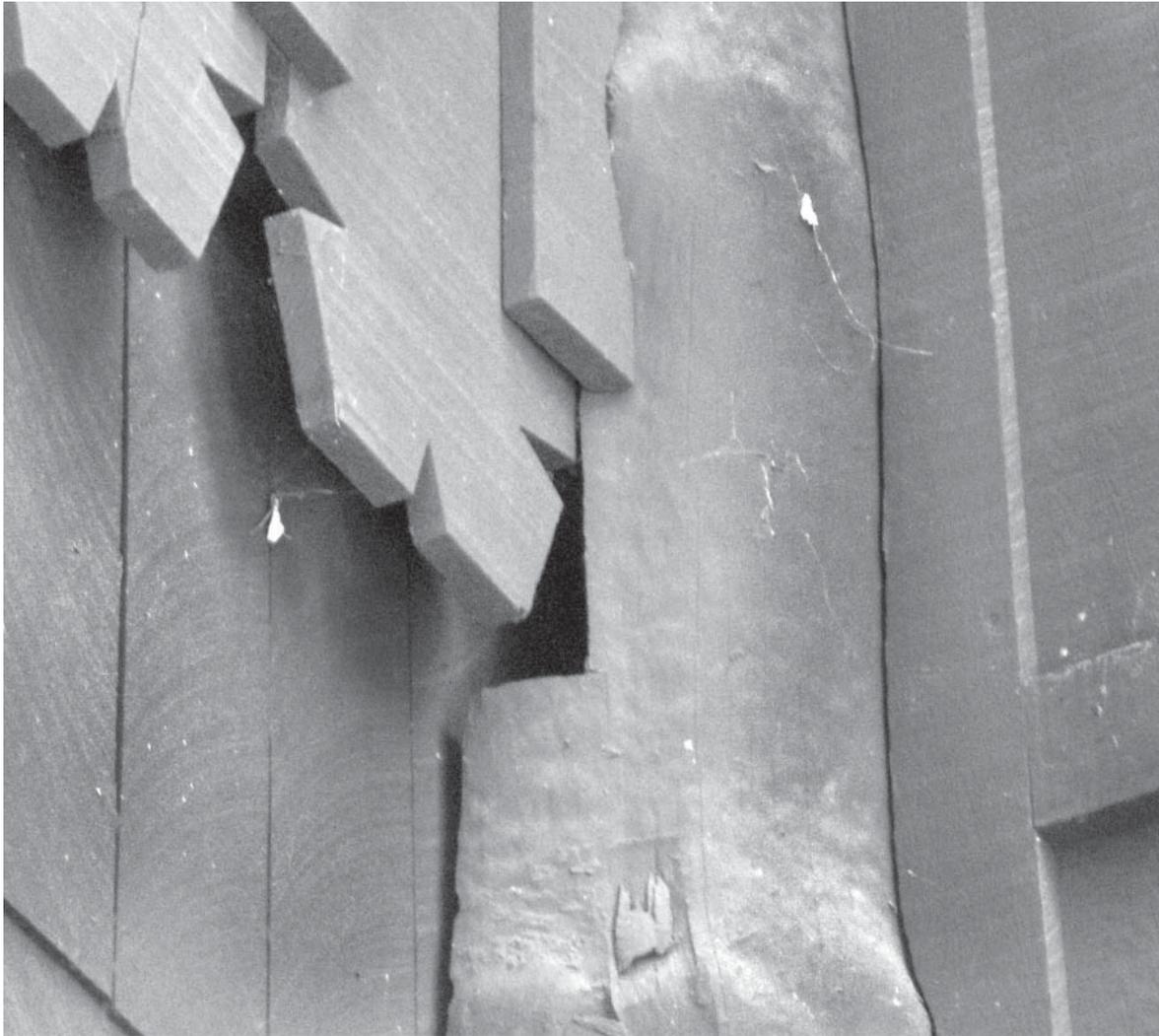


Figure 6.12: Above, connection detail, between board and battens, log pilaster, and entry bump out. (Jaramillo, 2009)



Figure 6.13: Above, water damaged log pilaster base, below, checked and split planter bracket. (Sommers, 2009)

Log Pilasters and Columns

The engaged columns are in fair condition. There is peeling paint on all of the columns. Most of the paint is at the base and thus can be water damage from rain and snow accumulation. The upper sections are due to extended weathering and exposure from the sun. Checking of the columns is also evident, which is common for cedar logs. Checking can also exacerbate peeling paint.⁶

Other problems, including insect borings and animal droppings, are present along the pilasters of the south elevation. Entire column sections have been replaced with new pieces. The northwest column of the entry has had its lower half replaced with a new log section which does not match the upper half. The column on the north gable has been repaired with a Dutchman at the base. The repairs are very obvious and a few appear to be failing.

Planter Boxes

The boxes along the south courtyard elevation are in poor condition. Water damage from roof above has rotted and damaged the boxes interior as well as the decorative logs. Wood planks cover the planters opening to keep water from collecting at the bottom, but this has also deemed unsuccessful at protecting the planters. On the south elevation, the planters are in poor condition as well. The boxes are separating at the corner exposing the interior box to more water infiltration. There is also paint peeling and chipping along the sides of the boxes. The Mather Suite and Dining Room boxes were rebuilt during the 1970s.

⁶ The exterior of the Rangers' Club was stained in the summer of 2010 remedying some of these problems.

Recommendations

Short term recommendations:

1. Clean any animal droppings from all exterior surfaces.
2. Repair deteriorated bases of log columns, using care to protect intact historic fabric.
3. Repair or replace in kind missing and damaged shingles.
4. Repair chipped boards, replacing material in kind if necessary. Care must be taken to preserve historic scrollwork detailing.
5. Repair damaged planter boxes.

Long term recommendations:

1. Restore stained finish of shingles and log columns. Match historic wood type and dimensions for all necessary repair and replacement, taking care to conserve all intact historic fabric for reuse. Use semi-transparent oil stain as finish.

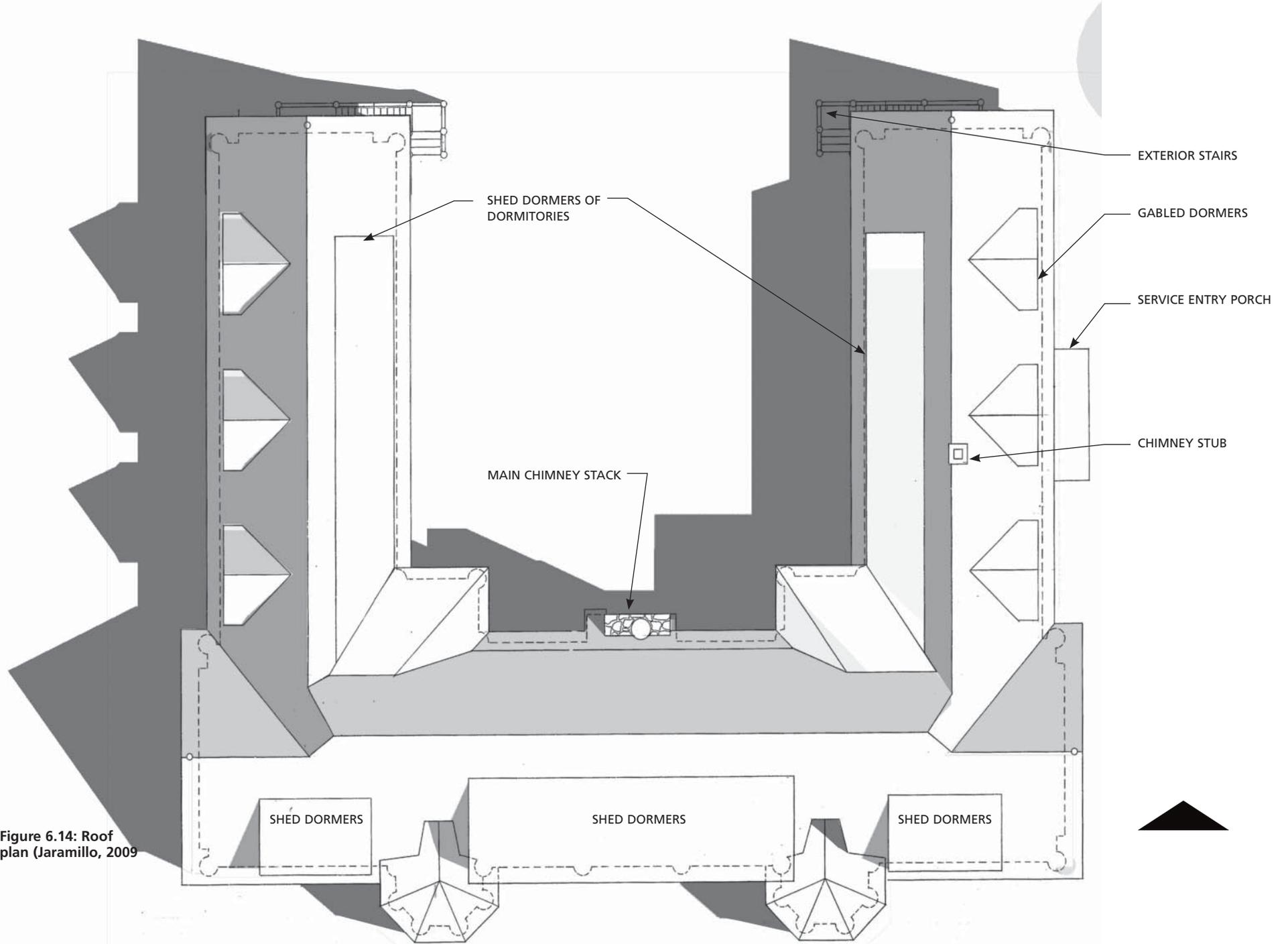


Figure 6.14: Roof plan (Jaramillo, 2009)

Description

The roof of the Rangers' Club follows the basic U-shape of the building. The central volume is covered by a high 20/12 pitched gabled roof running from east to west. A small hipped section forms the connection between the main body of the building and the dormitory wings. Smaller gables of the same pitch, but lower ridge height cover the east and west bedrooms on the second story. The roofs are similarly pitched, but have varying ridge heights a feature that creates the building's distinctive roof line. All roofs have exposed rafter tails with a wide 24" overhang. Long shed dormers light the interior rooms along the courtyard and southern side of the building. Gabled dormers punctuate the east and west elevations.

The structure of the roof is comprised of 2 x 6 rough sawn rafters set at 32" on center. They meet up to a small 3/4" x 6" ridge board. Collar ties are located at 8'-0" from the top of ceiling joist at every rafter. Diagonal braces are nailed at different heights creating a lopsided "W" to each rafter. The roof framing jogs in and out to accommodate the structure of the shed dormers. On top of the rafters are 5" - 6" wide skip sheathing spaced 3" - 4-1/2" apart. The cedar shingle roof is nailed to the sheathing. At the valleys, paper was added under the shingles to help prevent moisture from penetrating into the attic.

There are multiple roof vents on each of the ridges: three on the west wing, three on east wing and four on south. The roof over the bays are slightly angled

Eaves and Exposed rafters

The rafters continue to the outside providing the main detail of the exposed eaves. The rafter tails have a small wedge-shaped kick piece that flares the edges of the roof. The ends of most of the rafters are square cut and are finished with a quarter-log fascia approximately 3" in diameter that conceals the upper half of the rafter tail. The eave is made of the butted sheathing of the roof.

The gable eaves overhang 18" and have 4" diameter log outriggers. These support the 2" x 6" rough sawn verge rafters which are notched over the lookouts. A dragon's mouth motif cut-out decorates the ends of the verge rafters at each gable end except on the north elevation of the dormitory wings where this detail has been lost. Historic photos show decorative cutouts on these rafters. The top of the ridge is capped with a log post finial.

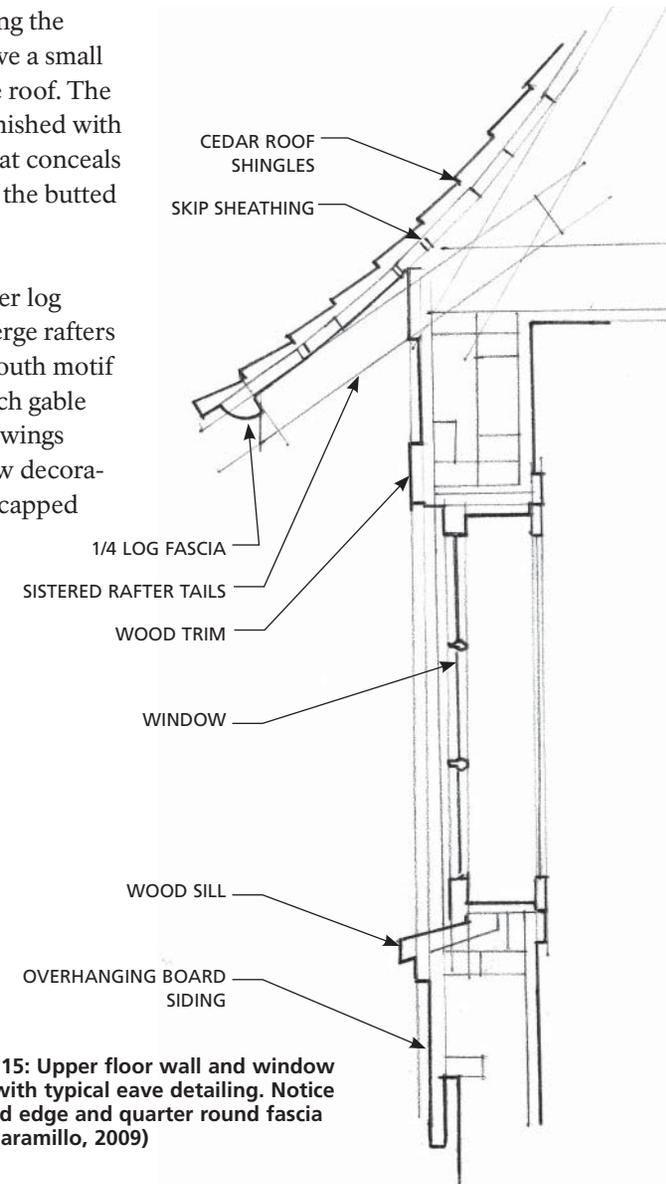


Figure 6.15: Upper floor wall and window section with typical eave detailing. Notice the flared edge and quarter round fascia board. (Jaramillo, 2009)

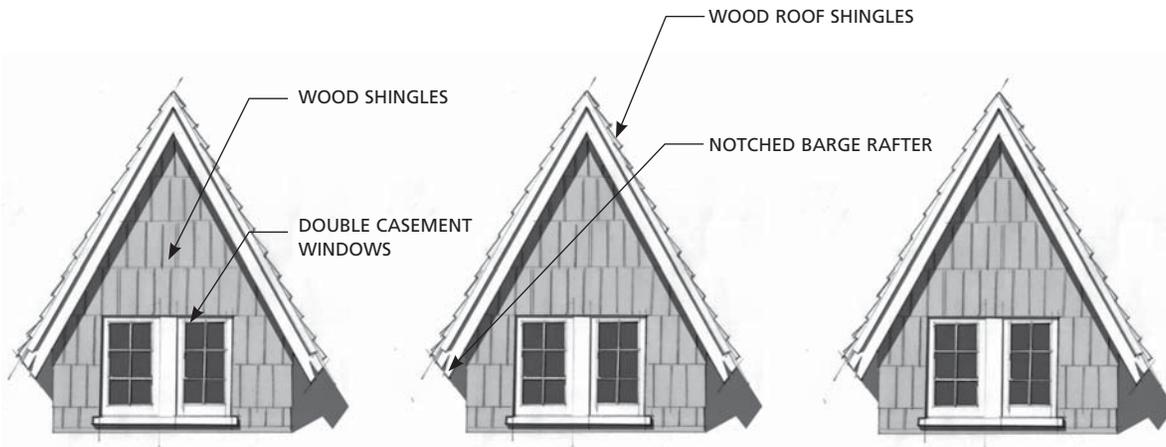
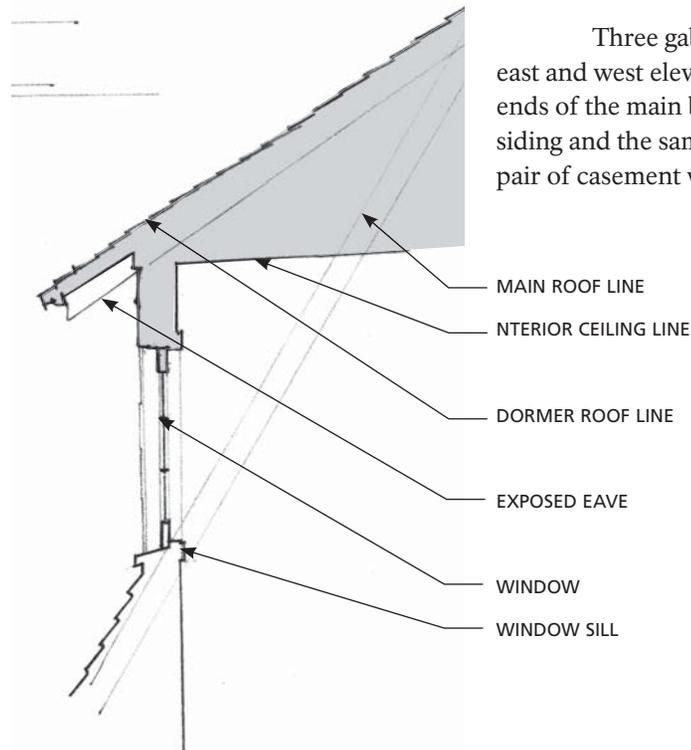


Figure 6.16: Above, Elevation drawing of dormer windows, below left, view of east dormers, below right, dormer window section (Drawings: Jaramillo, 2009, Photos: Humphrey, 2007)



Dormers

Two types of dormers are used on the Rangers' Club. Shed dormers run along the east and west sides of the courtyard. They turn the corner and finish as hipped roofs over the two bays of courtyard. On the south elevation a set of three dormers runs the length of the roof. Two small dormers flank a large central shed dormer housing the upper bedrooms.

The dormers have a pitch of 8/12, much shallower than the main roof line. The dormers are clad in shingles as the rest of the building. The eaves of the dormers are exposed supported by the verge rafters which have a small wedge shaped dragon's mouth cutout as on the gable ends. Metal flashing is in place at transitions between the roofs and wall.

Three gable dormers cover the dorm rooms on the east and west elevation. Each is similarly detailed to the gable ends of the main building with decorative outriggers, shingle siding and the same high pitched roof. Each dormer houses a pair of casement windows.

Attic

The attic is accessed through the ceiling in the southwest corner of the second floor hall outside of room 10. At each gable end there is a vent with a metal mesh screen. Rock wool insulation fills the gaps between the ceiling joists. Placed on top of the ceiling joist are pieces of plywood which allows people to walk safely in the attic. Pipes for the sprinkler system and other plumbing pipes are exposed in the attic. Exposed wiring and electrical conduit run throughout the attic space.

The chimney in the eastern dormitory is modified. The granite stone was removed up to just below the rafters and a cribbing of 2×4 s, 2×8 s and 2×12 s is constructed under the remaining stone. Sprinklers, smoke detectors, light fixtures and outlets are placed throughout the area.

Existing Conditions:

The roof is in fair condition; however there are missing, cupped, and split shingles across all sections, particularly for south facing portions of the roof. Cracked shingles above the dormers and along the valleys present an avenue for water infiltration.

Duff has accumulated in the valleys between the south and west wings. Large cedar and oak tree branches are touching the roof. A piece of raised metal flashing has been added to the southwest inner corner. It runs from the corner of the dormers base to the fascia. Its purpose is unknown but could serve as a snow break.



Figure 6.17: Attic view (Sommers, 2009)



Figure 6.18: Dormer window on west courtyard elevation. Note lower row of shingles with damaged base. (Jaramillo, 2009)

Eaves and Rakes

The eaves of the clubhouse are in fair/poor condition. Many of the rafter tails have water damage and peeling paint particularly in areas where snow/rain constantly collects on them. The paint is peeling and cracking on the rafters of the eastern and southern sides due to weathering. The inner south-east corner has a fascia log that is detached from the rafters.

The decorative cutout has been lost from the barge couples at the two north side gables. Based on examination of historic photos, the rafter tails in these locations do not appear to project as far as they originally did.

The log outriggers on the gabled ends exhibit moderate checking and are detaching from the wall.

Dormers

The dormers are in fair condition. A major concern is the base flashing between the wall of the dormer and the roof. There is evidence of old flashing that was overlaid on the shingles. It has been removed, but the affected shingles have not been repaired and are discolored and cracked. A line of adhesive residue runs across many of shingles.

Attic

The attic is very dirty with dust and cobwebs. Minor water staining is visible at the shingles. The metal mesh screens at the vents are not properly secured in place and the vent on the west wing gable end has a broken frame. The roof wool insulation is very uneven throughout the attic. A full size mattress is sitting on top of the ceiling joist and insulation in the southwestern corner of the attic and clothing items are located throughout the attic area. Rodent droppings are visible in several locations in the attic. Half the light bulbs do not work.

Recommendations

Short term recommendations:

1. Remove duff from roof.
2. Repair or replace damaged shingles at base of dormers
3. Restore decorative cut and appropriate length for barge couple rafter tails on dormitory gable ends.
4. Replace damaged roof shingles.
5. Remove the mattress and clothing articles from the attic.
6. Replace non-functioning light bulbs.
7. Repair vent frame on the west wing gable end and secure all metal mesh in place on all vents.

Long term recommendations:

1. Check for water infiltration regularly.
2. Check for rodents and insects regularly. Institute integrated pest management program based on NPS policy.



Figure 6.19: Above, North eave of roof, with detail of roof shingles and flared edge. Below, interior view of end gable vent. (Jaramillo, Sommers, 2009)

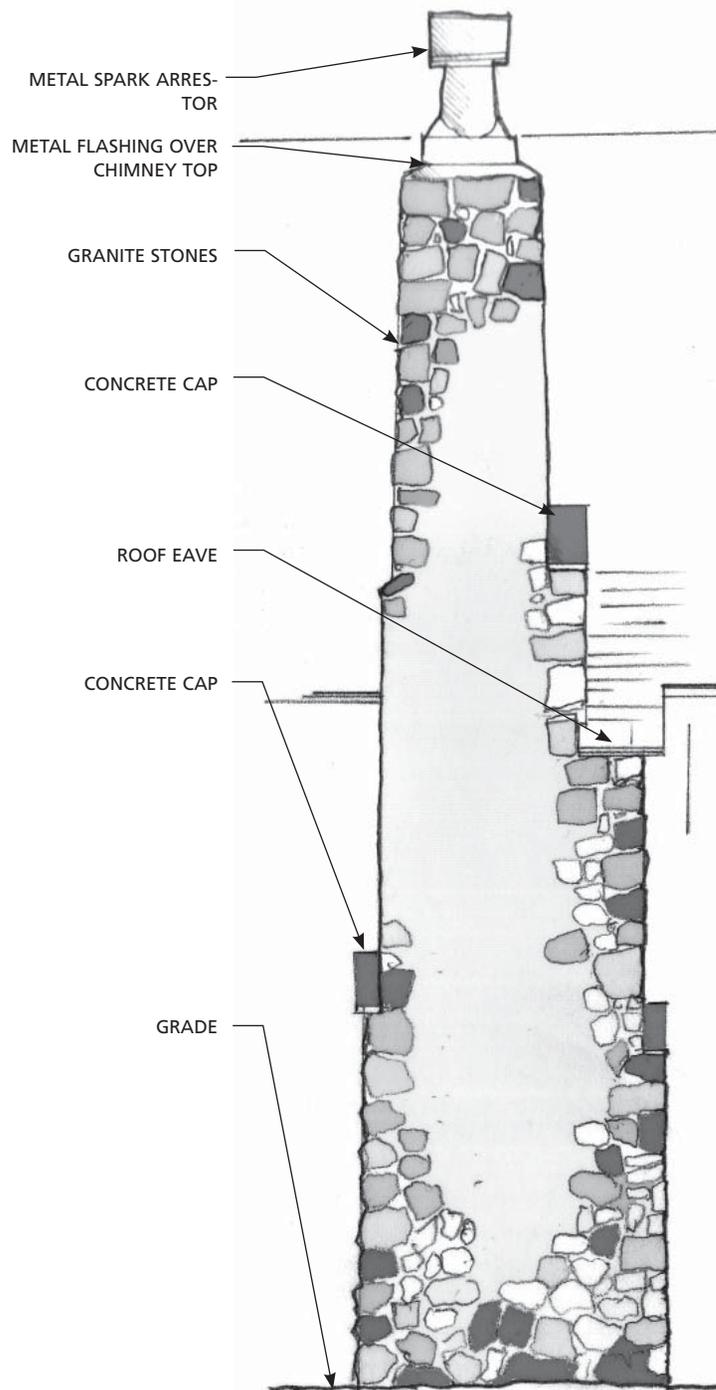


Figure 6.20: Chimney elevation drawing, above right, main chimney cap, below right, kitchen chimney cap (Drawing: Jaramillo, 2009, Photos: Humphrey, 2007)

Description

The massive granite masonry chimney of the Rangers' Club acts as the visual anchor of the courtyard. It serves the main fireplace of the lounge on the first floor.

The chimney is executed in granite rubble masonry of the same character as the foundation of the building. On the exterior of the building the chimney is nine feet wide at the base. It steps upwards in an asymmetrical fashion narrowing to five feet in width at eave height. The setbacks are capped with sloped concrete saddlebacks. The chimney tapers gradually to four feet by three feet at its cap. The masonry structure of the chimney projects to the height of the ridge with the historic metal spark arrestor extending higher.

Kitchen Chimney Stub

A second granite masonry chimney is located midway down the ridge the of the east wing of the clubhouse. Originally, the chimney served the kitchen on the first floor. After the renovations of the kitchen in the 1970s the chase and flue were removed, but the upper stack was retained. It measures about 36" x 30" and extends about four feet above the roof's ridge. It is capped with a metal covering ending in a cylindrical spark arrestor. It is flashed at its base.

Just underneath the roof, the chimney stack is severed above the top of the wall. In its place, wooden cribbing has been constructed to transfer the load of the chimney. It is comprised of a wooden deck over four large wooden posts stabilized by 2 x 8s and a cross brace. The posts are supported by two large wood girders 12" x 3" that span across 12' of ceiling joists.

Existing Conditions

The exterior of the chimney is in fair condition. Stains and efflorescence on the base are evident, probably due to snow accumulation and water migration. Poor repointing shows two different mortars along the west edge.

There is organic buildup at the chimney cricket as well as moss and staining on the east middle setback near the eaves. This is due to the closeness of the oak tree and pine needles falling from the trees nearby. The chimney cap is rusted and partially open allowing animals inside the clubhouse. On the interior, the firebox is dirty, but functioning.

Kitchen Chimney Stub

Although dirty, the chimney is in fair condition. There is some staining on the exterior. Flashing on the lower end is in good repair. The interior supports are also in fair condition. No evidence of water infiltration. Engineering reports from 2005 identify the chimney stub as a falling hazard since the masonry structure is supported only by four posts and its center of gravity is above the line of the roof.⁷ Any future stabilization work should deal with this character defining feature in a way that preserves its historic integrity.

⁷ Wiss, Janney, Elstner, Associates, Inc., “Rangers’ Club Seismic Rehabilitation Preservation Review Report”, April 2005.

Recommendations

Short term recommendations:

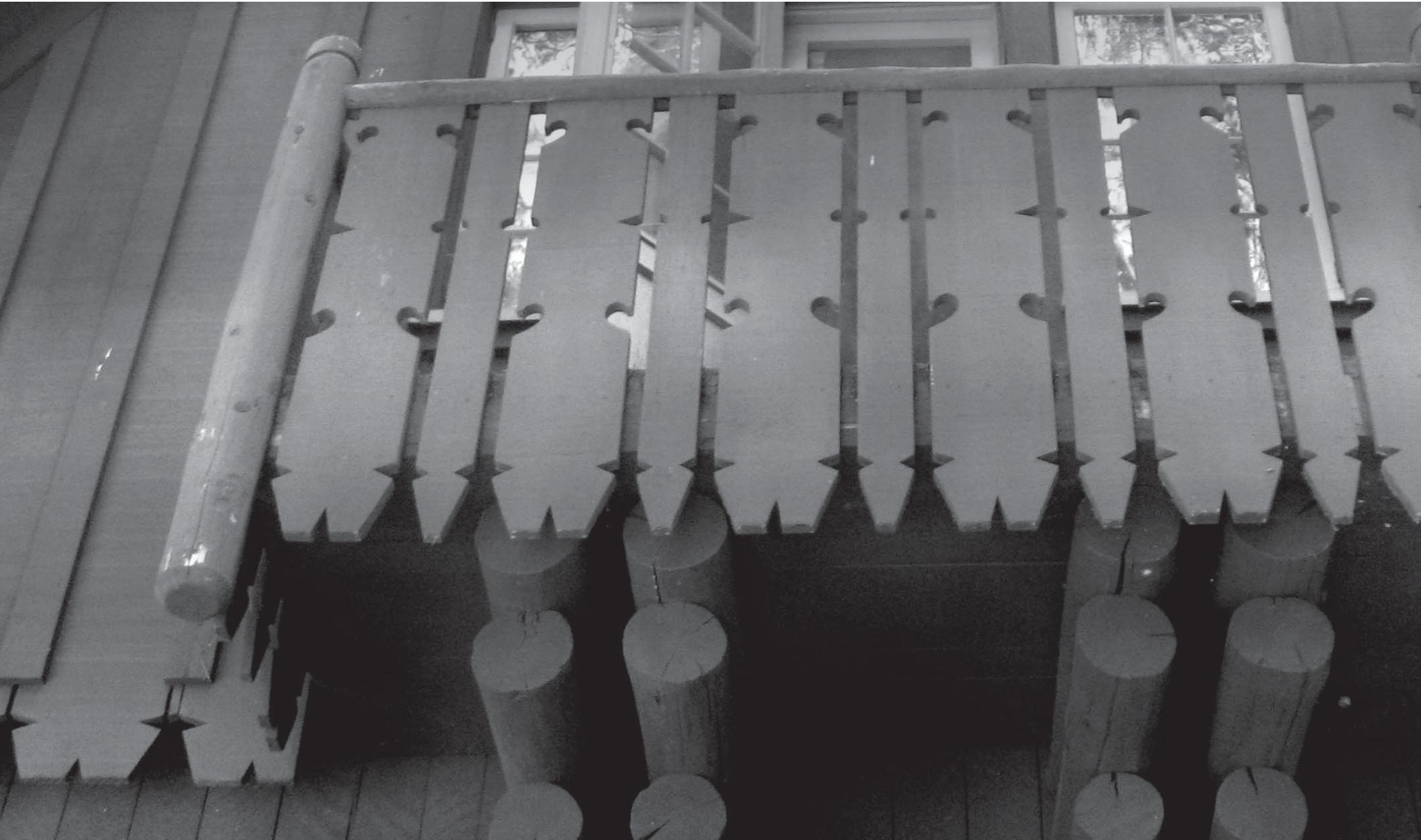
1. Continue to monitor large crack in lintel of fireplace. Consult with masonry conservator concerning repair options.
2. Remove duff from cricket.
3. Repair damaged spark arrestor. Review with park architect will be required if replacement is necessary.
4. Repoint masonry with appropriate mortar mix.

Long term recommendations

1. Consult with structural engineer experienced in treatment of historic buildings to assess stability of the kitchen chimney remnant and provide adequate support. Care must be taken to preserve the historic integrity of this character defining feature.



Figure 6.21: Left, interior stub of kitchen chimney supported by wood cribbing, right, organic growth from moisture retention on chimney (Jaramillo, 2009)



Description

The arrangement of exterior spaces is an important architectural aspect of the Rangers' Club. The spaces provide the transition between the outside and inside, as well as providing small semi-private spaces for the residents. Each type of space provides differing levels of interaction with others as well as personal reflection.

Balconies

Two intact balconies remain on the clubhouse. They are located on the gabled end of the east and west elevations of the main body of the building and provide an outdoor living area for the rangers occupying those rooms. Each balcony is cantilevered out 2'-6" and is approximately 9' long. It is supported by a series of 2 x 6 boards 16" on center. Six-inch wide tongue and groove decking is used over varying differing widths of one inch planks forming a solid construction.

Railings and balustrades are made of nine inch by forty-eight inch boards, capped by a four-inch diameter log handrail set low at thirty-two inches. An alternating pattern of half heart shapes, triangles, and half circles are cut on the edges of boards. These form complete patterns when placed next to each other. The bases of the baluster boards have the same Swiss Chalet-style decorative cut work as the base of the boards of the building. The balustrades are anchored by four four-inch diameter log posts extending twelve inches above and below the boards. Completing the balconies are two pairs of corbelled log brackets attached to the siding. Each pair is made of four six-inch diameter logs stacked on top of each other.

Figure 6.22: West balcony. (Jaramillo, 2009)

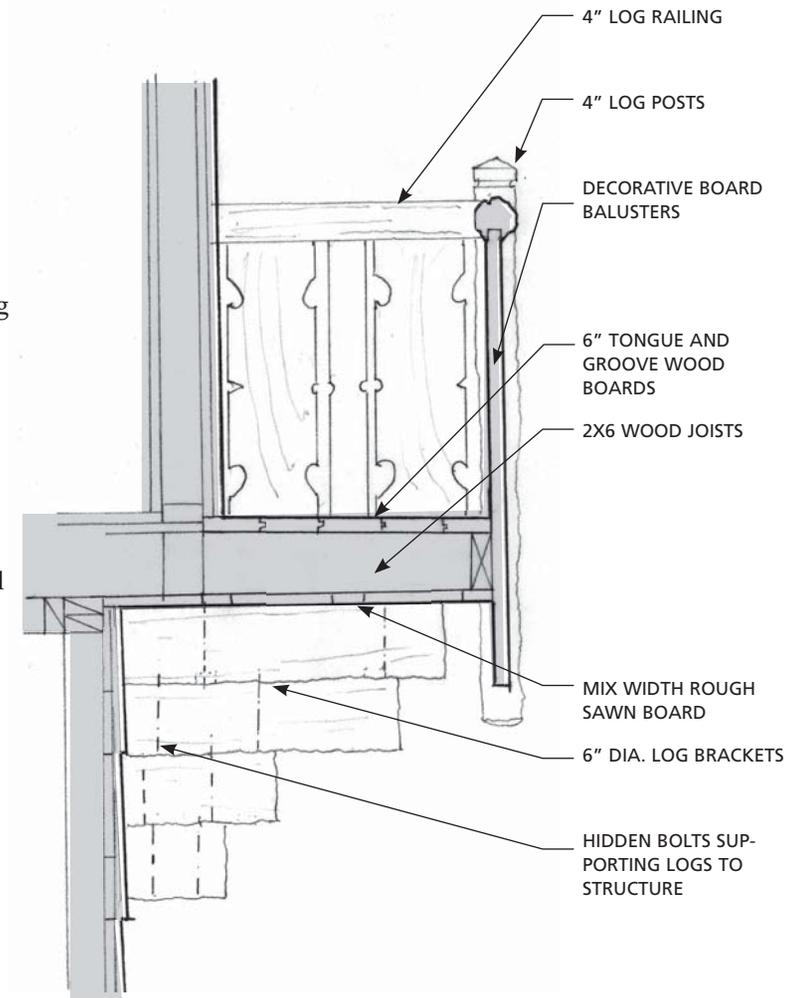


Figure 6.23: Cross-section of balcony structure. Note the false brackets and cantilevering floor joists.



Figure 6.24: View of west fire staircase. Note lamp reproduction (Jaramillo, 2009)

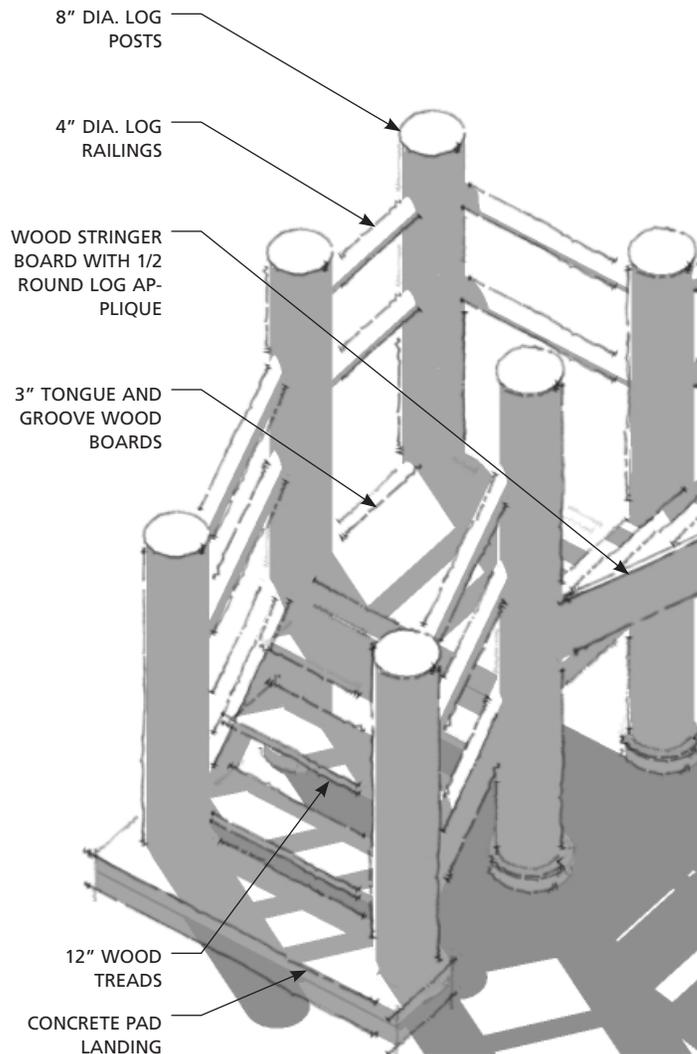


Figure 6.25: Axonometric view of fire stair construction (Jaramillo, 2009)

Fire Escapes

The north elevation has a pair of log-work stairs that serve as fire escapes. They were added in 1947 and are not original to the building. Only the central balcony at the top is original. It currently acts as the upper landing for the stairs. The balcony/landing measures 5'-8" x 2'-4" and is decked in 3/4" x 3" boards. Railings and balustrades are made of 9" x 48" boards, standing at a height of 32". They have a decorative pattern of circles and diamonds similar to those on the balconies of the east and west elevations. The railings are supported by four 8" diameter log posts extending above and below the boards.

The steep L-shaped stairs are composed of nine risers, a landing, and finish with three risers to grade. The open treads are made of 1" x 12" planks attached to an 8" x 3" stringer. They have a steep rise and run of 9/9. A half round log is attached to the outer edge of the stringer. Four 8" log posts frame the lower landing of the staircase, anchoring it to the ground. The landing measures 29" x 36" and stands approximately 36" above grade. The last three steps turn south and run along the edge of the clubhouse.

South Terrace

The south terrace is the main outdoor space of the clubhouse. The terrace adjoins the living room through three large double doors lining the north edge. It measures 35'-0" wide x 9'-9" deep narrowing to 30'-0" towards the building as it is flanked by the two alcoves. The terrace overlooks the meadow and the road beyond towards the southern wall of Yosemite Valley.

The terrace is built up on an extension of the foundation wall. The cripple wall under the decking is tall because of the sloping grade at this point. It is clad in shingles. There is no external distinction between the cripple wall and the edge of the decking, except at the three drainage openings. The wall of shingles marches up and is capped with a large 3" x 14" wood plank at a height of 25-1/2" above the floor decking. Four pairs of cedar logs, averaging 20" diameter, subdivide the balustrade into three equal bays. The logs stand taller than the railing at 31" above the decking.

A small return on the end encloses the terrace meeting the walls of the alcoves. On the west edge the wall has been removed and a wood staircase has been added to provide egress for the building. The decking is standard 6-3/4" wide tongue and groove planks. They are laid running north and south.

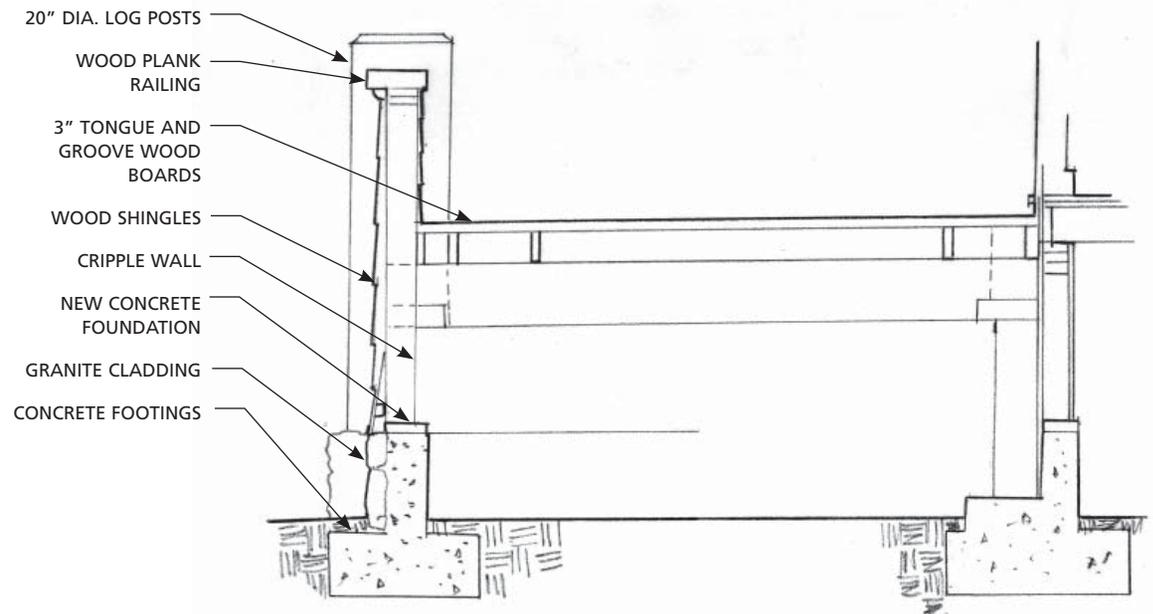


Figure 6.26: Above, View of South Terrace. Below, cross-section of terrace (Jaramillo, based on 1920s drawing, 2009)



Figure 6.27: Crawlspace vent with added 1/4" metal screen. Although this treatment has kept some pests out it also keeps many of them in. (Jaramillo, 2008)

Entry Porch

The entry porch is located in the southwest corner of the courtyard. The entry itself is covered by the east bay that projects above. The entry itself is very unassuming for such a large building, but the four large cedar logs on stone bases give the porch presence. The columns are framed with pairs of decorative corbelled brackets constructed of logs 8" in diameter. The tongue-and-groove floor measures 7'-11" x 5'-9-1/2" to the outer edge with a 13" stone border. The entry door is located on the south wall. On the east wall is a small window. The ceiling is clad in 9" board and 3" battens with a light fixture centered on the space. The height to the ceiling is 8'-5".

The light fixture hangs in the center of the ceiling. It is constructed of Downingsque stick-work in the form of a six-sided flared cone with dark webbing filling the area between the sticks. A sign made from an arched section of log with painted routed text announcing the clubhouse's name is hung from the log trim work and centered over the front of the porch.

Service Porch

The service porch is located on the east side of the clubhouse. Although it is the side entrance it is the primary entry point for the majority of the residents. The service porch measures 9'-5" x 4'-9" with three steps on the south end. 1-1/2" x 5-1/2" wood joists sit on 3-1/2" x 5-1/2" wood posts which rest on a series of 8" x 8" concrete piers.

Existing Conditions

Balconies

The balconies on the east and west gable ends of the main building are in fair to poor condition. Both balconies have structural problems that present concerns for life safety, especially the balcony on the east elevation where the railing is particularly loose. Any weight on the upper part causes it to move outwards. On both balconies the boards of the balustrade are losing connection with the upper railing and could fall. The log posts and brackets are cracked and checked. Soil and animal droppings are accumulating against the building along the inner edge of the balcony floor.

Fire Escapes

The fire escapes, like the balconies, are in fair to poor condition. The major issue is the instability of the railings which are loose along the length of the balcony and the stair run. Only slight pressure would be needed to cause the failure of the railing. Repairs along the stringer and treads show that the structure is racking. The decking of both balconies is badly weathered with peeling paint and obvious deterioration of the flooring. Bird droppings have accumulated on the fire escapes. The log posts supporting the landing are also loose, and the checking has been aggravated by inappropriate repair using caulk.



Figure 6.28: Above, damaged and racking balcony railing, above right, checked railing post infilled with silicone (detaching), below right, worn and deteriorated deck on north balcony/fire stair (Jaramillo, 2009)



Figure 6.29: Clockwise, upper left, deteriorated deck on south terrace, below left, shed roof of service entry, middle, checked log column, upper right, damaged entry porch floorboards, lower right, damaged shingles on terrace. (Jaramillo, Sommers, Durbin, 2009)

South Terrace

The south terrace is in generally fair condition. The three deck vents do allow enough runoff from snow and rain to keep the deck dry and so the deck retains moisture for long periods of time. The decking shows obvious signs of deterioration, and has been rebuilt several times in the past due to this problem. Moss is growing on the deck in areas of water penetration along the railing. Some flooring has buckled, causing nails to pull free. The log posts along the balustrade are checking and have had caulking inserted into the gaps, a partial fix at best. Shingles along the inner edge of the railing are chipped and cracked. Some are missing nails

Entry Porch

The entry is in fair condition. As high traffic area it receives constant use and substantial wear and tear. The wood flooring is scuffed and is significantly water damaged, partly due to the door mat retaining moisture. Over time the grade has built up to reach the level of the stone edging, obscuring the original steps to the structure. An asphalt walkway has been laid over the historic steps to attempt to improve accessibility to the entrance.

The boards and battens of the wall and ceiling show minimal wear. There are small holes on the shingles near the door. The decorative corbels are not fairing as well, and are checking, causing paint to peel and exposing the original stained surface. The Rangers' Club sign has a cracked and checked surface, as well as the remains of a bird's nest.

Service Porch

The service porch is holding up well to constant traffic. The piers and posts appear to be replacements and are in good condition. The decking is scuffed and shows weather and water damage at points of travel. The railings are in fair condition, but may need to be reinforced due to their constant use.

Recommendations

Short term recommendations:

1. Remove accumulated dirt and animal droppings from all surfaces. Clean and repair as required.
2. Remove caulking and putty repairs on log pilasters. Refinish with semi-transparent oil stain.
3. Immediately repair or replace in kind loose railings on balconies and fire escapes.
4. Repair or replace in kind terrace decking damaged by moisture.
5. Replace badly deteriorated log pilasters in kind, using cedar logs of the appropriate diameter and character.

Long term recommendations:

1. Address rain and snow melt drainage problems on south terrace, using visually unobtrusive methods and maintaining historic integrity.



Figure 6.30: Left, Exterior of dormer window. Right, Bay window into reading nook. (Jaramillo, 2009)

Description

The windows of the Rangers' Club are a major character defining feature of the structure. Although simple in form and style, the window arrangement and variety give visual rhythm and order to the building. They also make the arrangement of spaces within the clubhouse easily identifiable to the observer. For detailed descriptions and assessments for each window, please see Appendix D for window schedule.

Types

Wooden casement windows are used throughout the Rangers' Club. Windows can be divided into two types: Type A occurs on walls with shingles and Type B occurs on walls with boards and battens. Both are composed of 2" framed sashes divided into six, eight or ten lights. The sashes are approximately 1-5/8" thick mortised and pinned together. The muntins are 3/4" wide ogee type. The sizes of the windows range from 20"-30" wide and 24"- 66' tall.

Windows are arranged as single elements, in pairs with a mullion in between or in banks of three, as is the case of the windows on the south elevation. Each window sash is simply framed and inserted into the rough openings of the clubhouse. In Type A windows, frames lie behind the cladding giving a clean punched look to the opening. Only the 2" x 6" sill slopes and extends beyond the shingle siding. Type B windows are trimmed out to match the pattern of the board and batten siding. They also have sills projecting beyond the edge of the board and batten wall.

Interior window trim is equally simple. Flat molding pieces two inches wide border all sides of the windows. They are stained and are mitered at the corners. Recently added plastic weather-stripping has been attached to the receiving edge of the window frame. The weather-stripping is intended to improve the energy efficiency of the window. Each window has had a pane of new glass attached to the interior side of the window sash. The glass is double-paned and framed in painted metal.

The only variation in window type is the trio of casement windows with hopper transom windows in the kitchen. The transom windows in this location allow for improved air circulation while keeping the casements closed.

Hardware

Window hardware is simple and utilitarian. Remarkably, the windows retain most of their original hardware. All windows have 3-1/2" brass butt hinges, with one towards the upper part and one towards the sill. All windows are fastened to the frame by finger loop fasteners attached towards the lower opening corner with a brass strikeplate mortised into the sill of the frame. Most windows also have metal window stays. Ten-inch rods with a hook at the end latch onto eyelets that are screwed into the base sash. A few windows do not have the eye and hook stays which may indicate that they are not original.

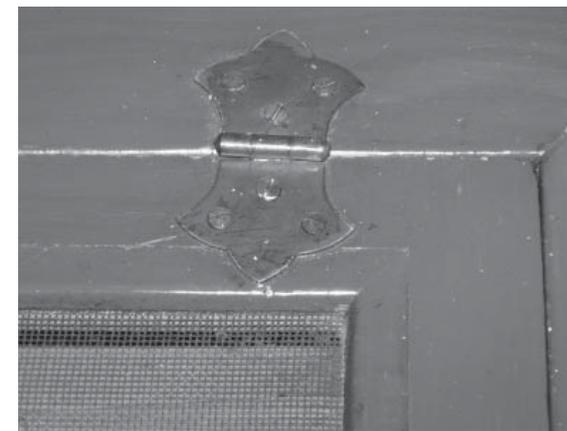


Figure 6.31: Above, original window screen scalloped hinge. Below, Window brass latch (Jaramillo, 2009)

Screens

Most windows have a screen attached on the inside. The simple 1-3/4" inch frames holds a tightly woven metal wire mesh. The screen frame is hinged at the top by two scalloped or square cut butt hinges. A few windows have removable screen frames with catch plate hinges. There are two windows at the service entry vestibule that have fixed screens on the exterior.

Existing Conditions

The windows are in good to fair condition. One overall concern is their current need for cleaning. There is an accumulation of dirt, spider webs, leaf litter, insects and animal droppings on all of the surfaces of the windows. It is present both on the outside and in between the screen and sash.

Most of the windows in the clubhouse are faring well. No evidence of decay is evident on the windows nor is there any significant damage to the sashes or frames. There is significant damage due to weathering, indicated by peeling paint, warping, and checking of sills and frames. Attempts to improve energy efficiency such as installation of storm windows and weather stripping have caused new problems. Much of the weather stripping is detaching from the frames and does not allow the windows to close properly, defeating the purpose of the strips.

Window Hardware

Currently, the window hardware is in fair condition. The hinges show use, but overuse is not evident. A few windows are difficult to close due to lose hinge screws. The finger loops are also missing in a few of the windows as well as their respective strike plates. Some of the metal standoffs are also missing their eyehooks.

Screens

The window screens are in good condition. There is dirt and dust accumulated on the screens themselves, but other than that the screens are holding up well. A few screen frames have been removed as in Room 9, but they have been stored elsewhere. There are some ripped and torn screens in need of repair.

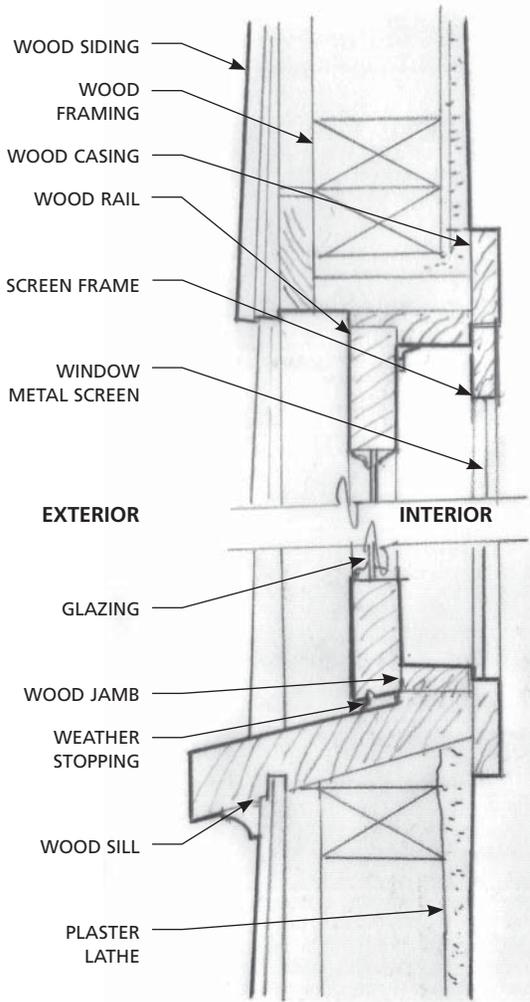
Recommendations

Short term recommendations:

1. Remove weather stripping.
2. Clean windows and remove duff and other organic materials
3. Replace missing window hardware

Long term recommendations:

1. Devise a plan to replace storm windows and use a different method of weather stripping.



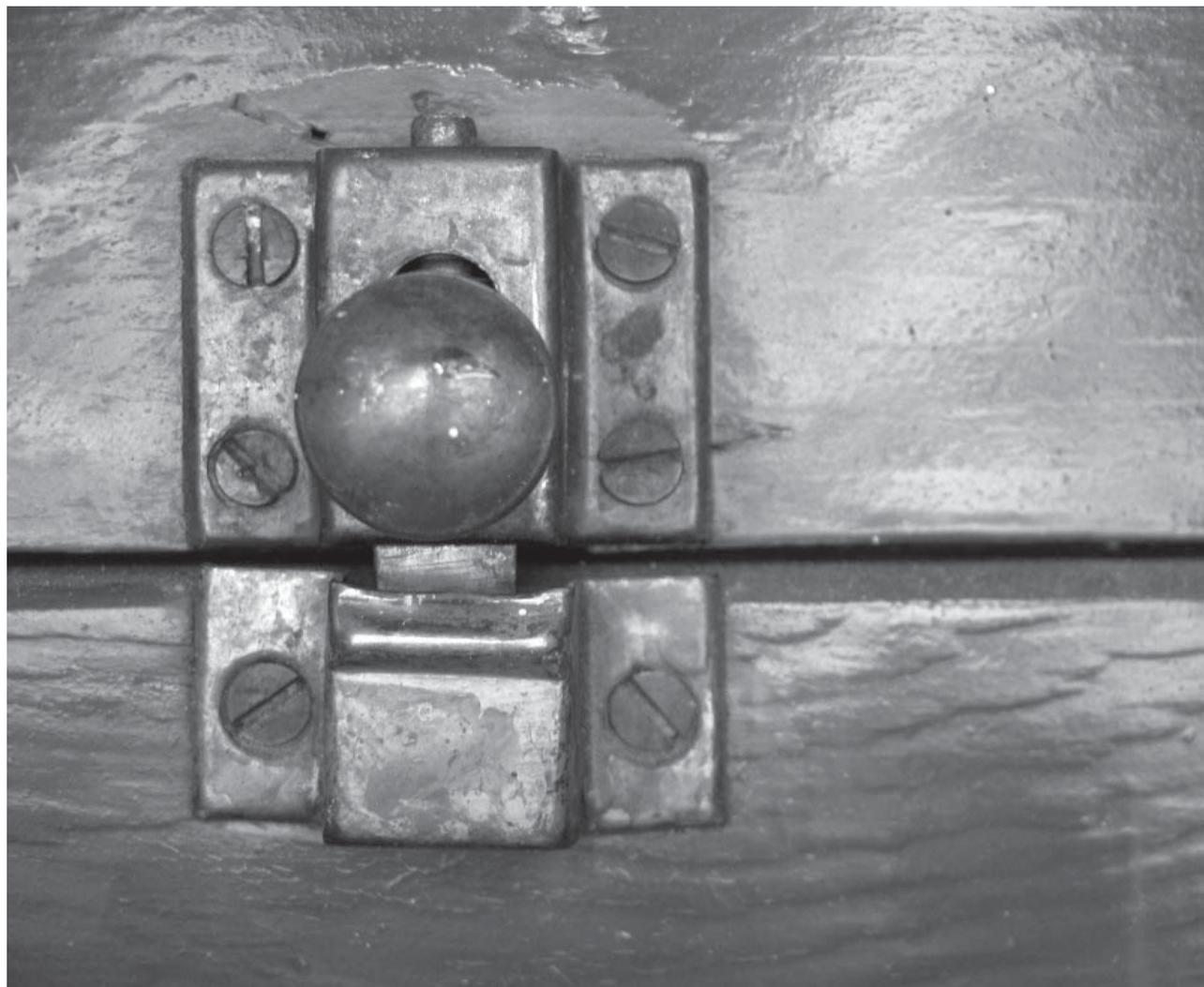


Figure 6.32: Opposite page, window section diagram, Left, Window in second floor hallway. Right, Typical window screen lock (Jaramillo, 2009)



Figure 6.33: Left, Entry door. Right, Terrace door (Jaramillo, 2009)

Main Entrance

The main entry door is a large, solid wood paneled door. It is centered on the south wall of the entry porch. The door measures 82" tall by 43-1/2" wide by 2-1/2". The upper section holds five thin glass lights with intermediate decorative chamfered mullions. The lower section is formed by six 6" diagonal boards framed by the door's stiles. The door is hinged on the right and opens into the entry. A brass lever handle with a keyed dead bolt allows both access and security. Aluminum and neoprene weather stripping have been added to the outer edges of the door. The door is stained on the inside and painted on the outside.

Service Entrance

The service entrance is composed of a central glazed door with two narrower sidelights. Overall dimensions of the entry are 91" high by 84" wide. The painted paneled door measures 91" x 36" while the sidelights measure 91" x 24". The lower halves of the sidelights are framed out, but have a solid panel of wood. The upper section is an inward opening eight-light casement window. A small pull latch locks the window to the side jamb.

The central door opens out on the entry porch and has a large glazed upper panel. A door closer attached at the header maintains it shut. A brass lever handle, similar in style to that on the main entrance, is used as the lockset. The sidelights have full length fixed screens on the exterior.⁸

⁸ Original drawings also show a screen door that swung outward and a solid internal door.

South Terrace Doors

The south terrace doors are tall slender French doors with interior screen doors. Each French door leaf is 90" x 25-1/4" with twelve 8" x 11" lights. A wooden astragal on the exterior mitigates the gap between the doors. The same sort of storm window found on the windows is screwed onto the interior of the doors. Surface slide bolts on the door lock into mortised strike plates in the sill and head of the frame. The interior screen doors are detailed as the window screens with 3" frames and a fine wire mesh screen attached on the inside. Large self closing hinges keep the screen doors shut. The door and screen frame are painted on both sides.

Balcony Doors

The second floor balconies are located on the eastern and western gabled ends of the clubhouse. Access to the balconies from the two corner suites is through glazed doors with three-quarter length sidelights flanking the door (forming a T shaped outline). The doors and sidelights measure 74" x 84" overall.

Each painted wooden door has an eight light upper section and a wood paneled lower section.⁹ The doors are narrow at only 24". The sill of the door is raised 7" from finished floor height, possibly due to minimize water infiltration. The sidelights measure 48" x 24" and also have eight lights. The windows match the casement styles of all the other windows on the structure.¹⁰ On the interior are screen panels and a screen door closed with a small latch.

⁹ The lower panel of the eastern unit has glass panel where the wood panel would be. It is not known when the panel was modified.

¹⁰ See windows section for description and schedule in Appendix C for further detail

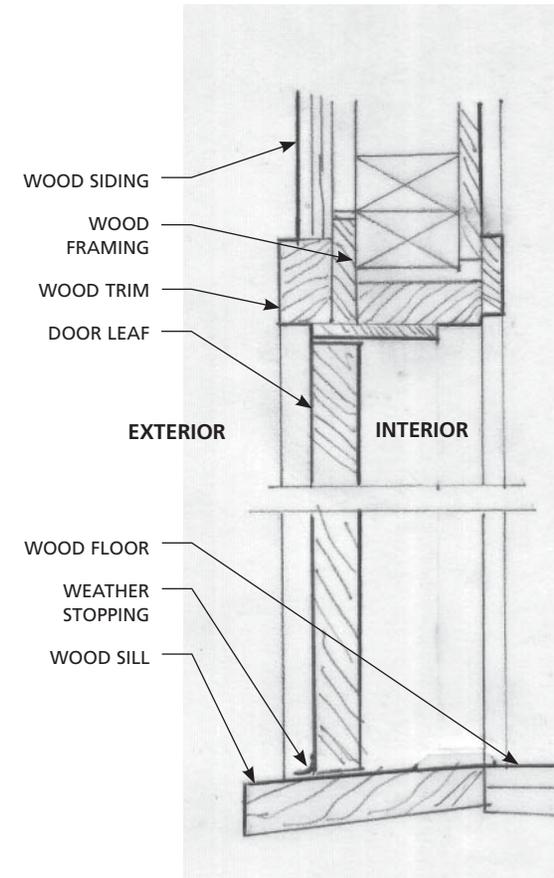


Figure 6.34: Typical exterior door section (Jaramillo, from 1920s drawings, 2009)



Figure 6.35: Damaged hinged and evidence of moisture on terrace door. Note the added weatherstripping to the door leaf. (Jaramillo, 2009)

Fire Escape Doors

Pairs of glazed double doors lead to each fire escape. The individual doors measure only 19.5" x 74" giving an overall width of about 40". The door is simply detailed with a large eight-light glazed upper panel and a smaller wooden lower panel. The muntins of the door are about 1-1/2" thick, much wider than the window muntins. The door is locked with a large surface mounted spring latch that engages the head of the door. There is a storm window attached to the interior of the door over the glazed section. Screen doors are attached on the inside. They open inwards and are latched with a twist knob. The sill of the doors is raised 6" above the floor.

Basement Access Hatch

The basement access door is located on the southwest corner of the clubhouse. It measures 38" wide by 50" tall. It is made of two layers of 5-1/2" x 3/4" V-groove boards, laid at 90 degrees to each other. It is painted.

Existing Conditions

Main Entrance

The main entry door is in fair condition. A door in such a high traffic area would be expected to receive heavy use, and there are many nicks, scratches and dings on the surface of the door. Chipped and peeling paint is also evident on the outside. One of the lights is cracked in the upper corner.

Service Entrance

The service entrance is in fair to poor condition, due to intense use throughout the year. The door itself is scuffed and marked up and the glass is smudged. The sill of the door is rotted including a replacement section in the center of the door. The weather stripping around the door is causing some sticking of the door.

The sidelights are fairing much better, although the exterior screens are not tightly stretched and a section has been cut.

South Terrace Doors

The south terrace doors are in poor condition. There is evidence that each door has been removed from its hinges and shifted down, causing problems with the hinges as well as damage from improperly placed screws. This problem does not allow the door to properly close and requires a great deal of force to be applied in order to shut it. There is water damage at the base of the doors. One of the doors has a section of storm window sliding out of its frame. Screens on the doors are torn.

Balcony Doors

There is no noticeable damage to the doors on the east and west side balconies, aside from scuffs and marks on the doors and chipped trim. One of the residents has removed the screens from the whole unit and placed them in a closet in Room 9. The sidelights operate, but have peeling paint and checking on the sills.

Fire Escape Doors

The fire escape doors are in fair condition. There is peeling and cracking paint due to weathering. The trim on the interior is cracked. Weather-stripping on the sill and jambs is loose and does not allow the door to close properly. The hinges on the screen doors are rusted and difficult to open.

Basement Access Hatch

The basement door is in fair condition. It has many scratches and nicks on the exterior. Many of the boards are not properly fastened and are beginning to pull away from the panel. The hardware has been replaced but is in fair condition.

Recommendations

Short term recommendations:

1. Clean all doors. Clean and oil hinges for proper operation.
2. Repair South Terrace doors including hinges and storm windows.
3. Repair damaged screen doors.
4. Repair or replace decayed and damaged portions of the east service entrance. Replacement should be in kind and care should be taken to preserve historic materials.

Long term recommendations:

1. Prepare plan for restoring terrace doors.



Figure 6.36: Damaged exterior sill on service entry. Note repair to sill and subsequent damage to it and surrounding trim. (Jaramillo, 2009)

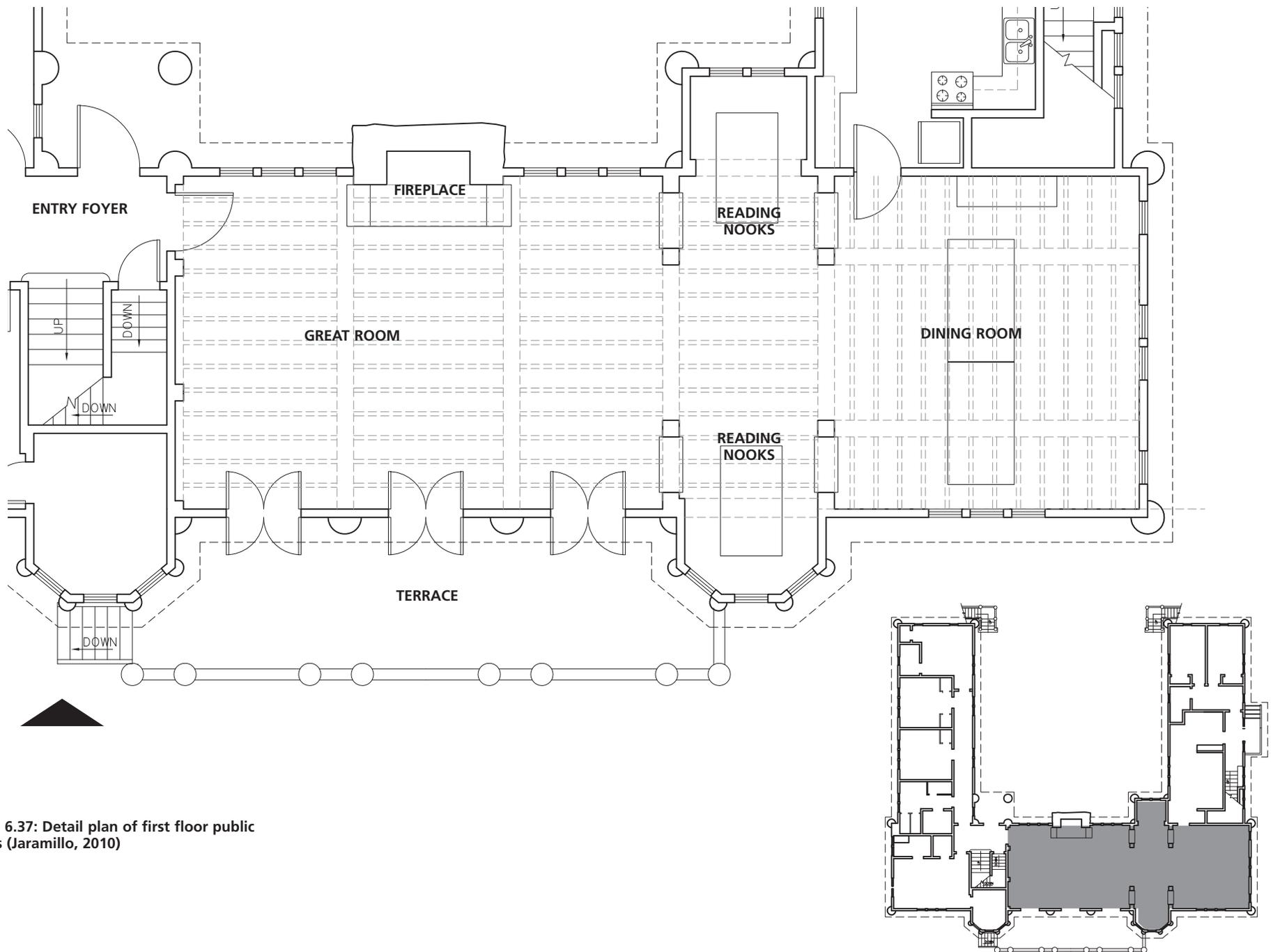


Figure 6.37: Detail plan of first floor public spaces (Jaramillo, 2010)

Description

The living room (29'-4" × 20'-3"), dining room (18'-1" × 20'-3") and two alcoves (8'-2" wide) make up the main social space for Rangers' Club residents. The overall space is rectangular with a square alcove to the north and a bay alcove to the south. Each projects 5'-1½" beyond the walls of the main space on each side. These areas are divided by 4'-3" high built-in book shelves and columns that reach from floor to ceiling. This is the largest single open area in the structure with around 1164 square feet (57'-6" × 20'-3") and a ceiling height of 9'-4½".

The ceiling structure is exposed throughout the space. The ceilings of the living and dining rooms have heavy boxed beams (11½" × 11½") perpendicular to the ceiling joists (3" × 5½"). The ceiling joists are painted brown and the larger boxed beams are mostly painted red-brown except for the undersurface which exposes the blue-stained mechanically laminated beams. Red-brown stained 1 × 2½" angled to create an alternating V-shape cover the bottom of the beams. Above the joists and beams are diagonal boards laid in a pattern of two 2" boards and one 11" board which are painted a cream yellow color. The ceilings in the alcoves are paneled with boards alternating with one 2" and the one 11" board running east and west.

The walls of the living room and dining room are paneled with 11" wide vertical tongue and groove wainscot with a 4" cap. The wainscot is 4'-10½" high. The wall above the paneling is wood lath and plaster with a coarse sand finish. The south wall of the living room has had sheetrock overlaid on the

plaster portion of the wall with a coarse sand finish matching the other walls. The nooks are paneled with 11" wide boards accented by thicker darker stained 5" boards. The baseboards are stained the same color as the paneling and are 3¾" high with the addition of quarter rounds at the base. On the west wall of the living room are two pilasters (5¼" × 10½") with chamfered corners similar to the columns and pilasters that frame the alcoves. Throughout this large space there are two different types of thermostats from the older heating systems that have been abandoned.

The floors of the living room, dining room and alcove spaces are of oak tongue-in-groove flooring with widths varying from 4" to 8½". In the floor of the living room are two metal grates from previous heating systems. One grate appears to be in use, while the other has been abandoned. In the dining room as well there are two grates with only one in use. Through some of the grates modern sheet metal ductwork is visible. Much of the wood floor is covered with large area rugs.

Two doors are placed in the west wall of the living room. Only the northern door is functional. The other is a false door constructed to give visual balance to the composition of the west wall. Another door leads from the dining room into the kitchen area. The three paneled doors follow the ornamental pattern on the interior of the front door. Three pairs of French door open onto the south porch. Each pair of French doors has a pair of screen doors that open into the living room area. The living room has two triple casement windows on the

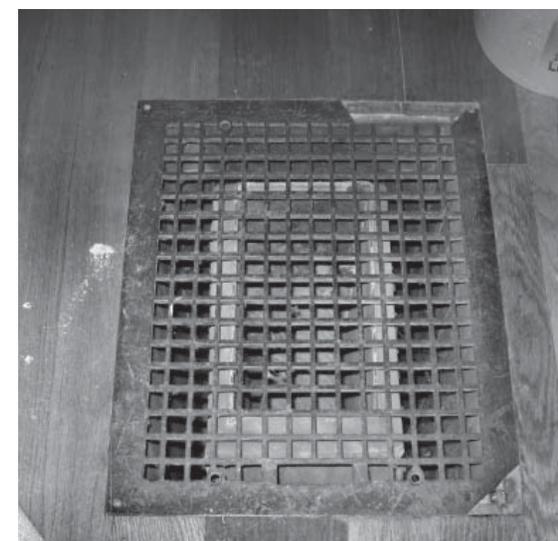


Figure 6.38: Above, view of reading nook (Jaramillo, 2009)

Figure 6.39: View of non-functioning floor register (Somers, 2009)

north wall. The alcoves have a mix of single and double casement windows; two double casements in the square north alcove and three single casements in the south. The dining room has single, double and triple casement windows.

The large fireplace centered in the north wall of the living room is constructed of random granite rubble masonry set in Portland cement mortar. The fireplace opening is roughly five feet wide by four feet high with a depth of about thirty inches. The firebox is lined with firebrick in running bond. There is a large raised stone hearth which is about three feet deep. The fireplace has no damper and a tile flue lining is not apparent. The flue is plastered inside and is offset about halfway between the second floor and the second floor ceiling. It is currently functioning. The hearth measures 2'-9" x 10'-6" and is constructed of the same material as the fireplace. . The breast of the chimney stands out from the wall by 1'-0" and is 9'-5" wide. Above the opening to the firebox is a large granite lintel, measuring over six feet in length and over a foot in thickness. A brass plaque dedicated to Stephen Mather and expressing appreciation from the rangers of Yosemite for his donation of the Rangers' Club is attached to the granite. The wainscot is fitted around the stone of the fireplace, leaving a 1/8" to 1/4" gap between the granite and the paneling.

Four bookcases with a height of 4'-3" separate the nooks from the living and dining rooms. The paneling on the back of the bookcases that face into the living and dining rooms is roughly 11" wide and has fir tree-motif cutouts near the top similar to those on the entrance stair railing. The shelves fac-





Figure 6.40: View into Great Room from Dining Room (Jaramillo, 2010)

ing in towards the nooks are adjustable. At the end of each bookcase is a $10\frac{1}{2}$ " square column with chamfered corners. The termination of the bookshelves against the walls is marked with a pilaster $5\frac{1}{4}$ " \times $10\frac{1}{2}$ ". Sitting on top of one of the bookcases is a wrought iron fireplace tool holder with three horseshoes inscribed 1920, the year of construction of the Rangers' Club. This was originally attached to the fireplace masonry.

Throughout the living room and dining room are light fixtures with a large "C" and smaller "R" punched out of the leather shade. Most of the fixtures are attached to the columns but two are mounted to the walls in the dining room. Two leather strings hang from each side of the shade allowing for adjustment. In the center of the ceiling in the living room and dining room ceiling is a wagon wheel luminaire with a metal rim and nine exposed blubs, these are reproductions of the original lights. The luminaires currently have pig-tail style compact fluorescent bulbs. The wiring for these fixtures is exposed and painted to match the ceiling. A single light fixture imitating an inverted Indian basket with small pine cones strung around the edges is in the center of each nook. On a number of the columns around the room a single horseshoe is nailed near the top.

The alcoves and the dining room hold several important pieces of original furniture. The focal point of the dining room is the massive table of sequoia wood. The alcoves have smaller tables, though still massive, of the same wood. The top of each of the smaller tables is a single slab of sequoia wood nearly

six inches thick. The construction of the larger table is more difficult to discern since the top has been resurfaced with a laminate material. Heavy benches of similar construction provide seating at the tables. The tables and benches were built of wood from fallen trees in the Mariposa Grove.¹

¹ Harold LaFleur, Jr. *Historic Structure Report, Rangers' Club, Yosemite National Park*. National Park Service, 1973. P. 47

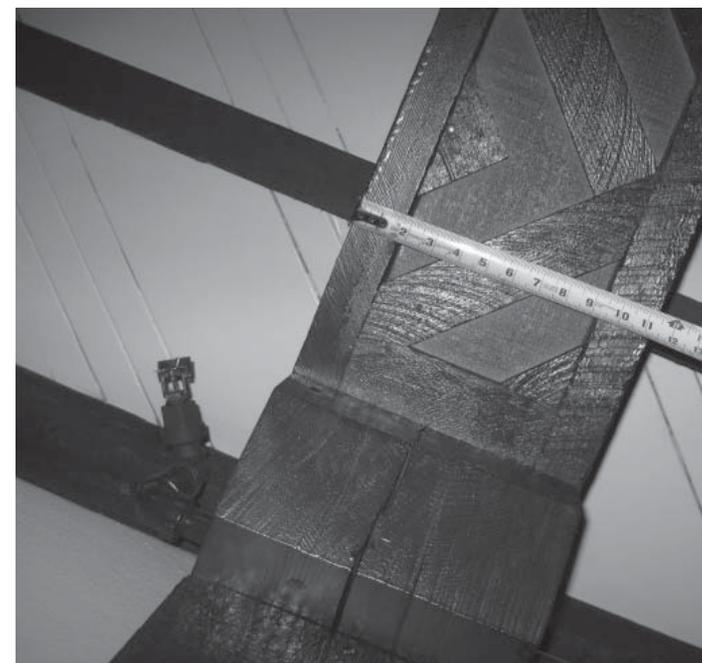


Figure 6.41: Detail view of builtup supporting beam with ceiling joists and added fire sprinkler head (Jaramillo, 2009)



Figure 6.42: View towards fireplace and north wall of Great Room (Jaramillo, 2010)

Existing Conditions

The diagonally paneled ceiling has been scratched where wiring was installed for the ceiling mounted light fixtures and smoke detectors. The ceiling paneling has gaps of various sizes between each of the boards. The paint on the ceiling is uneven in numerous places. Drill holes mar the underside of the boxed beams in several places. Near the south facing nook the V-shaped trim on the underside of the beam has a section missing.

The wainscot in the living and dining rooms and the paneling in the nooks are scratched, dented and some areas the wood is splitting. There are numerous nail holes throughout the space. There are cracks in the upper plaster portion of the walls. The coarse sand finish of the plaster is mostly even throughout the living and dining rooms due to restoration work after the 2008 seismic retrofit. The plaster around the fireplace is chipped and cracked. Traces of plaster dust can be observed on the floor where the plaster and the rock of the fireplace meet.

The oak floors in these spaces are heavily scratched, dented and stained. The floor has been patched in several areas with a different species of wood and a different stain was used. At the edges where the wood boards meet much of the wood has broken off. Where the doors open into the room the floors are worn and the finish is gone. The door stops are dragging on the wood floors leaving quarter circle grooves scratched on the floors near the doors. Under the carpets the finish is almost completely gone and there is heavy water staining. Residents report that the carpets are washed in place. The painted black finish on the older floor grates is worn and the heating grate in the dining room floor has a corner broken off.

The large stone lintel above the fireplace opening has a large nearly vertical crack which has completely split the stone. The crack then continues up across a mortar joint a few inches. The gap is approximately ¼” at the bottom of the lintel and tapers along its 1’-4” length. Inside the firebox, at the bottom of the lintel it appears that a section of the lintel has fallen off, leaving a cavity in the lintel. The large crack is a serious deficiency; however, the crack has existed since the 1970s. A steel lintel inserted into the masonry at an undetermined date provides stabilization. No cracking of the masonry above the lintel is in evidence. A crack monitor was installed in the fall of 2009, and by the late summer of 2010 only negligible movement, perhaps due to thermal expansion and contraction of the masonry, was noted. The mortar of the fireplace is efflorescing leaving white stains on the stones and mortar. The hearth has missing stones and a number of stones are loose. Some stone pieces can be completely removed as the mortar is gone. Much of the mortar has been re-pointed with mortar that doesn’t match the original.

The paneling on the bookcases are scratched and dented. The adjustable shelves in the bookcase do not appear to be original. All shelves are stained a different color and appear to be different kinds of wood. Several shelves are cut too short exposing the pegs.

All columns display wear in the form of scratches and dents. The leather light fixtures with the “C” and the “R” and the wagon wheel lights are dirty, but in good condition. The two basket light fixtures are missing a number of pinecones that are hung from the edge. The basket light fixture in the north nook has been moved off center and the wiring has been used to adjust the height by wrapping it around a nail on the boxed beam.

Recommendations

Short term recommendations:

1. Replace missing trim on the underside of the boxed beam.
2. The drill holes in the boxed beams should be patched and then finished to look like surrounding surface.
3. Monitor crack in granite lintel above fireplace. Consult with masonry conservator regarding repair and stabilization of lintel.
4. Re-point and secure stones on hearth and fireplace.
5. Patch, retexture and paint plaster around stone fireplace.
6. Remove carpets from structure when they are cleaned to avoid any further water damage to the oak wood floors.

Long term recommendations:

1. Restore fireplace tool holder to position on granite stack on right side of firebox opening.
2. Paint the sheet metal duct, which is visible through unused floor grate, a dark brown color.
3. Refinish oak floor and repair or replace in kind damaged boards.
4. Replace shelves in bookcases that are too short. Match stain and finish with existing.
5. Replace missing pinecones on the two basket light fixtures.

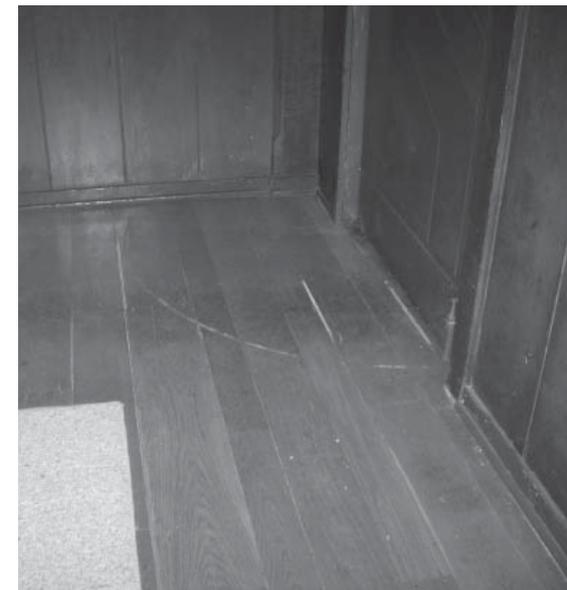


Figure 6.43: Above, Damaged floor at terrace doors, below, damaged and scuffed floor at kitchen entry (Jaramillo,2010, Sommers, 2009)



Figure 6.44: View towards basement door from staircase (Sommers, 2009)

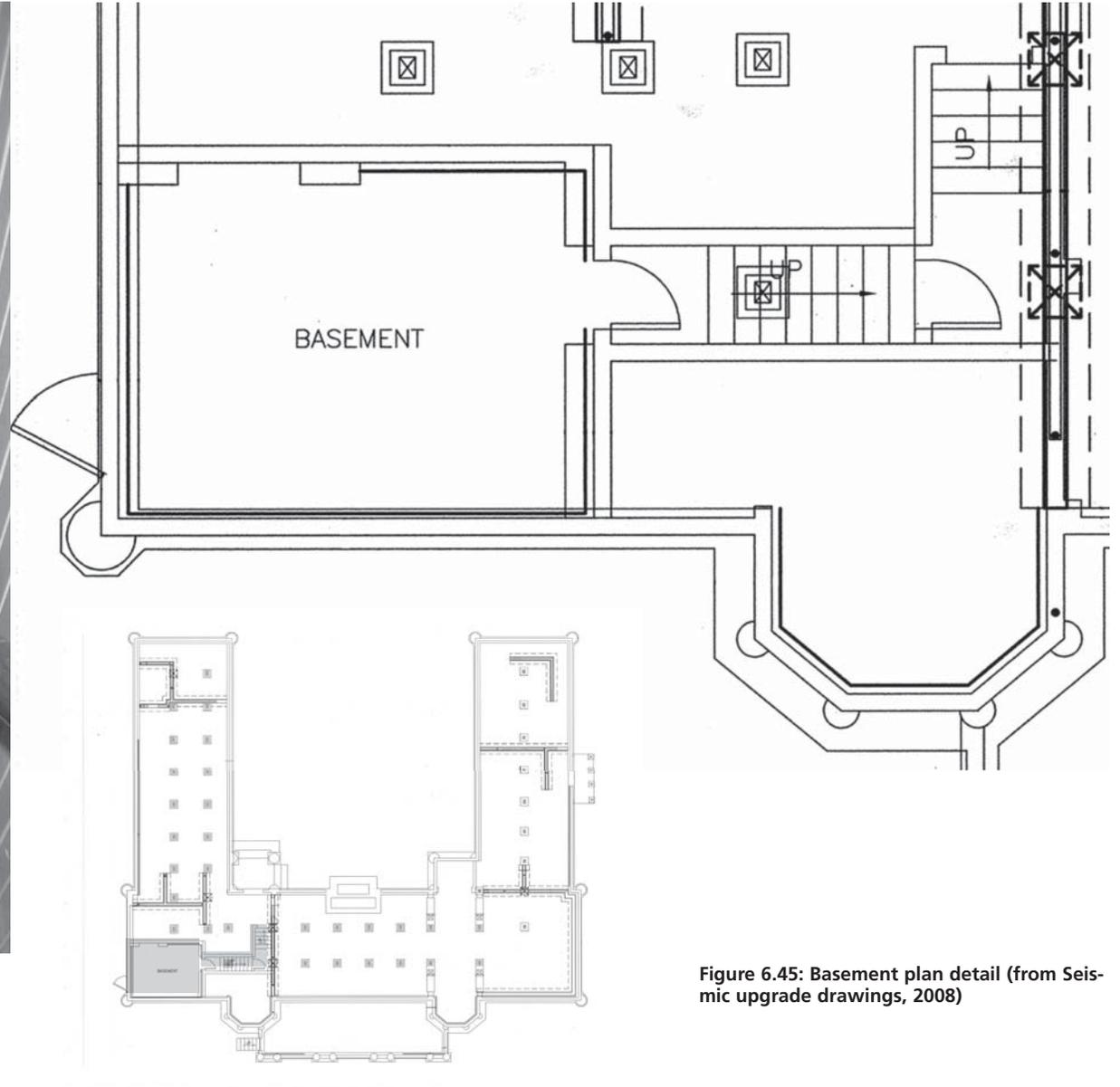


Figure 6.45: Basement plan detail (from Seismic upgrade drawings, 2008)

Description

The basement is located in the south west corner of the structure under the Mather Suite. This area is accessed from the entrance vestibule through a narrow wooden stairway which is lined with beaded board. At the landing there is a half height door to the crawl space and another door leading to the basement. The basement is 10'-1" x 12'-10" with a ceiling height of 9'-3". This room houses electrical panels, a water heater, and the smoke detector and sprinkler systems. There is also a water pump in the basement and an electric space heater hangs from the ceiling. The ceilings and walls above 5'-3" are sheet rocked with a smooth finish painted white. The walls below 5'-3" are concrete with a thin plaster finish and are painted white. The floor is unfinished concrete with a drain. Remnants from the older heating system include a concrete platform and holes in the interior walls and pipes. A small door leads to the exterior. Several special high voltage outlets are left from when the basement served as a laundry.

Existing Conditions

The plaster on the concrete walls is flaking off. Moisture is visible where the walls and floor meet around the room. The heater appears to be left on year round to help with the moisture in the basement, presenting a possible fire hazard since the heater is obviously not intended for this type of installation. All electrical, mechanical, plumbing and sprinkler systems in the basement are in fair to good condition. In this area there is an infestation of Pinacate beetles.

Recommendations

Short term recommendations:

1. Moisture in the basement should be monitored.
2. Replace space heater at ceiling with a heater designed for this type of installation.

Long term recommendations:

1. Control the moisture in the basement.
2. Remove or cover the special outlets for the laundry.
3. Refinish and repaint the lower portion of the walls.
4. Remove the remnants of old heating, plumbing and electrical systems.

Figure 6.46: Basement water supply pipe (Sommers, 2009)



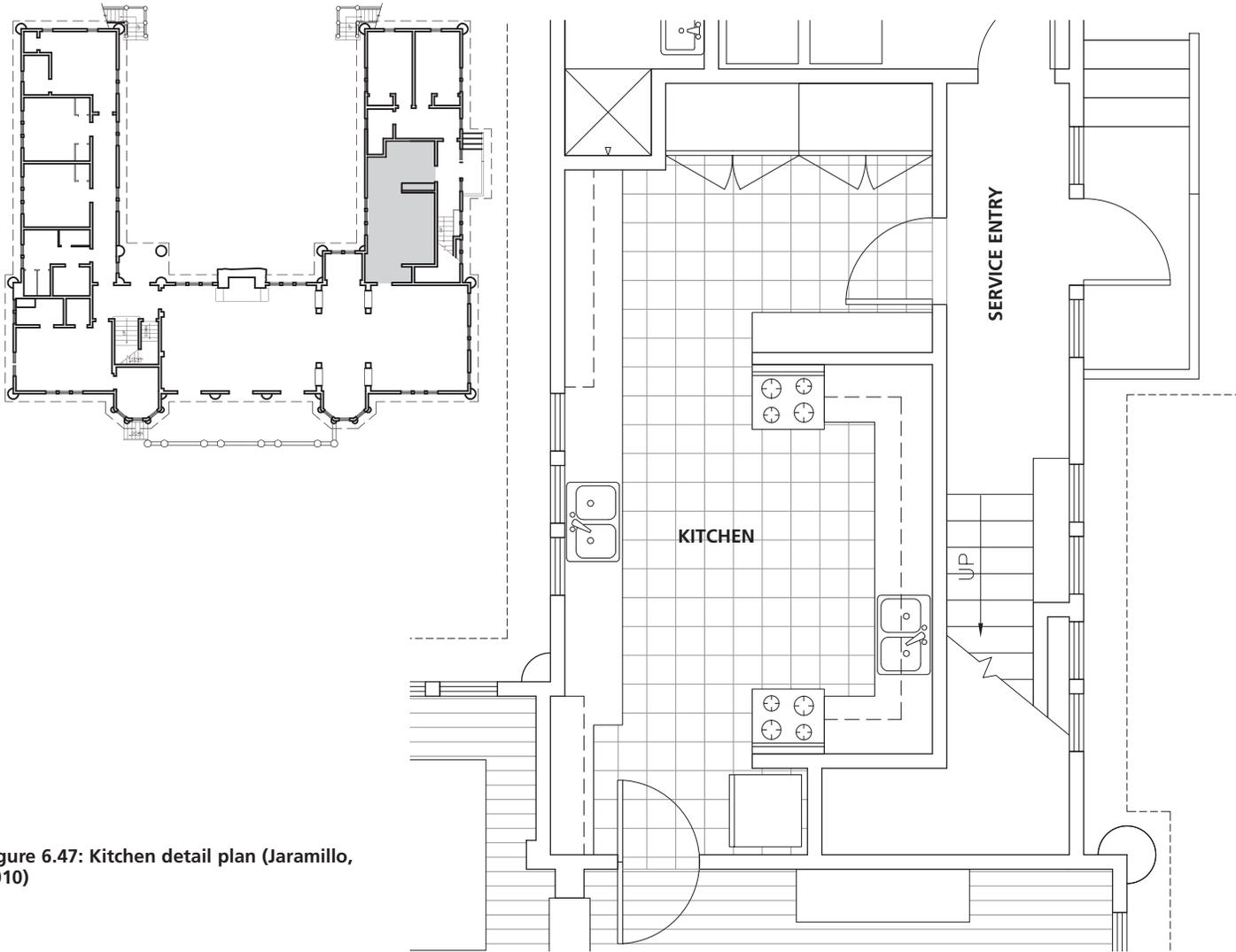


Figure 6.47: Kitchen detail plan (Jaramillo, 2010)



Description

The communal kitchen on the first floor of the east wing is used by all residents and is located off the dining room. The kitchen is divided into two sections, a large U-shaped open space where cooking is done and a hall area lined with full height cabinets and large commercial refrigerators. The overall space is 340 square feet (26'-6" × 12'-10") with a ceiling height of 8'-8". The kitchen has a single casement window and a triple casement window looking out onto the courtyard. The triple casement has a hopper window above each section. The kitchen has two doors which are paneled. The kitchen was extensively remodeled during the 1970s, and most of the fixtures and finishes date from that time.

A large bulletin board is attached to the wall with messages for the residents. Large square peg boards to hold pots and pans are hung over the ranges.

The main area of the kitchen has plain white laminate countertops with laminate base cabinets with a wood grain pattern below. Wall mounted upper cabinets run along most of the wall above the base cabinets. Above the upper cabinets is a soffit matching the surface of the walls. Larger storage cabinets in the hall area match the finish of the others and reach from floor to ceiling along one wall. All the upper and lower cabinets have hidden hinges. Most cabinets have locks on them and many have labels indicating which resident can use them or what is in them.



Figure 6.48: Kitchen interior (Jaramillo, 2010)

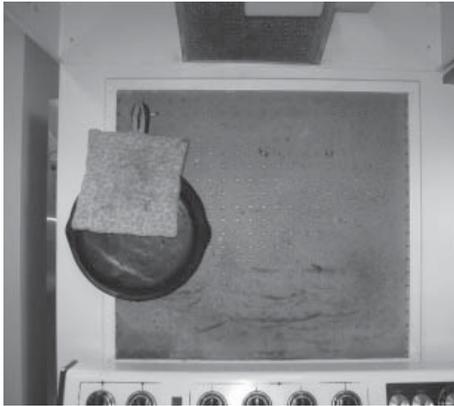


Figure 6.49: Above, corkboard above stove, below, damaged formica cabinet doors (Sommers, 2009)

The main area of the kitchen has two metal sinks; below the triple casement window is a double sink and below the wall mounted cabinets on the opposite wall is a single sink. Both sinks have silver finish fixtures. There are two ranges with identical overhead exhaust fans. A standard size refrigerator/freezer is located in the main area. The hall area has two large commercial refrigerators.

Existing Conditions:

The ceilings and walls in the kitchen have a smooth finish with a few cracks, patches and oil deposits from the paint on the surface. The sheet rock seams are visible and this is where most of the cracking is occurring. The paint is uneven and the walls have been patched in several places. The bulletin board and peg boards are worn but functional.

The laminate countertops are heavily scratched in some areas. There is some discoloration on the surface of the countertops. The caulking at the backsplash and wall is discolored and cracking. The upper and lower cabinets are scratched and stained on the surface with some of the laminate chipping. Where labels have fallen off there is residue on the cabinets. The interior of the cabinets are scratched and stained.

The metal sinks are discolored and scratched. The caulking around the sinks is cracking and discolored. The fixtures have hard water staining. Both ranges are dirty and the fans above have a buildup of cooking residue. The refrigerators are dented and slightly scratched.

Recommendations

Short term recommendations:

1. Caulking between laminate countertop and wall should be replaced.
2. Replace bulletin board.

Long term recommendations:

1. Replace countertop and cabinets.

Figure 6.50: right, drawings of typical doors (Jaramillo, 2010)

Figure 6.51: far right above, damage door strike and frame, far right below, typical bedroom door (Sommers, 2009)

Description

The interior doors of the Rangers' Club range from simple wood hollow core doors to intricate built up wood paneled doors with window lights. The typical bedroom door is a two paneled stained wood door with a 16" x 31" transom (The transom may have been originally glazed). They are typically 36" wide and 80" tall. The doors from the foyer and into other common spaces have more detail. They follow the pattern of the exterior main door. Large diagonal patterned boards on the lower panel with thin window lights on the upper panel. They are also stained.

Hardware

The interior door hardware is very simple and utilitarian. Standard brass knobs are used for most the bedroom doors. Locking deadbolts on inside of the bedroom doors provide privacy and security. A few doors, like the bathroom and circulation doors do not have pulls but simply metal push plates attached to the stile.

Existing Conditions:

The doors are in fair condition overall. The main defects in the doors include scuffed stained panels and peeling paint. Knicks, scratches and other marks occur on all the doors. Some doors particularly newer ones have cracked panels due to their thinness. Many of doors have loose knobs and non functioning locksets. A few have missing locksets.

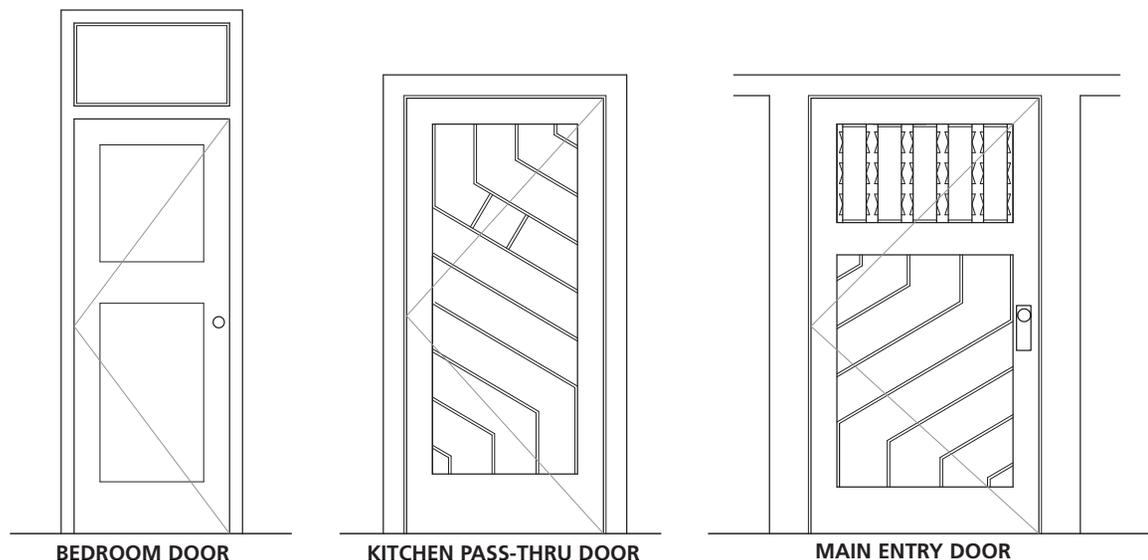
Recommendations

Short term recommendations:

1. Clean and repaint and restain chipped and scratched doors.
2. Repair or replace in kind cracked panels on damaged doors.

Long term recommendations:

1. Repair checked stiles and rails on paneled doors.
2. Replace damaged hardware.



The following section reviews all of the bedrooms and other private/semi-private spaces. It is followed by a description and assessment of the components that make up the rooms. This allows combination of many similar issues into one concise section



Figure 6.52: right, Room 7 interior view, right, Bedroom 9 wall (Sommers, 2009)

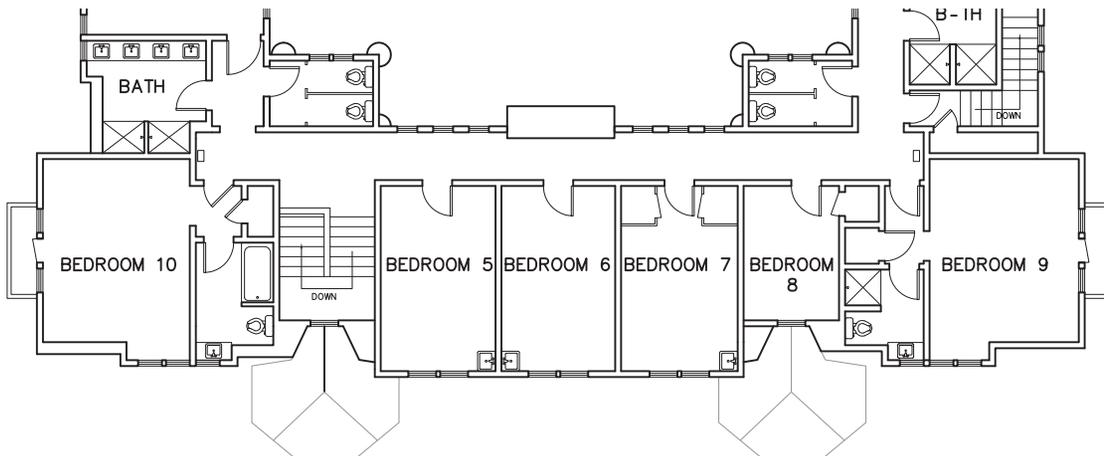
Description

Bedrooms without baths (2, 3, 5, 6, 7, 8, 11 and 12)

The bedrooms without attached baths are designated for single occupancy and vary in size from 97 to 157 square feet and dimensions of 11'-9" x 8'-3" to 15'-10" x 9'-11". First floor rooms have a ceiling height of 8'-8". Second floor rooms have a ceiling height of 8'-0". Wainscoting adorns the lower portion of the walls while the upper portion and ceiling have a plaster finish. A sink and utilitarian light fixtures are in each of the rooms. Each room has one or two closets for extra storage. All rooms have paneled doors and single, double or triple casement windows. The layouts and finish materials vary slightly throughout these eight rooms.

Bedrooms with bathrooms (4, 9 and 10)

These bedrooms with attached baths are designated for single occupancy. The rooms vary in size from 126 to 188 square feet (not including bath, hall and closet spaces) and dimensions of 12'-10" x 10'-5" to 15'-1" to 12'-6". Room 4 on the first floor has a ceiling height of 8'-8". Second floor rooms have a ceiling height of 8'-0". The layouts and finish materials vary throughout these three rooms. Room 4 is entered directly from the hall and has access to a large accessible bath and a large walk-in closet. Rooms 9 and 10 have a private entry hall providing access to the bedroom, private baths and the closets. The bedrooms have a door leading to a balcony. Room 4 and the halls in rooms 9 and 10 have wainscoting on the lower portion of the walls and sand finish plaster on the upper portion. The bedrooms and bathrooms of 9 and 10 have partial vaulted ceiling where the ceiling slopes following the angle of the gabled roof. These rooms have a combination of single and double casement windows and paneled doors. Rooms 9 and 10 have plywood shelves. They were added by the residents in various locations in the baths and halls. Room 9 was originally designated the Mather Suite.



Bedroom with attached bathroom and kitchen (Mather Suite or Room 1)

This bedroom with attached bath, walk-in closet and kitchen is named after the first director of the National Park Service and commissioner of the building, Stephen T. Mather. The suite is on the first floor in the south west corner of the structure. The room is used for housing short term special guests of the Park Service. The main room is 220 square feet and acts as the sleeping and sitting area. The dimensions of this room are 18'-2" x 15'-1" with a ceiling height of 8'-8". A bathroom (8'-4" x 5'-1"), kitchen with a bay (?) and walk-in closet (5'-3" x 4'-11") are located off the main room and have the same ceiling height as the main room. The main room and the kitchen have wainscoting on the walls below the plaster. The windows throughout the suite are a combination of single, double or triple casements. The doors are all wood two panel.

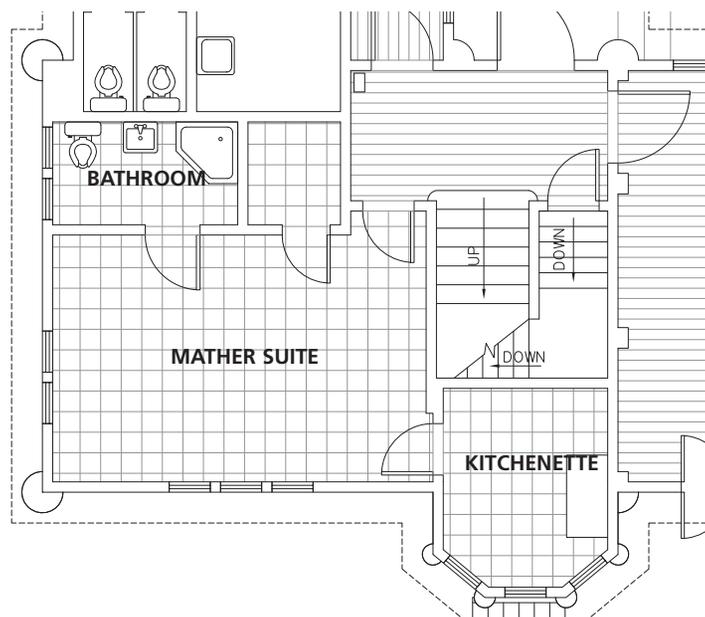
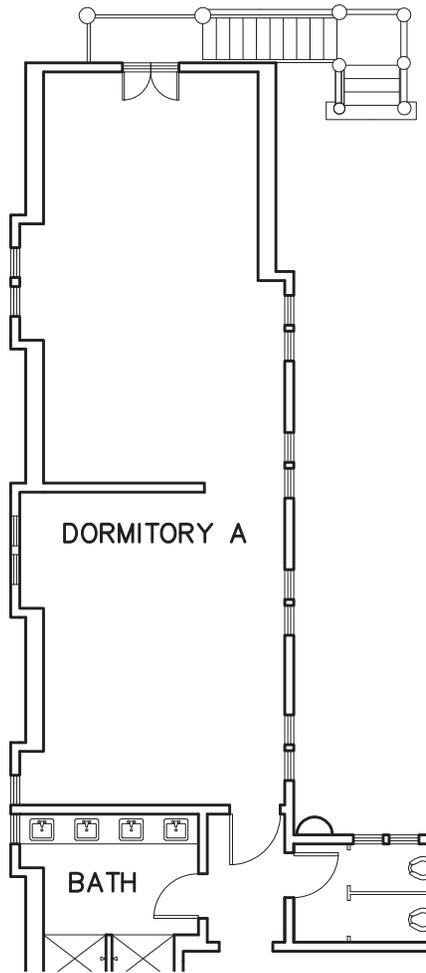


Figure 6.53: Room 1 or Mather Suite (Somers, 2009)

Dormitories



Dorm Rooms (Dorm A 21 and 22, Dorm B 19 and 20)

These large rooms house one to three residents at a time. Dorm A (Rooms 21 (17'-10" × 13'-9") and 22 (23'-0" × 13'-9") is located in the west wing on the second floor. The rooms are separated by a full height partition with an open passageway in place of a door. A similar partition divides Dorm B (Rooms 19 (14'-9" × 14'-6") and 20 (19'-8" × 12'-6") located on the second floor of the east wing. These partitions help create a sense of privacy in the large open dorm rooms. Dorm A is 450 square feet and Dorm B is 633 square feet. The ceiling in the dorm rooms is a partial vault with a portion of the ceiling angling down following the slope of the gable roof. The height of the flat portion of the ceiling is 8'-0". A double door at the gable end of each dorm rooms leads to a balcony and fire escapes. Both dorms A and B have built-in wooden drawer units. The windows in the dormitory spaces are all double casement except for one single casement. Doors to these rooms are wood two panel doors with glass in the upper panel.



Figure 6.54: Above, interior of dormitory B, right, north wall of dormitory A (Sommers, 2009)

Communal Full Bathrooms (13 and 14)

Bathroom 13 is located on the first floor in the east wing and bathroom 14 is located in the west wing on the first floor. These bathrooms are shared by several residents at a time. Bathroom 13 is a small (5'-11" × 4'-9") 28 square foot bathroom with a single sink, toilet, shower and casement window. The ceiling height in bathroom 13 is 7'-7". Bathroom 14 is larger at (12'-10" × 12'-0") 154 square feet with two sinks, toilets, a single shower and a double casement window. This bathroom is accessible for people with disabilities. Bathroom 14 also has a large storage closet and has a ceiling height of 8'-8". Both bathrooms have paneled doors.

Communal Partial Bathrooms (showers and sinks 15 and 18, toilets 16 and 17)

These bathrooms are shared by a few residents at a time and are all located on the second floor. Bathroom 15 is 75 square feet (9'-8" × 7'-10") and bathroom 18 is (9'-5" × 8'-10") 83 square feet. These spaces are partial bathrooms which each have three sinks and two showers. Bathroom 15 has a single casement window and a paneled door. Bathroom 16 is (8'-9" × 5'-7") 49 square feet and bathroom 17 is (8'-9" × 5'-8") 50 square feet. These spaces are partial bathrooms which have two toilets each. Bathrooms 16 and 17 have a double casement window and a paneled door with glass. All bathrooms are on the second floor and have a ceiling height of 8'-0".



Figure 6.55: left, bathroom 13 shower, above, Bathroom 14 lavatories (Sommers, 2009)



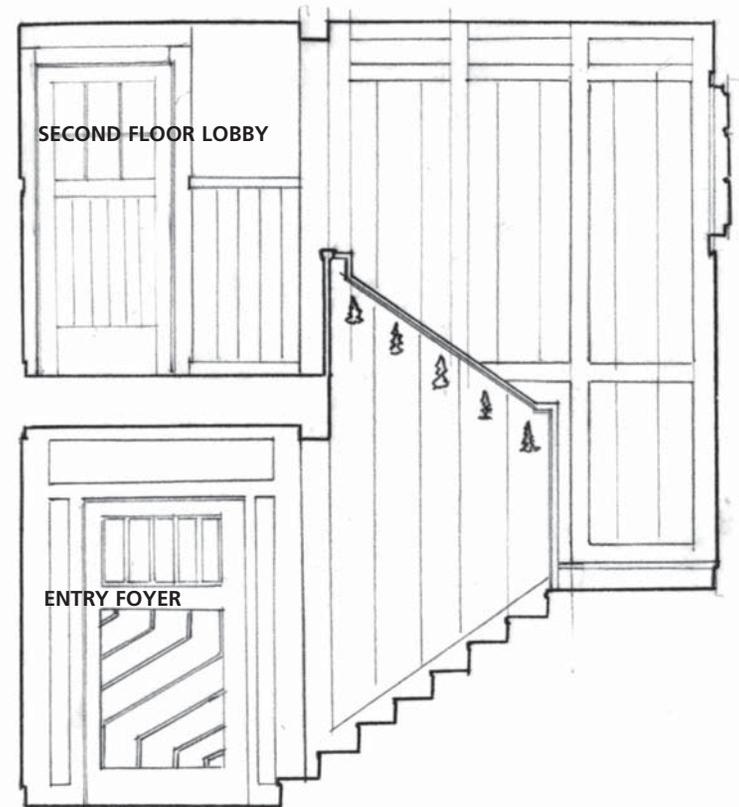
Figure 6.56: Above, staircase from upper story, below, detail drawing of tree cutout on banister (photo and drawing: Jaramillo, 2010)



Figure 6.57: Above, staircase view from below, right, cross section of staircase (photo: Jaramillo, 2010, drawing: Jaramillo from 1920s drawing)

Entrance Vestibule and Main Stairs

The entrance vestibule is a small area with an 8'-8" ceiling. The stairs off this area are the main access to the second floor and have a ceiling height to the second floor. The walls in the entrance vestibule and stair area are paneled from floor to ceiling. They are 1 x 6 vertical trim at 32" on center and a horizontal 1 x 6 at the second floor line. The ceilings of the hall and stairway are plaster. The floor and steps are pine or fir. A single casement window is located above the stair landing. The five doors in this area are diagonally paneled and three have glass lights.



Halls (1st Floor East)

The first floor east hall is divided into three sections; the first area includes the space which is entered by the service porch door and is 4'-2" wide, the second area includes the stairs to the second floor and is 3'-0" wide, and the third area which is 5'-11" wide and provides additional storage area for the extra refrigerators and access to two rooms and a communal bathroom. The ceiling height in the areas other than the stair is 8'-8". The stair area has a ceiling height that slopes up to the height of the second floor ceiling. The hall area has paneled doors, one of which has a glass light, and a combination of single and double casement windows.

Hall (West 1st Floor and 2nd Floor)

The first floor west hall is 4'-0" wide and provides access to three bedrooms and communal bathroom. The ceiling height is 8'-8". The second floor hall is 4'-0" wide except in front of dorm B where it is 3'-5" wide. This hall provides access to all rooms, dorms and communal bathrooms on the second floor. The ceiling height is 8'-0". These areas have a combination of single, double and triple casement windows which allow for ventilation.

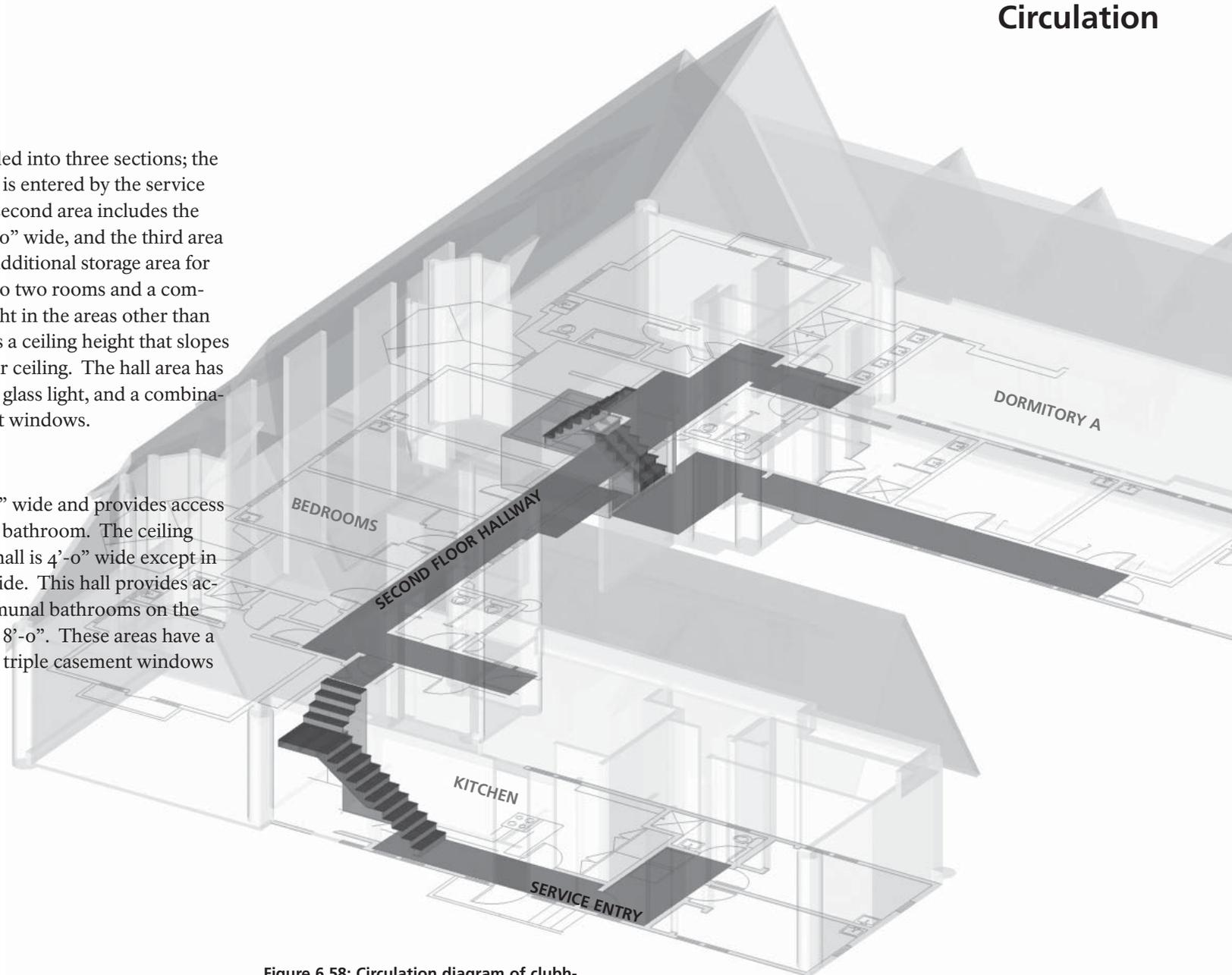


Figure 6.58: Circulation diagram of clubhouse showing upper and lower stories with corresponding stairs (Jaramillo, 2010)



Figure 6.59: Ceiling of Room 6, note cracked and repaired plaster sections (Sommers, 2009)

Description

The ceilings in all rooms except the bathrooms (private or communal) and kitchen (communal) are plaster with a coarse sand finish painted a creamy yellow color. In the bathrooms and the communal kitchen the ceilings are sheet rock with a smooth finish painted a creamy yellow color.

Existing condition:

The surfaces of the plaster ceilings with a coarse sand finish have been unevenly patched with different textures of plaster. Cracks are visible on the ceiling surfaces. In the main room of the Mather Suite (Room 1) a large bulge is located at the ceiling against the eastern wall. The ceiling in bedroom 10 has extensive cracking and patching causing the surfaces to bulge. Staining or uneven paint is visible on the ceiling. One sprinkler in the ceiling of dorm B is missing leaving a hole in the ceiling which is causing the plaster to crack. The paint is uneven and around the chandelier above the stairs the paint does not match because the previous light fixture was painted around.

The ceilings in the bathrooms and kitchen have a few cracks, patches and deposits of oil from the paint on the surface. The shower area in bathroom 14 has a large number of oil deposits on the ceiling, while the other bathrooms and the kitchen have a few deposits.

Recommendations

Short term recommendations:

1. Clean oil deposits on painted surfaces.
2. Repair sagging plaster in Mather Suite.
3. Repaint ceiling around metal chandelier above stairs.
4. Patch holes and cracks around fire sprinklers that are missing.

Long term recommendations:

1. Patch existing cracks in the ceilings.
2. Resurface ceiling to eliminate uneven patching.



Figure 6.60: Left, Second floor hallway, with wainscoting and plaster walls. Right, service stair with plaster walls and ceiling. (Somers, 2009)

Description

In rooms 1, 2, 3, 4, 5, 6, 7, the first floor east hall and the second floor hall, the upper section of the walls are plastered and painted in a fashion similar to the ceiling. The lower section of walls up to height between 4'-3" and 4'-5" is finished with wood wainscoting. The wainscoting is made up of vertical tongue and groove boards that are 5" wide topped with a 2½" plain molding piece. Where the paneling meets the floor there is 1" quarter round molding. Similar wainscoting is also found in the west first floor hall and the second floor hall. The entrance halls in rooms 9 and 10 also have wainscoting. The wainscoting and molding is generally stained a dark brown color. In rooms 11 and 12 the wall wainscoting is painted the same creamy yellow color as the upper plaster walls.

In the kitchen of the Mather Suite a portion of the paneling opens to a hidden built-in cupboard and this section has smaller 2" boards that form the doors. The closet walls are plaster with coarse sand finished plaster painted in a fashion similar to the other rooms. The bath room has 5" vertical paneling from the floor to the ceiling with 4" vinyl cove base at the floor and a quarter round trim at the ceiling.

Room 8 has no wainscoting but typical plaster with a chair rail at 2'-10" and a 7" baseboard. In room 4 a picture rail painted the same color as the walls is located just above the window trim. In bedrooms 9 and 10 the walls are entirely coarse sand finish plaster painted the color of the ceiling. The baseboards in these rooms are 7" and painted the same cream yellow color as the walls and ceilings. Room 9 has shelving installed by resident on over half the wall surface.

In the bathrooms (private and communal) the upper portions of the walls that are not tiled are sheet rocked with a smooth finish painted cream yellow color. The bath in room 9 has thick 4x4 light brown tiles up to a height of 3'-11". The bath in room 10 has half the walls covered with thick 4x4 light brown tiles up to a height of 3'-11" and the other half is covered with different shades of thin 4x4 brown tiles up to the same height. The interior walls of the shower in bathroom 9 are completely tiled to the ceiling and on the ceilings. The tub/shower combo in bathroom 10 has the thinner tile up to 6'-4". The bathroom of room 4 has single row of 6" x 6" off white tiles at the base of the walls which creates a tile splashback around the perimeter of the bath. The shower walls are tiled to the ceiling. Two ceramic shelves are mounted to the walls. The walls in the communal kitchen are sheet rocked with a smooth finish painted the typical cream yellow color.

Both dorms A and B have walls with a coarse sand finish which are painted cream yellow. There is a 5" baseboard with a quarter round which are stained dark brown at the base of the walls. Dorm A has four built-in dressers with 4 to 10 drawers each. Dorm B has three built-ins with 4 to 8 drawers each. The drawers are flush with the front of the built-in. The built-ins are painted a dark brown color.

The walls in bathroom 13 are entirely sheet rock with a smooth plaster finish painted the same color as the ceiling. The walls of bathroom 14, 15, 16, 17 and 18 are 4x4 white tiles up to 3'-2" and above the tile the walls are sheet rock with a smooth plaster finish painted to match the ceiling.

The walls in the entrance vestibule and main stair areas are fully paneled with wood smooth finished wood planks stained dark brown. The paneling is trimmed with rough-sawn wood boards stained a darker brown. The smooth paneling is 11" wide and the rough boards are 5" wide. The paneling is slightly recessed from the rougher trim boards. The recessing creates large panels. The baseboard is 5" high. The railing up to the landing is a single wooden round attached to the baluster planks with brass brackets. Above the landing every other piece of 5" paneling has a tree cut into it near the top. A 2 x 4 on top of the baluster paneling forms the banister.

The west hall on the first floor and the second floor hall have wainscoting that is similar to that in the individual rooms except instead of a quarter round at the base there is a 5" to 5½" baseboard.

Existing condition:

The plaster, both coarse sand and smooth finished, upper portion of the walls in all rooms is unevenly patched and cracked. Around the prefabricated shower units in the bathrooms the sheet rock has cracked leaving holes. The wood wainscoting on the lower portion of the walls are scratched, chipped and dented. Screw and nail holes have also left marks on the wainscoting. There is tape residue on the wood wainscoting in a number of rooms. In bedroom 2 where the ceiling and wall meet on the northern wall are two, possibly electrical, wires creating loops protruding from the surfaces. In Rooms 11 and 12 the plaster finish is even across the ceiling and wall surfaces with little noticeable patching and cracking. The walls in bedroom 10 have a lot of cracking and patching which is causing the surface to bulge.

The hidden cabinets in the kitchen in the Mather Suite do not close properly since the knobs are unable to latch securely. The paint on the built-in drawer units in the dorms is chipped and scratched. Many of the drawers are missing knobs and handles. Some drawers do not close completely and some are difficult to open. The tiles on the walls in all bathrooms are in good condition, but the grout is stained. The wood railings are scratched, dented and worn from use. The second floor hall wainscoting, near the door to dorm B, is cracked and the finish is bubbling.

Recommendations

Short term recommendations:

1. Clean oil deposits on painted surfaces.
2. Repair wainscot cabinet in kitchen of room 1 so it closes properly.
3. Replace in kind missing knobs on built in drawers.
4. Repair or replace, in kind, the wainscoting in the second floor hall near the door to dorm B.

Long term recommendations:

1. Patch cracks and holes in the walls.
2. Repair ceiling and walls to eliminate uneven patching.
3. Tile on the walls of bathroom 10 should be replaced to match one or the other wall tile types that are currently installed.
4. Built-ins should be sanded and refinished. Replace missing hardware to match historic configuration.

Description

Rooms 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and the dormitories have floors covered with 12" x 12" off-white speckled vinyl tiles over the original wood floors.

Room 2 is the only private room that has an oak wood floor exposed. This floor has a perimeter border around the edges of the room and closets. The oak floor boards are 2 inches wide and stained a lighter color than the paneling.

The floor in the bath and kitchen of the Mather Suite are covered with brown and off white sheet linoleum.

The floor in bathroom 13 is covered with sheet vinyl flooring which has 6" x 6" gray/brown tile and grout pattern imprinted on the surface. The communal kitchen has the same vinyl floor. Bathroom 13 and the kitchen have a 6" high brown vinyl baseboard. The east first floor hall has the same sheet linoleum and has a 5" painted baseboard with a painted quarter round.

The bathrooms off of rooms 9 and 10 have a mix of square and rectangular tiles of various shades of tan and white. The floors in bathrooms 14, 15, 16, 17 and 18 are covered 2" x 2" tiles of various shades of brown and white.

The floor in the entrance vestibule, east first floor hall, second floor hall and both stairs are wood painted a dark brown color. Most of the wood floor is covered with a green carpet and the stairs have a similar carpet runner up to the second floor.



Figure 6.61: Room 7 with vinyl tile flooring (Sommers, 2009)

Existing conditions:

In all rooms the 12" × 12" vinyl tiles are moderately scratched and stained. Some tiles are also discolored from sun exposure and have surface residue. Vinyl tile separation is visible in several locations in all rooms. In all the bathrooms the tile grout is stained.

In room 7 the vinyl tiles are separating in areas and bubbles are on the surface of the tiles. Room 4 has sections of the floor that are patched with two different color 12" × 12" vinyl tiles. By the door of dorm B there is residue on the tiles from tape that has been pulled up. In room 2 the oak floor is worn by the door and scratched in other places. Overall the condition of the wood floor in this room is good.

The sheet linoleum floors in the bathroom and kitchen of the Mather Suite are patched, scratched, and curling at the seams. The vinyl baseboards in the communal kitchen and bathroom 13 are scratched and cracking at corners. All tiled bathroom floors have stained grout.

The painted wood floors are scratched and the paint is chipping. The wood stairs are also scratched. The area under the carpets is worn and has not been painted regularly. There is also water staining visible on the wood under the carpets from the carpets being cleaned in place.

Recommendations

Short term recommendations:

1. The floors in every room should be cleaned.
2. Tile on all surfaces in each bathroom should be cleaned.
3. The laminate floors in the Mather Suite should be removed and replaced with historically appropriate wood flooring.
4. Replace damaged floor tiles in dorm B.
5. Remove carpets from structure when they are cleaned to avoid any further water damage to the oak wood floors.

Long term recommendations:

1. 12" × 12 vinyl tiles should be removed from all rooms and the existing wood floors should be refinished or replaced in kind as necessary.
2. Repair and refinish oak floors in hall and stair area.



Figure 6.62: Above, Bathroom 18 tile floor, below, Room 2 wood floor with edge on upper corner (Jaramillo, 2009)

Description

Around all doors and windows is a plain 2½” wood trim which is stained in all rooms except bathrooms, the kitchen, east first floor hall, rooms 11 and 12, where the trim is painted to match the walls.

Existing condition

Trim, both painted and stained, is scratched, chipped and dented. Holes remain in the trim around the balcony doors and all windows in rooms 9 and 10 where curtains or screens have been removed.

Recommendations

Long term recommendations:

1. Repair damaged trim taking care to protect historic material and character.



Figure 6.63: View of hallway windows on second floor, note simple trim details connecting with wainscoting (Jaramillo, 2010)



Figure 6.64: Wash basin in Room 7, below, lavatories in bathroom 15 (Sommers, 2009)

Description

Bedrooms 5, 6, 7, 11 and 12 all have a corner mounted cast iron sinks. The bathrooms off of bedrooms 1, 9 and 10 also have wall mounted cast iron sinks. These cast iron sinks most likely date back to when the building was constructed, and in this case some may be originally from the U.S. Army barracks at Camp Yosemite.² Bedrooms 2, 3, the bathroom off of bedroom 4 and bathroom 13 have white wall mounted ceramic sinks. The wall mounted sink in bathroom 4 is attached to a section of the wall that has been built out and measures 1½” deep × 16” wide × 24” high. Bedroom 8 has a painted wood cabinet with a laminate countertop with a white ceramic sink instead of the wall mounted sink. All the fixtures on the sinks have a chrome finish.

The shower walls in the bathroom off of bedroom 1 are 7’-0” high and the exterior has similar paneling to the walls capped with wood molding. The interior of the shower is lined with off white 4 × 4 tiles and the floor is covered with 2 × 2 tiles with a similar color as the ones on the walls. The fixtures in the shower all have a chrome finish. A 6” tiled lip is located on the floor at the opening of the shower.

Bathroom 14 has two white ceramic sinks while bathrooms 15 and 18 have three white ceramic sink each. All sinks are inserted into the white laminate countertop which has laminate cabinets with a wood grain pattern. The cabinets have hidden hinges.

² Charles Punchard, correspondence with Stephen Mather, February 19, 1920. National Archives.

Two white porcelain toilets are enclosed by metal partitions which are painted brown and one is slightly larger than the other and has accessible grab bars. The shower in bathroom 14 is also an off white prefabricated shower unit. Bathroom 13 an off white prefabricated shower unit and a white porcelain toilet. The showers in bathrooms 14, 15 and 18 are off white prefabricated shower units with a plastic curtain. All fixtures in the showers have a silver finish. In bathrooms 14, 16 and 17 two white porcelain toilets are enclosed by metal partitions which are painted brown.

Existing condition

Most of the cast iron sinks have rust and water stains around the overflow hole and drains. Drain stops are missing from most sinks and the enamel finish has been patched. In room 2 the ceramic sink has substantial cracking as well as a large piece missing from the lower edge. The sink in bathroom 4 has paint residue on the surface.

Caulking around all fixtures and at tile seams is discolored and cracking. The bathtub in room 10 has various chips in the finish and staining on the surface. Water pressure in the sinks drops noticeably when other fixtures are used. The drains in the floor of tiled showers are rusted. The laminate countertops in bathrooms have scratches, chips and stains on the surface. The laminate on the backsplash is detached and coming up at a corner in Bathroom 14.

The cabinets under the sinks in Bathrooms 14, 15 and 18 have scratching on the exterior surface and the interior of the cabinets are stained due to moisture. The prefabricated shower units are discolored and have surface scratching. The caulking around the showers in each bathroom is cracking, discolored and molding. The caulking around each toilet in each bathroom is discolored and cracking. The chrome finishes on the fixtures in all bathrooms are stained from hard water.

Recommendations

Short term recommendations:

1. Replace the cracked and chipped ceramic sink in Room 2.
2. Replace caulking around sinks, toilets, showers and tile/wall joints.
3. Drain stops should be provided for all sinks.
4. Secure section of laminate countertop that is coming loose in Bathroom 14.

Long term recommendations:

1. Repair chipped enamel on cast iron sinks.
2. Tub in Bathroom 10 should be refinished.



Figure 6.65: Bathroom 16 toilet (Durbin, 2009)

Bathroom Fixtures:

The shower is accessible for people with disabilities with a wood bench, two movable shower heads and a grab bar. Grab bars are also located next to the toilet. A shelf made of plywood with metal brackets is near the ceramic sink. Two towel bars and a shelf are also mounted to the walls in the bathroom of room 1. Above most sinks is a medicine cabinet with a mirror. The bathroom off of bedroom 4, bathrooms 13 and 14 have mirrors without a medicine cabinet.

Existing condition:

The medicine cabinets with mirrors have interior rusting and exterior scratching. The medicine cabinets with mirrors have interior rusting and exterior scratching. The mirror in room 8 is cracked. The mirror above the sink in bathroom 4 has paint residue on the frame.

The brown metal partitions in bathrooms 14, 16 and 17 are rusted near the toilets. They are also scratched and dented. There are also holes in the metal from where toilet paper holders were once attached.

Short term recommendations:

1. The brown metal partitions separating the toilets in bathroom 14, 16 and 17 should be repainted or replaced.

Room 1 Kitchen

The kitchen in the Mather Suite has a white metal single unit cook station with a small three burner stove, single sink and half size refrigerator. Above this unit are white metal cabinets. A paper towel holder and various hooks were installed above the kitchen unit at the top of the wall paneling. The hidden built-in cabinets in the wall paneling have brass hardware.

Existing condition:

The cooking unit in the kitchen has minor scratching on the white metal surface. The sink in the unit has hard water staining. The white metal cabinets above also have minor scratching.



Figure 6.66: Mather suite, kitchen unit (Somers, 2009)

Closets

Description

The closets are constructed of wood similar to the wainscoting and are on either side of the doorway in the corners of rooms 3, 4, 5, 6 and 7. In bedroom 2 one closet was removed. The other is still extant. Each of the closets is 3'-2" x 2'-3" with a paneled ceiling at 6'-10" high. A two paneled 2'-0" wide and 6'-8" high wood door allows for access to the closet. Each closet has a shelf and rod. In room 2 one closet was removed. The stain of the doors and the paneled walls are different with the door being stained darker.

Rooms 11 and 12 have built out closet which run from floor to ceiling and are finished similar to the plaster walls. The closet has plain painted sliding doors of a like creamy yellow color in a 3'-11" x 6'-6" opening.

The walk-in closet in bedrooms 1, 4, 9 and 10 have a coarse sand plaster finish on the interior. All closets have a shelf and rod and many have various hooks added by residents. The shelf and rod in the closet of room 9 are at a height which is accessible for the disabled. The knobs on the closets vary from closet to closet.

Existing condition:

The wood panel closet have hinge pin door stops which are wearing down the wood. The stained finish is worn and wood loss is occurring at the location where door stop hits the wood. This finish has begun to wear at the corners of the closets causing the wood to chip. The wood paneling and doors for the closet are chipped, scratched and dented. The closets

in rooms 11 and 12 with plaster finish are in good condition except for the sliding doors in room 12. These doors are loose, causing the paint to wear when doors hit each other.

Some of the knobs are loose and some do not close properly. A few knobs are missing screws. Around the knobs there are screw holes from previous knobs that were on the doors.

Recommendations

Short term recommendations:

1. Secure closet door in room 12 to prevent doors from hitting each other when opened.
2. Knobs on closets should be secured so knobs are not loose.

Long term recommendations:

1. Repair damaged wood paneling on closets.



Figure 6.67: Closet in Bedroom 6 (Sommers, 2009)



Figure 6.68: Left, Great room wall sconces, reproductions based on original designs, right, Wagon wheel light over living room, reproduction (Jaramillo, 2010)

Electrical & Lighting Systems

Description

On the ceiling of each single room is a square compact fluorescent light fixture with a plastic cover. A similar smaller light is also in each hall space in rooms 9 and 10. In addition there is a fluorescent tube light with a plastic cover attached to the wall over the sinks. . Room 12 has a different light fixture over the sink with a frosted glass cover.

In the single rooms the number of switches and outlets varies from room to room, but most have two switches and three outlets. All switches and outlets in the private rooms have metal plates screwed to the wall. The closet off of rooms 1 and 4 has a switch which operates the single light fixture with uncovered bare incandescent bulb on the ceiling. The communal kitchen has five 4'-0" fluorescent tube lights. The entrance vestibule, bathroom 9 and the kitchen off of room 1 have a square compact fluorescent light fixture with a more decorative cover looking like an outdoor porch fixture rather than one found inside.

Above all mirrors in the bathrooms (private and communal) have 2'-0" fluorescent tube light fixture. The communal bathrooms also have 4'-0" fluorescent tube light fixtures with a plastic cover which are mounted to the ceiling or single compact fluorescent light fixture on the ceiling. These bathrooms have at most two switches and two outlets.

The bathroom of room 1 has a round compact fluorescent light fixture with a plastic cover on the ceiling. In the kitchen of room 1, under the metal wall mounted cabinets, is a fluorescent tube light fixture. Each of the dorms rooms have 4'-0" fluorescent tube light fixtures with a plastic cover are mounted to the ceiling. Three switches and nine outlets are located throughout dorm A. Four switches and nine outlets are located throughout dorm B. All switches and outlets have metal plates screwed to the wall.

Above the main stair on the second floor ceiling is a metal chandelier with three uncovered blubs which was moved from another structure. A pair of flood lights is mounted high up on the wall in the stair area. There are three switches in the entrance vestibule and one at the top of stairs. There are no outlets are in this areas. A single phone jack is in the main room of the Mather Suite. Each dorm has two phone jacks.

As is mentioned in the Living Room section there are leather wall sconces and a wagon wheel light in the main room. They are all reproductions of the original fixtures.



Figure 6.69: Fluorescent light fixture in Room 1, below, pine cone ceiling lamp over reading nook (Sommers, 2009)

Existing condition:

The light fixtures in all the rooms are dirty. Some have cracked plastic covers or scratched metal bases. The square light fixture at the ceiling in bathroom 10 is missing the cover. The light fixtures in the communal kitchen are missing the metal end caps. In bathroom 13 the plastic cover is missing from the light fixture over the sink. The covers on the lights in bathroom 14 are chipped and cracked. In bathroom 15 the plastic cover of the 4'-0" light fixture is cracked.

The chandelier is rusted and stained. Some of the switches have metal plates and some are plastic. The switch plates and receptacle covers are scratched, rusted, stained. A few have residue from stickers or still have actual stickers on the surface. The plastic switches in the entrance vestibule and main stair have tape over them so that the lights do not get turned off. A cord running from a wall just above the trim in the hall leads to a single phone jack in bedroom 10. The plastic plates behind the phone jacks are lightly scratched.

Recommendations

Short term recommendations:

1. Replace the plastic covers on the light fixtures where they are cracked or missing.
2. Replace compact fluorescent bulbs on the two wagon wheel lights with historically appropriate reproduction bulbs. See appendix for possible suppliers and bulb types.
3. Non-historic plates should be replaced to match historic configuration.

Long term recommendations:

1. The existing non-historic lighting fixtures in all rooms should be replaced with fixtures that are more appropriate to the building's period of significance

Description

The living room, dining room and nook areas have multiple electric baseboard heaters. The heaters in these areas vary in length. The private rooms for a single resident have one to two electric baseboard heaters which vary in length.

In the kitchen, bath and main area of Room 1 there are one to two electric baseboard heaters which vary in size. Dorm A has six electric baseboard heaters. Dorm B has five electric baseboard heaters. Both bathrooms 13 and 14 have one electric baseboard. Bathrooms 16 and 17 each have a single baseboard electric heater. Bathroom 15 and 18 each have a single wall mounted forced air heater. A small electric baseboard heater is in the entrance vestibule. All hall spaces have one or more electric baseboard heaters.

Existing condition:

The electric baseboard heaters have surface rusting, staining and dents. All have extensive scratching resulting in loss of the painted finish. The wall mounted forced air heaters in bathroom 15 and 18 have dented and scratched covers.

Recommendations

Long term recommendations:

1. Electric baseboard heating units and wall mounted heating units should be replaced with new energy efficient heaters that are less visually intrusive.



Figure 6.70: Above, electric heater in second floor shower room, below, baseboard heater in Dormitory B (Sommers, 2009)

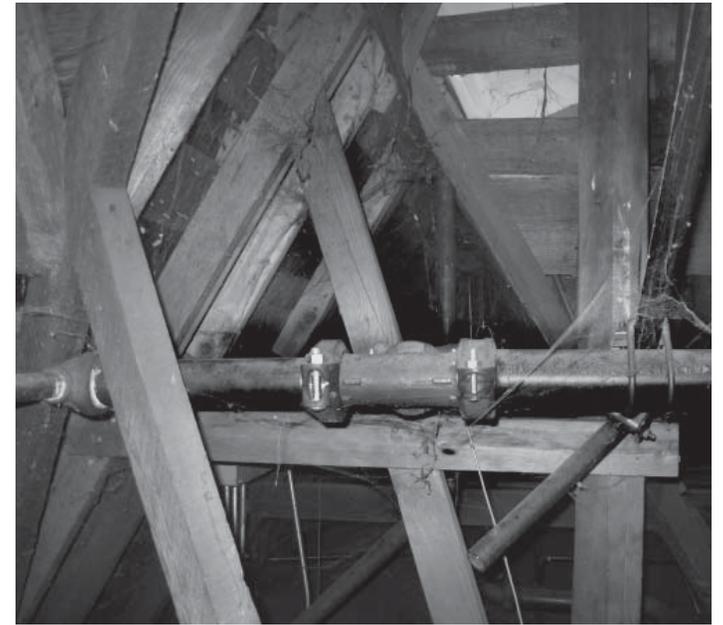
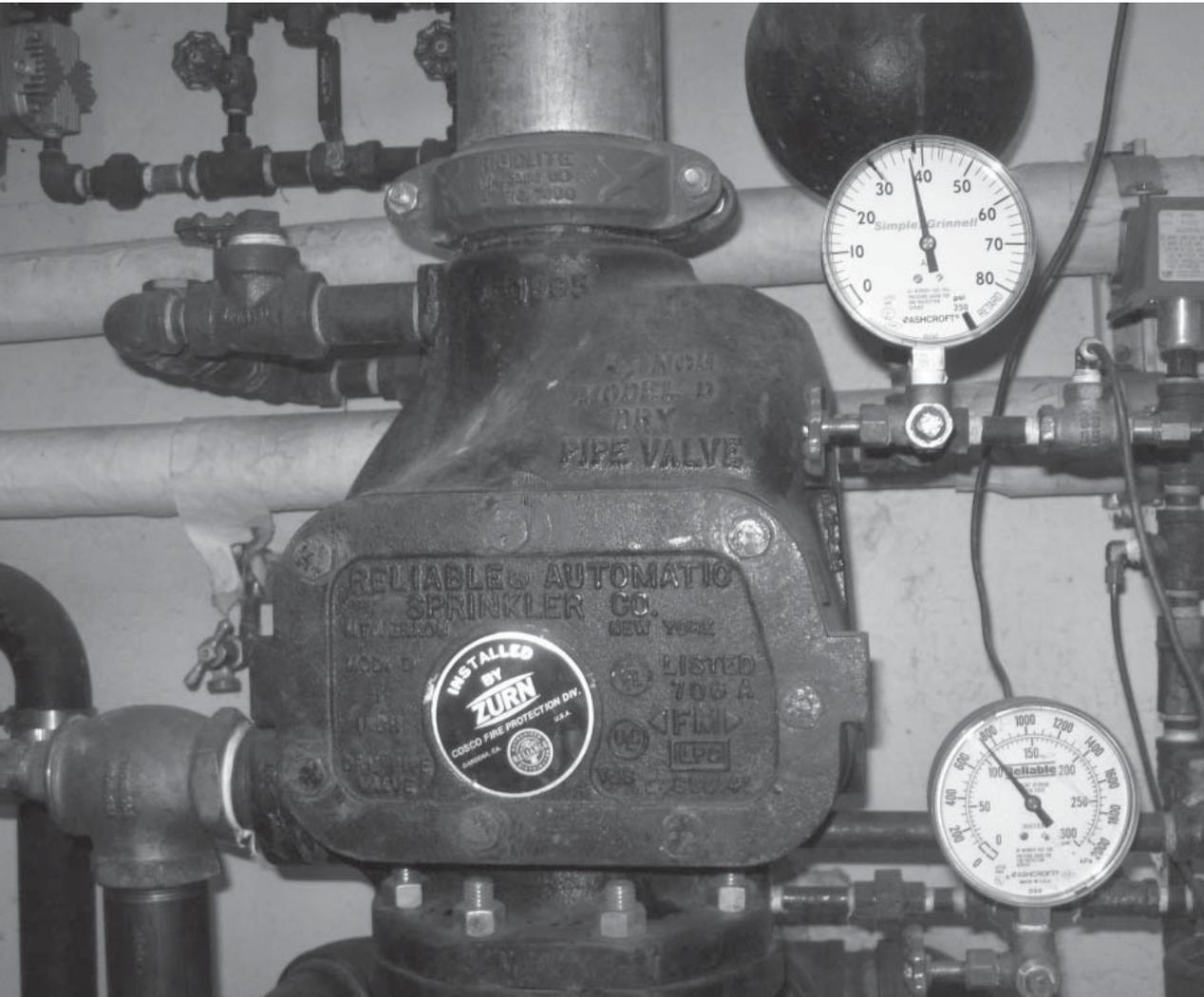


Figure 6.71: Above, Sprinkler manifold in basement, above right, sprinkler pipe run in attic, below right, Dormitory B smoke detector with escutcheon plate of sprinkler on right (Sommer, 2009)

Description

Every private room has a sprinkler either hidden in the ceiling, mounted to a wall or on an exposed sprinkler pipe. In every room there is also a smoke detector.

Each room in the Mather suite has a sprinkler mounted to a wall except for the closet where it is on the exposed sprinkle pipe. The main room has a smoke detector. Dorm A has four sprinklers hidden in the ceiling and two smoke detectors. Dorm B has three sprinklers hiding in the ceiling and two smoke detectors. Each dorm has one fire alarm pull and a fire alarm. A single sprinkler is on an exposed painted sprinkler pipe near the ceiling. Three sprinklers are mounted to the walls in bathroom 14. Both bathrooms 13 and 14 have one smoke detector. A single hidden sprinkler is located on the ceiling of each bathroom 15, 16, 17 and 17.

A smoke detector is in the vestibule area along with a hidden sprinkler in the ceiling of the entrance vestibule and one mounted on the wall in the stair area. The entrance vestibule and the stair area each have a fire alarm pull. The stair area also has a light fixture with two floodlights on it for emergencies. The living room, dining room and nook areas have smoke detectors mounted to the ceiling. Sprinklers are mounted on the boxed beams, the walls and exposed pipes.

The kitchen has wall and pipe mounted sprinklers and ceiling mounted smoke detectors. A fire alarm pull is also located in the kitchen area. The halls all have smoke detectors and sprinklers which are wall or ceiling mounted. One or two fire alarms and fire alarm pulls are mounted to the walls in each hall area. The east first floor hall has an exit sign with attached floodlights and this is also the location of the control

panel for the fire sprinkler system. The west first floor hall has an exit sign with floodlights and a fire extinguisher. The second flood hall has two fire extinguishers and two exit signs, one of which has attached floodlights. All smoke detectors are hard wired.

Existing condition:

Some of the hidden sprinkler heads in the ceilings are not securely attached. One sprinkler in dorm B is missing. The sprinkler in bathroom 16 is half exposed and is causing the sheet rock to chip around the plaster.

Recommendations

Short term recommendations:

1. Securely attach loose sprinklers heads.
2. Replace missing sprinkler in north room of dorm B. Patch wall, retexture and painted around the replaced sprinkler.
3. Consider replacement of exposed sprinkler heads of main floor public spaces with concealed heads, as long as no further impact to historic fabric is necessary



Figure 6.72: Exposed sprinkler head in second floor bathroom (Durbin, 2009)



Figure 6.73: Above, garage attic roof structure, below, interior of storage room in garage building (Jaramillo, 2009)

Figure 6.74: View of garage looking northwest with Yosemite valley cliffs in background (Jaramillo, 2009)

Description

The Rangers' Club Garage is a one and a half story wood frame structure.

Foundation

The foundation appears to be concrete with aggregate of small stones. It is only exposed slightly at northeastern corner. Parts of the foundation are slightly visible along the eastern wall as well. Soil has built up over foundation and lower shingle course.

Walls

The lower wall surfaces are covered with painted brown wooden shingles. The size of the shingles varies throughout the structure but average around 16" × 5" with 1/4"-3/4" gaps and between 3/16" and 5/8" thick. The gabled north and south facades are vertical board and batten siding which is also painted brown. The board is approximately 11" and the batten is 3-3/4". There is a hose bib on the northern wall.

Windows and Doors

The garage has no windows. Vents are visible in the north and south face gables. There are three doors on the building. The western garage door was originally 11'-2" and is now a 3'-0" rough plywood door. The northern door was also originally a larger door, 15'-4" and now is a smaller double door 4'-0". The southern door has a 5" recessed metal threshold. The wood door is 2'-11" with good weather-stripping. The original garage door opening on both the north and the south are now in filled with board and batten siding with the new smaller doors set within. Around the infilled doors there is shingle siding on the lower portion of the building.

Roof

Roof is clad in 5" wood shingles with 16" exposure. They are slightly flared at end rafters. The gaps between the shingles are 1/4" to 3/4". The thickest is about 3/16" throughout. The rafters are 2" × 5" and 3/4" on center. The western façade has a rain gutter. The 4" × 6" purlins extend beyond end rafter by 4" at gabled end.

Existing Conditions

The foundation of the garage building is only partially visible due to build up of dirt and debris around the building. The lower shingles are extremely dirty due to the build up around the base of the building. There is evidence of moss, paint stains and moisture infiltration on the siding. The wood siding is cracking at nail heads, pieces are missing or splitting and paint is bubbling. Much of the damage is caused by the soil and debris build up. Many lower shingles are not visible, broken, missing, or covered in moss. The southern gabled side has two different colors of paint.

Throughout the building there are many electrical holes that have been drilled into the siding. Some of them have unused or cut wires protruding from the holes.



Figure 6.75: Attic interior of garage, note the vent to left of photograph (Jaramillo, 2009)



Figure 6.76: Interior of Garage with washer dryer units on west wall (Durbin, 2009)

On the roof a few wood shingles exhibit signs of warping and curling, but overall the roof is in good condition. The ridge of the roof shows signs of dipping and bowing, but not severe. The ridge cap is weathered but shows no moisture or odd discoloration. At the north and south gables vents are dusty, dirty, and cracking at edges. The gutter on the north-western corner is rusted, bent and has build up of leaves and debris. Skip sheathing has mild cracking and paint loss due to visible moisture damage.

The rafters are experiencing overall paint loss and checking. The purlins are in very poor condition, they are broken, cracked and have paint loss. There is a mossy build up on some of the purlins.

Recommendations

Short Term Recommendations

1. Clean building of cobwebs
2. Regrade around base of structure to eliminate earth to wood contact. Provide 6" gap where feasible
3. Repair or replace broken and missing shingles in kind
4. Holes in siding need to be filled or repaired and dangerous wiring removed.
5. Clear roof valleys of duff buildup.
6. Repair or replace all other deteriorated wood members in kind
7. Repaint building

Garage/Storage Interior

Description

The garage has three separate interior rooms. The southernmost room was inaccessible for evaluation. The western room is used for resident storage, it has plywood floors and hand crafted floor to ceiling storage units. Walls are plywood and painted white. The open space in the room is filled with residents' belongings, such as boxes and miscellaneous furniture. In the room there is an access to the attic through a ceiling hatch, which is secured with a deadbolt lock. The attic is composed of 1 × 8 wooden floorboards, which are supported by 2 × 6 joists. The rafters are also 2 × 6 dimensional lumber. There is batt insulation in the ceiling. Decorative vents are at each gabled end.

The northern room of the structure houses laundry facilities for the residents. It is a large 17'-4" × 17'-5" room with plywood and sheetrock ceiling. The walls are plywood panels with foam insulation. There is a 2" trim at the plywood seams. The floor is a concrete slab added in 1980. There are 3 washer/dryer outlets and 5 electrical outlets. There is only one switch. There are four 4'-0" florescent tube light fixtures. There is one large commercial sink into which the two washers drain. Along the southern wall of the laundry room a make-shift plywood workbench has been constructed.

Existing Conditions

The attic is extremely dirty and dusty. There is debris throughout the space; pieces of wood, packaging, wires, fallen insulation, and unused mechanical equipment. The floorboards are cracking and bowed. The rafters are in good condition with limited checking or cracking.

The storage room is in fair condition. The ceiling in the laundry room is cracking at the sheet rock seams. The cement slab floor has a large settlement crack through the middle of the room. The doors are in fairly good condition. The light fixtures are dirty.

Recommendations

Short Term Recommendations

1. Remove trash and debris from attic.
2. Secure the plywood floor boards in the western room.

Long Term Recommendations

1. Consider redesign of interior space in order to improve laundry and storage capabilities for residents.

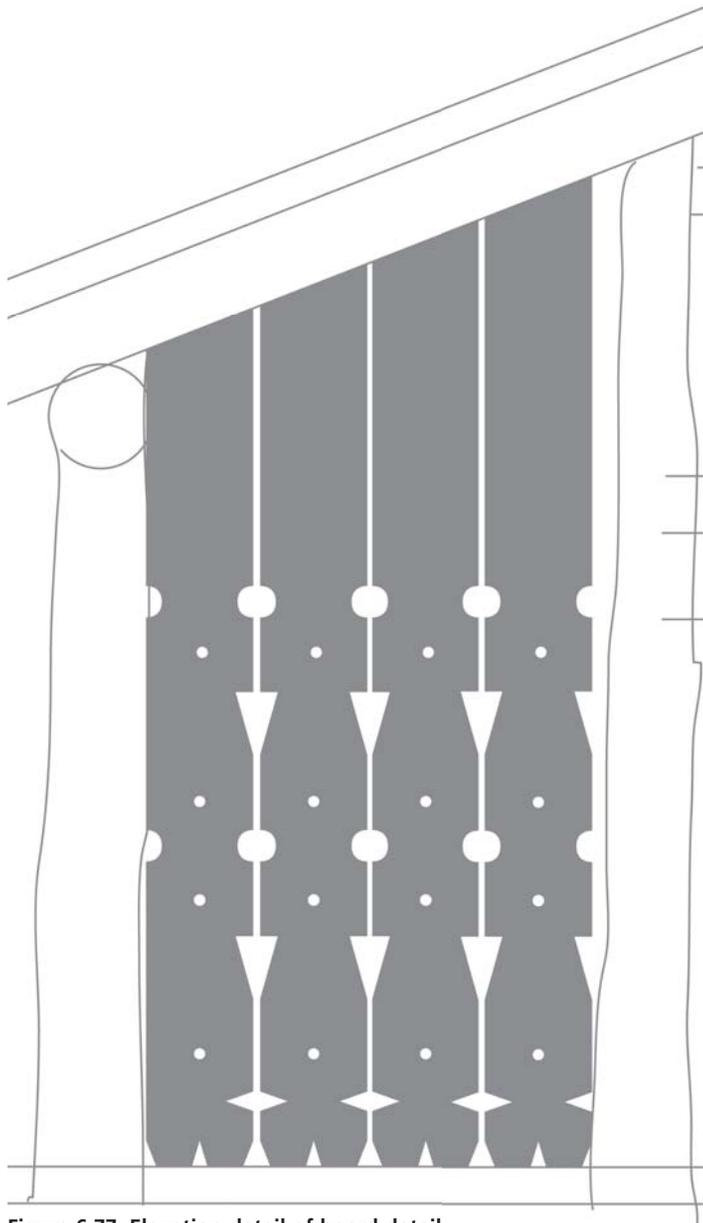


Figure 6.77: Elevation detail of board detail with notched edges creating circle and triangle pattern (Jaramillo, 2010)



Figure 6.78: Northwest view of transformer building (Jaramillo, 2009)

Description

The transformer shed is designed to match the clubhouse. The structure is 12'-0" × 11'-9" with a granite clad stone base. The foundation walls extend 35" above the concrete slab floor. There is a 5" concrete slab floor. There are 12" ceramic pipes visible on the interior at the north, south, and east sides. Decorative board siding extends 5'-2" high. Shingles and decorative boards infill between the decorative logs.

There are no windows on the structure. The only door is in the southwestern corner, it is 35" × 25" and it is constructed from decorative board to match siding. The roof has 2 × 4 rafters and they are at 17" on center. The top plate is a 5 ½" diameter log. Skip sheathing is 1" deep and 4-5 ½" wide and is placed every 5". The ridge beam is a 2 × 6. There is a metal ridge cap.

Existing Conditions

The masonry of the foundation has been poorly repointed. On the southwest corner the decorative board siding is missing, cracked and split. The door is missing a lock. Roof has plant debris accumulation and minor sagging.

On the interior there is moisture build up on the concrete slab. There is also obvious damage from pest infestation.

Recommendations

Short Term

1. Repair or replace decorative siding in kind
2. Secure door
3. Clear roof of debris
4. Repoint foundation

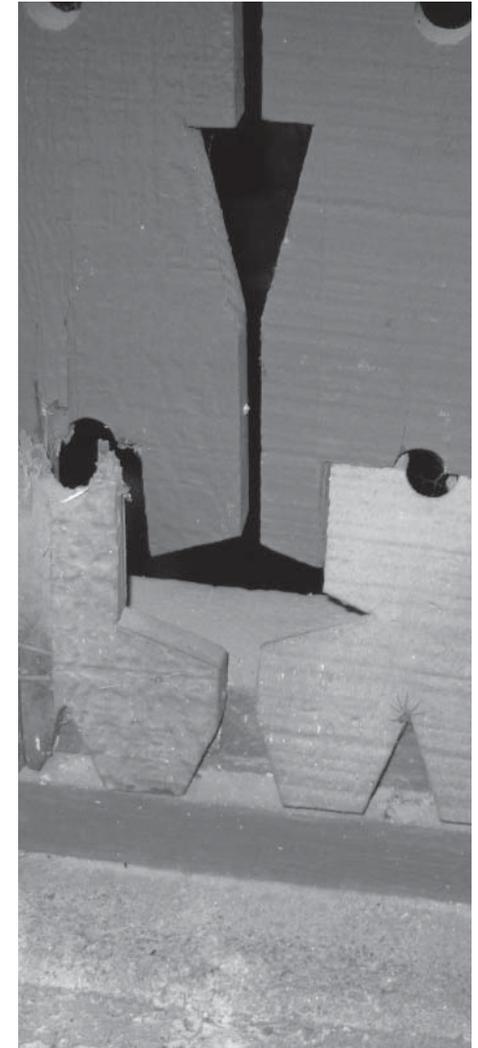
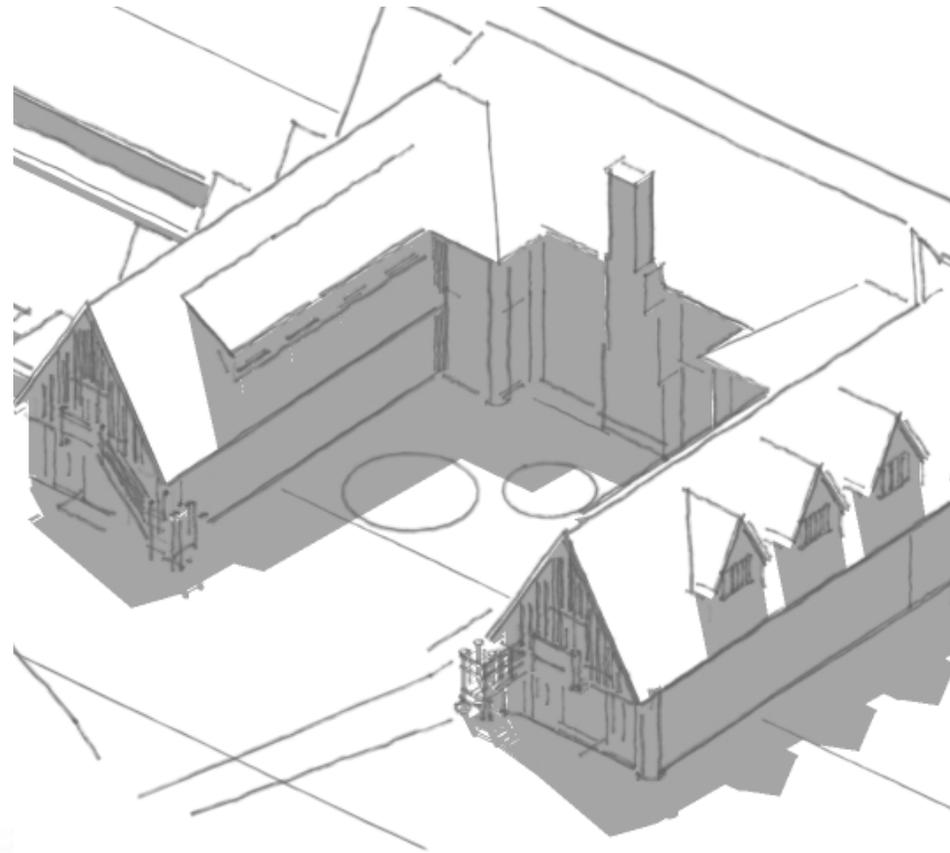


Figure 6.79: Left, Interior of transformer building, right, damaged boards detail. (Jaramillo, 2009)



Character Defining Features

Character defining features (CDFs) are those physical attributes of a building that give that building its distinctive appearance.

A useful explanation of this idea is given in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, in which CDFs are defined as:

... those architectural materials and features that are important in defining the building's historic character. ... The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.¹

Historic character is tied to historical significance, which Director's Order (NPS) 28 defines as "the meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation. It normally stems from a combination of association and integrity."² These character defining features are not intended as a checklist for historic preservation activities, but to provide a tool for understanding and protecting the historic character of the building. These are the features that must be given the greatest priority in any work involving the Rangers' Club. The following are the main CDFs for the Rangers' Club.

1 Kay E. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Dept. of the Interior, National Park Service, Cultural Resource Stewardship and

Partnerships, Historic Preservation Services, 1995), p. 63.

2 *Director's Order (NPS)- 28*, Appendix A, p. 193.

Spatial Organization

The Rangers' Club unique style stems from the spatial layout of the structure. The U-shaped form creates a formal grand statement, while permitting an intimacy not present in the other Administrative site buildings. The U-shaped exterior and corresponding courtyard form a coherent designed space that should not be altered. Unlike other village structures, the interior spaces of the clubhouse remain remarkably intact; therefore they should be kept open and clear. Alteration to these public spaces is not recommended.

Decorative Details

The clubhouse also contains many unique details not present in other rustic structures of the valley due to its early design styling. The exterior board and batten cutout details and decorative brackets represent an attempt at linking the structure to a historic precedent. On the interior, the arts crafts detailing including the large wooden beams, the dark colored wood stain and similar cutout detailing on staircase, unify the disparate spaces into one designed structure. Any modification to the

Fixtures and Hardware

Of the many unique elements of the structure, its fixtures and hardware are extremely rare and should be maintained. The large lamps on the exterior and signage present itself as a rustic element to the building. The interior wall sconces in the great room showcase the cavalry theme used throughout the building. The original hinges and window clasps also present an early example of utilitarian design in government structures.

Building Site and Form

- Two-story U-shaped plan with open courtyard at center
- Steeply pitched (20/12) roof and gable dormers
- Distinctive rooflines created by varying heights of ridges over dormitories, second story bedrooms, and main body of building.
- Shed Dormers with 8/12 roof pitch
- Main entry porch off-center in courtyard located under projecting bay with "Rangers' Club" sign.
- Large central chimney
- Open south terrace flanked by flat-roofed hemi-octagonal bays
- Balconies at north end of dormitory wings
- Setting under large oak, pine, and sequoia trees on edge of meadow

Materials

- Large stripped cedar log columns at corners and as posts on terrace railing
- Long, thin redwood wall shingles with rotary blade pattern
- Board and batten siding on second story
- Granite boulder masonry of fireplace and foundation
- Cedar roof shingles

Details

- Minimal window trim
- Log outriggers under eaves
- Corbelled log brackets under balconies
- Log finials at gable peaks
- Decorative dragons-mouth motif cuts on gable end rafter tails
- Swiss Chalet decorative jigsaw pattern on ends of second story board siding.
- Casement windows and glazed doors throughout.

Lounge/Library/Dining Room

- Large open space divided by library alcoves
- Painted sand-finished plaster walls
- Large granite fireplace
- Mechanically laminated wooden boxed beams with decorative diagonal pattern stained red and blue.
- Built-in bookshelves
- Wooden wainscoting
- Three pairs of French doors leading to terrace
- Oak floors

Hallways/Staircase

- Dark stained wood paneling
- Decorative jigsaw conifer tree cutouts
- Wooden stairway
- Large wooden doors with glazing
- Simple rectilinear trim on baseboards and windows
- Oak floors
- Paired or single casement windows with awning screens

Bedrooms/Dormitories

- Oak floors
- Simple wooden wainscot and plaster walls
- Built-in drawers and shelves
- Sinks in rooms

Figure 7.1: Ceiling detail with beam and diagonal pattern (Jaramillo, 2009)



Figure 7.2: Eastern elevation gabled end (Jaramillo, 2009)

The Rangers' Club is in generally good condition, but there are deferred maintenance issues that require immediate attention. This section describes a number of deficiencies that should be corrected as soon as possible to reduce the potential for costly repairs in the future. This section also discusses the need for continued occupant education and the development of a preservation maintenance plan.

Basement Crawlspace

Recent investigations show moisture and damp in the soil of the crawlspace. Retention of moisture was not apparent prior to the seismic retrofit; however the building has historically experienced drainage issues due to the high water table of the site. Fungi are growing near the concrete footings and wood piers. Monitoring of the basement for water infiltration is needed, and this monitoring should lead to a specific course of action to remedy the problem.

Drainage

Drainage issues are creating concentrated moisture sources contributing to the moisture in the crawlspace and possible deterioration of the building. The inner southwest section shows evidence of standing water with efflorescence on the inner side of the wall. Drainage improvements are needed, especially to the courtyard area. This priority, along with the preceding recommendations regarding moisture in the basement, constitutes the most immediate need to protect the Rangers' Club from serious damage.

Fascia

The log fascia of the clubhouse needs immediate attention due to water and organic debris collecting on their surface. There is increased deterioration due to exposure on the east and south facing sides of the structure.

Intrusive Vegetation

Throughout the site pine duff and other organic material has accumulated in large quantities causing problems with drainage as well as facilitating rodent infestation. Branches are too close to the structure causing organic debris to collect on the roof. Trimming of tree branches and routine removal of leaves and pine needles from roof surfaces would minimize impact on the structure.

Rodents

Rodent infestation is creating an unhealthy living environment. A number of obvious entry points exist, mainly through the vents in the stone foundation walls. Other points of entry include: underneath the eaves, the vents on the gable ends, openings along damaged shingles. All of these should be repaired and a rodent control program in keeping with National Park Service integrated pest management practices should be instituted.

Doors and Windows

The French doors of the terrace need immediate attention to their hinges and storm windows. Furthermore, all windows have dirt accumulation and organic debris on their sills. A good cleaning is needed to keep them functioning.

Occupant Education

The National Park Service, as the steward of historic buildings throughout the country, has the unique opportunity to occupy these significant structures for their operations. The NPS must project the image that we wish others to follow in the day to day use and maintenance of our resources. Continuation of the historic use of the Rangers' Club as a government residence presents a unique opportunity for the rangers who live there. It also implies increased responsibility for the residents as stewards of the resource.

Educating the occupants about the importance of the Rangers' Club and the rationale for its preservation will help to maintain and preserve the historic fabric and integrity of this important building. Establishing standards and guidelines for the occupants of buildings is an important step in this process. In addition to the role of residents of the Rangers' Club in properly using and caring for this valuable resource, informed and involved residents can be a valuable source of information about the health of the building and the first line of defense against problems.

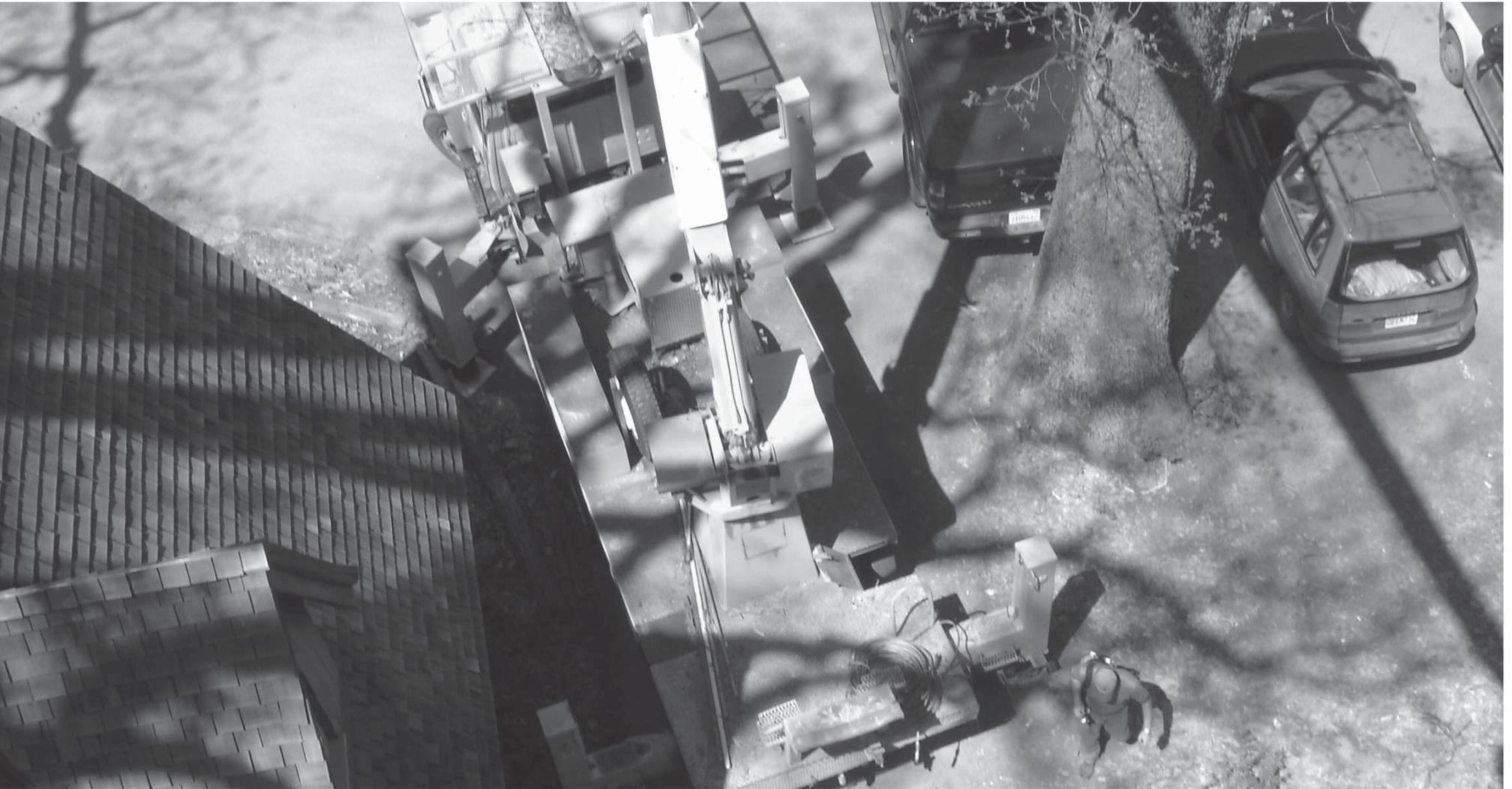
A full program of occupant education, including orientation to the building's unique history and opportunities for discussion with historical architects, should be developed.

Preservation Maintenance Plan

In the absence of a comprehensive preservation plan for the Rangers' Club maintenance can only be carried out in a reactive and stop-gap basis. Emergency repairs and temporary solutions often become permanent due to tight budgets and personnel constraints. Establishing and maintaining a comprehensive preservation maintenance plan for the Rangers' Club is an important component of its preservation. Routine maintenance costs money, requires time and energy, and does not produce dramatic, immediate, easily quantifiable results. As a result, such maintenance is often overlooked, but its importance cannot be emphasized enough. Seemingly insignificant issues that plague all buildings can quickly worsen, demanding considerable expenditure of time and money and drastically affecting the structural and historic integrity of a building. Trimming tree branches adjacent to a building, cleaning roof surfaces and gutters, and checking mechanical systems are examples of routine tasks.

Working with the appropriate personnel, a routine maintenance plan should be implemented. Any such plan should recognize the unique characteristics of this historic structure and its great significance as a National Historic Landmark. The Park Historical Architect, Park Historic Preservation Team, and Facilities Maintenance personnel should jointly develop a maintenance schedule that addresses potential problem areas inherent in this type of structure in general, as well as building issues specific to the Rangers' Club. As a component of the plan a set annual inspection period should be established to allow the historical architect and maintenance personnel to walk through the building and grounds. It is important that all concerned parties be involved so issues are not overlooked and historic resources are protected.

Figure 2.2:
Significance diagram
(Jaramillo, 2010)



**Figure 8.1: View
above east elevation
(Humphrey, 2007)**

Requirements for Treatment

This report provides background information on the Rangers' Club to help inform the planning, preservation and maintenance of the clubhouse. The building's status as a National Historic Landmark demands that the highest priority be given to its preservation in an unimpaired state. The highest bar is set for the protection and use of such nationally significant properties, and these considerations must be taken as guiding factors in any proposed

The following sections describe the recommended treatments and use of the Rangers' Club. Many factors and variables were considered in determining the best treatment and use, including but not limited to: historic function, architectural and historical significance, fire and life safety guidelines and current building codes and standards. Existing preservation treatments were also included in determining a final treatment. The Rangers' Club derives much of its historic significance from its historical relationship to Stephen Mather, mandating that the aspects of the structure pertaining to this connection drive efforts preserve the existing structure.

Treatment recommendations were prepared in conformance with applicable codes and NPS policies including NPS Director's Order No. 28 *Cultural Resource Management Guidelines*, the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and the *Americans with Disabilities Act of 1990 (ADA)* and *Architectural Barriers Act Accessibility Guidelines (July 2004)*. The Interior Standards are guidelines for overall conservation methods and treatments whereas the ADA addresses accessibility concerns.

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed or eligible for listing in the National Register of Historic Places. The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, first codified in 1976, provide this guidance and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. They address four treatments: preservation, rehabilitation, restoration, and reconstruction. The treatment Standards, developed in 1992, was codified as 36 CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133).

The *Americans with Disabilities Act of 1990* is the guiding law that provides to all people, regardless of a disability, full access to all public services and structures. All federal buildings must comply with the standards, including historic properties. Title III and IV address the necessary actions to provide access to these structures, and a set of technical standards provide assistance in modifying and altering existing structures.



Figure 8.2: Horace Albright (YRL 07293)



Figure 8.3: Rangers' Club exterior side (YRL 6736)

Recommendations for Ultimate Treatment

According to the 1973 HSR the primary level of treatment was restoration. This treatment approach allowed for the reconstruction of features including the terrace, interior fixtures, and other missing elements. In addition, the treatment recommended the adaptive rehabilitation of the upstairs, which fortunately did not occur. The past 35 years have seen a refinement in the theories and methods used in historic preservation, it is appropriate to develop a new directive for treatment and update recommendations for consistency with NPS policies.

The primary method of treatment recommended for the clubhouse is preservation, with a few selected areas to follow the rehabilitation treatment. *The Secretary of the Interior's Standards* recognizes preservation as:

“The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.”

And rehabilitation as:

“The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”¹

¹ Kay E. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Dept. of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Historic Preservation Services, 1995)

This two-fold approach acknowledges the need to make some changes to a structure as its use evolves, while ensuring that the historic fabric and character of the structure remains intact. Preservation is typically recommended for a National Historic Landmark structure such as the Rangers' Club, and this approach should be followed for the majority of the structure. Most common spaces including the dining, library and living room will receive this level of treatment. Private spaces such as bedrooms and dormitories should also receive treatment at the preservation level.

Rehabilitation is appropriate only, and this approach will only be used, in areas of the Rangers' Club that were heavily modified in the 1970s including the kitchen, pantries, secondary staircase, and upstairs showers and bathrooms. A rehabilitation approach allows flexibility in changes to parts of the building that have already been altered, while preserving historic features that remain intact. Treatment at the rehabilitation level must still be carried out in fashion that protects original building fabric, and all existing historic elements including trim, hardware, and decorative pieces should be preserved and maintained. Replacement is justified only when elements are damaged beyond repair. The reason for applying two types of treatments is to best preserve historic elements that remain within the structure, while allowing for future changes of compromised elements that have become outdated (e.g., non-historic kitchen and bath fixtures, heating, electrical and other mechanical systems).



Figure 8.4: Rangers' Club with snow on service entrance (YRL 3601)

Following are recommended treatment approaches for the Rangers' Club:

- Continue repair and maintenance of the structural system and exterior architectural features while preserving the building's historic fabric and character-defining features.
- Preserve all extant architectural features that date to the period of significance unless otherwise noted.
- Restore selected exterior architectural features such as the exterior original stone work, wood shingle work, pilasters, log corbelling and all architectural trim, the roof surface covering, and the south terrace.
- Preserve and repair of the first-floor interior common spaces (excluding kitchen) while retaining the character defining features. The greatest care must be exercised in the treatment of these nationally significant spaces.
- Repair and preserve the second floor interior retaining the character defining features.
- Rehabilitate the existing first floor kitchen and pantry using modern fixtures and appliances in a fashion compatible with the building's historic character. All remaining historic fabric shall be preserved.
- Rehabilitate the existing showers and kitchens.
- Rehabilitate the cellar and attic spaces as necessary for building systems. Historic fabric shall be preserved.
- The least intrusive approach to treatment is to be undertaken for any areas receiving rehabilitation level treatment.





Figure 8.5: Rangers' Club view from northeast (YRL 6744)

Recommendations for Use

The primary use of the Rangers' Club is to provide a residence for permanent and seasonal rangers and VIPs. Throughout its history, the Rangers' Club has retained this primary function and it should continue to serve that same function. As there is currently, and historically, a shortage of housing in Yosemite Valley, retaining residential use for the clubhouse will ensure its continued relevancy and protection. Education of residents (as is expressed the Maintenance Priorities section) should be undertaken to instill and maintain respect for this National Historic Landmark.

Other Recommendations

HABS Documentation

Although, the clubhouse has been documented multiple times in the last thirty years, it has not been properly documented in its existing state. Many current drawings are incomplete and inconsistent with the structure itself. Documenting the Rangers' Club to the standards of the Historic American Buildings Survey would serve several purposes:

1. The survey drawings will document the Rangers' Club in its existing condition to an accuracy of 1/8". The drawing set will include floor plans, reflected ceiling plan, 4 elevations, 2 sections and construction detail drawings. The complete set accompanied by a HABS history, should be supplemented with a set of HABS photographs for the Library of Congress. This survey ensures documentation of a significant resource for generations to come.

2. Developing HABS drawings provides an educational opportunity for students studying architecture and historic preservation. Work could be conducted during a 12-week summer internship working with NPS Historical Architects extending from June to September and including site visits to obtain field measurements and drawings.

3. The complete set of survey drawings provides an accurate base for consulting engineers and architects involved in future projects. Such as base of knowledge will save time and expense and give additional protection to the historic integrity of the Rangers' Club.

Recommendation for Digital Documentation

While current documentation in the form of a limited set of measured drawings exists, based on the need to update the record to include a robust documentation survey we recommend updating the current documents. Although traditional methods of surveying and documenting are appropriate, documentation using three-dimensional laser scanning and thermographic infrared scanning is recommended. This method of site documentation allows for an accurate and reproducible product that can be completed quickly and with minimal staff time. It would provide important information about heat and moisture concerns while minimizing costly and destructive probes. Furthermore, modern technologies allow for quick analysis and permanent archiving of the three dimensional model. Uses for this type of documentation can range from understanding simple maintenance problems to complex structural analysis and architectural solutions.

National Historic Landmark Nomination Update

The National Register of Historic Places contains the official nomination form of the clubhouse for Landmark status. It was written in 1987. Based on the aging status of the nomination, consideration should be given to updating it to reflect newly introduced historical documentation and better define the period of significance.

Conclusions

The Rangers' Club is a nationally significant historic resource in Yosemite National Park with a rich physical and cultural history. The intent of this report is to provide guidance and support for future preservation treatment of the Rangers' Club and to guarantee protection its historic integrity. Recommended treatment actions must uphold the integrity of the structure while integrating accessibility and structural upgrades, and incorporating appropriate adaptations to improve resident and staff safety and comfort.



Figure 8.6: Reading nook (Jaramillo, 2010)

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**Appendix A – Secretary of the Interior
Standards for the Treatment of Historic
Properties**

Appendix B – Timeline of Clubhouse

Appendix C – Door Schedule

Appendix D – Window Schedule

Appendix E - Drawings

Preservation

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

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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

Rehabilitation

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Rangers' Club located in Yosemite National Park was constructed with the funds provided by Stephen T. Mather who was the first Director of the National Park Service. The building was to be used by the rangers of the park for their enjoyment as a place to gather for social events, meetings and relaxation. The building also housed a number of rangers in one of the two dormitories and handful of single occupancy rooms. Originally the Rangers' Club provided rooms to single male rangers. Presently, both male and female rangers reside in the building. The exterior of the building has had little change over the years. The only major addition to the exterior of the building was the fire escapes at the gable ends and extending a portion of the roof to cover the east service porch. The interior has had few major changes since it was constructed. The kitchen area has been reconfigured, the stack has been removed from the interior in the east wing and stairs have been added. Interior fixtures and finishes in the dormitory areas, single rooms and bathrooms have been updated several times. The living room, dining room and entrance space of the building look very much the way they did when the structure was first occupied. Some of the furniture in these rooms is probably some of the original furniture that was in the building in 1920.

Appendix B Clubhouse Timeline

Summer 1918 Charles Punchard is brought into the National Park Service as the agency's first landscape engineer. He is sent out to survey the existing infrastructure of the seven national parks. He spends almost seven months at Yosemite reviewing the development and providing initial review and comments on the new administrative center.

Dec 1918 Mather invites Charles Sumner to Yosemite National Park. Punchard develops preliminary drawings of clubhouse.

Feb 1919 Mather retains Sumner to work on design and brought onboard to meet with Punchard to develop a final design scheme for the building.

Mar 1919 Initial design is presented to Mather. The structure would originally have a much larger stone base and corners. Prior design estimate of \$8,500 is more than doubled to \$19,000. Mather is concerned over the increase in price and asks for some time to gather more donors to his cause.

Dec 1919 In December Director Mather announced that he was donating \$26,000 to build a place for Yosemite's rangers to live. Also announced at the time was the donation of \$2,000 by prominent San Francisco businessmen to furnish the building.¹

March 1920 Mather approves the final plans of the Rangers' Club.

April 1920 Construction on the clubhouse begins with the Gutleben Brothers contracted to construct it.

Sept 1920 The building is completed for a grand total of \$39,380.² The construction plans drawn by Sumner are dated

¹ United States, *Report of the Director of the National Park Service to the Secretary of the Interior for the Fiscal Year Ended* (Washington: G.P.O., 1920). p113

² LaFleur, H.A., *Historic Structure Report: Rangers' Club, Yosemite National Park* (Denver Service Center, 1973). p7

March 26, 1920. The plans indicate that the interior colors of the living and dining rooms were to be a warm gray, vermilion and cerulean blue.³

The Rangers' Club was completed and dedicated on September 25, 1920.⁴

1921 The garage/wood storage building and transformer enclosure located near the Rangers' Club were constructed in similar styles to the clubhouse.

1924 Dedication of the Rangers' Club with Stephen T. Mather present. ???(August) Incorrect⁵

1924-1930 Sometime during this period the building was changed in various small ways. A canopy was installed over the service entrance on the east elevation.⁶ The large peeled log pilasters located at each corner of the building were modified. At the time of construction the logs extended above the roof several feet. The extension of the logs was visible in several photos taken shortly after construction was complete and in the original architectural drawings. At some point the portion of the log pilasters extending above the roof were removed, possibly due to snow. At the time of the completion the Rangers' Club had no formal walkways leading to the entrance door. During this period walkways in the U courtyard were formalized with the addition of a rock border and a wooden sign with silver lettering displaying 'Rangers Club' was added above the entrance door. A fence was constructed between the Rangers' Club and the garage/

³ Architectural drawings of the Rangers' Club designed by Charles Sumner, March 26, 1920.

⁴ United States, *Report of the Director of the National Park Service to the Secretary of the Interior for the Fiscal Year Ended* (Washington: G.P.O., 1920). p250

⁵ LaFleur, H.A., *Historic Structure Report: Rangers' Club, Yosemite National Park* (Denver Service Center, 1973). p7

⁶ LaFleur, H.A., *Historic Structure Report: Rangers' Club, Yosemite National Park* (Denver Service Center, 1973). p15

- wood storage to the east replicating the vertical board detailing that was found on the second floor balconies.⁷
- 1930 The canvas openings on the south of the garage were removed and replaced with garage doors.⁸
- 1932 Minor improvements were made to the structure; painting all first floor rooms, refinishing and replacing oak floors in various locations, replacing and repairing the decayed wood structural members of the south porch.⁹
- 1933-1934 Major utility renovation took place. The electric heating was abandoned and a new steam powered heating system was installed. Also constructed during this time was a forty foot high brick smoke stack needed for the new steam heating system. Excavation of the existing basement took place for the large oil storage tank needed for operation of the new heating system. Along with the excavation a concrete foundation, retaining walls and floor were poured in the basement area. Drainage in the basement was also installed in the boiler room subfloor.¹⁰ Fireproofing to the basement was not completed at the time and was later done when funds became available. The fireproofing measures included plastering all surfaces and insulating two doors.¹¹
- 1947 Exterior wood fire escapes were added to the north gable elevations and ladders were most likely added at this time to the east and west elevations according to the 1973 Historic Structure Report.¹²
- 1942-1972 Log finials located at the point of the gable roof and the end of the rake projecting both above and below the roof line were consistent with construction documents and earlier photos were altered.¹³ At some point after 1947 and before 1972 the finials were cut eliminating the portion above the roof.¹⁴
- 1953 Exterior improvements at this time included replacing the large southern porch with a new substructure, deck, railing and log trim detailing. The roof surfaces at the bays facing south were replaced with a built up tar and felt surface. The roof shingles on the remainder of the structure were sprayed with graphite and linseed oil. A brown linseed oil stain was applied to the exterior siding. The back yard fence was replaced in kind. Numerous cosmetic changes were made on the interior of the Rangers' Club. Many of the remaining older light fixtures throughout the building were replaced with new light fixtures. All bathroom light fixtures were replaced along with all outlets and switches. Electric wall heaters were added to the halls, washrooms, shower rooms, baths, dormitories, and the housekeeper's room. Most floor surfaces were covered with linoleum except the kitchen, living room, dining room and a few bedrooms. The oak floors in the foyer, living room and dining room were refinished. Metal shower stalls replaced the two older stalls on the first floor and the second floor shower stalls were repainted. New mirrors were added above all the sinks in all bedrooms and washrooms. Touchup painting was done where all mirrors were installed and select rooms were entirely repainted.¹⁵
- 1954 Rockwool insulation was added to the attic.¹⁶
- 1967 The roof was deteriorating and funds were sought
- 13 Photographs from the Yosemite Research Library
- 14 LaFleur, H.A., *Historic Structure Report: Rangers' Club, Yosemite National Park* (Denver Service Center, 1973). p18
- 15 277 Completion Report, Rangers' Club Account # 231.3, May 1953
- 16 Yosemite National Park Maintenance File

7 Photographs from the Yosemite Research Library

8 Wosky, John. "Report to Chief Landscape Architect, through Superintendent, Yosemite National Park, California. July 1, 1930 to August 4, 1930."

9 116 Completion Report, Rangers' Club Account #450, December 1932

10 172 Completion Report, Rangers' Club Account #416, November 1933

11 180 Completion Report, Rangers' Club Account #439, May 1943

12 LaFleur, H.A., *Historic Structure Report: Rangers' Club, Yosemite National Park* (Denver Service Center, 1973). p14

Appendix B Clubhouse Timeline

to replace the roof before the upcoming snow season. Funds were not available so the roof work was not done.¹⁷

- 1968 The roof was re-shingled.¹⁸
- 1969 Large branches fell on the newly shingled roof causing damage. The damage was noted by the park and not immediately addressed. The contractor, who re-shingled the roof the previous year, was in the park on other business, noticed the damage, and took it upon himself to fix the roof at no cost to the park.¹⁹ The rear railing was repaired by the park.²⁰
- 1971 National Register nomination for the Rangers' Club is started.
- 1972 A design directive was written for the Rangers' Club addressing the current issues of deterioration and disrepair of the structure. The report indicates that the foundation was failing in a number of locations, dry rot was occurring in most of the large wood pilasters and other wood members of the structure, mechanical systems needed updating, the kitchen and the baths from the twenties needed to be replaced. The deterioration and settling of the foundation was causing plaster on the interior of the building to crack. The design directive also indicated that the foyer, living room and dining room would be repaired and refurbished to the period when the building was constructed. The upstairs dormitories would be adapted into a number of small efficiency apartments with living, sleeping, eating and cooking areas. A laundry room was to be added for the residents. Partitions were added in the male dormitory areas, according to the National Register

17 Yosemite National Park Maintenance File

18 Yosemite National Park Maintenance File

19 Building, Construction and Maintenance 1968-1969 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

20 Yosemite National Park Maintenance File

Nomination form, for increased privacy. The improvements and repairs to the building were to take place over a four to five year period of time with the most immediate issues taken care of first.

- 1973 The emergency stabilization plan for the Rangers' Club began and was based on key issues that were identified in the design directive.²¹ Plans are also drawn for the adaptive restoration of the structure. The adaptation of the upstairs dormitories to individual efficiency apartments was not implemented, so the dormitories remain intact. The Historic Structures Report on the Rangers' Club was completed by Harold A. LaFleur which helped to guide the rehabilitation of the building. A letter was circulated requesting any old photographs, furnishings, or other items be donated to the restoration project since much of the original pieces had disappeared over the years. The wood porch to the south of the building was completely removed after it was measured and photographed.²² A new deck and ramp were installed and painted. The entire south porch is removed due to decay and a new foundation constructed. The existing sills and new wood used in the restoration was to be treated for carpenter ants and bees. The new exterior wood was repainted. The bathroom of room #1 was repainted.²³
- 1974 Electrical wiring in the building was thought to be unsafe by the residents.²⁴ A study of the building's electrical system was completed and it was determined that new wiring was needed in various location throughout the building, a new transformer needed to be installed and a new fuse box needed to be installed. These upgrades would occur when funds were
- 21 Lake, R.D. and P.S. Romigh, *Design Directive for Rehabilitation of Rangers' Club, Yosemite National Park*, (Denver Service Center, 1972).
- 22 Building, Construction and Maintenance 1974-1975 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.
- 23 Yosemite National Park Maintenance File
- 24 Building, Construction and Maintenance 1974-1975 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

available.²⁵ The bathroom of room #4 was repainted as well as the living room ceiling and walls. A used refrigerator was installed in the kitchen to give residents more refrigeration space.²⁶

- 1975 After reviewing the plans for the adaptation of the upstairs dormitory it was determined that dormitory should not be converted to efficiency apartments as previously desired. Leaving the second floors spaces as dormitories would decrease the amount of historic fabric lost and would allow the building to function as originally intended. Throughout the building sheetrock repairs were made. The kitchen, pantry, service porch, laundry room, room #2, room #7, room #11 and bathroom of room #9 were all repainted. The steps leading to the basement were repaired along with holes in the basement ceiling.²⁷
- 1976 The completion report states that only a small portion of the emergency stabilization of the Rangers' Club had been completed at the time. The work completed included removal and replacement of the wood terrace to the south of the building and construction of a concrete foundation. The existing nonfunctioning steam boiler was removed from the basement area, new transformers and up to date electrical services were installed there. All piping and radiators used for the steam heating system were removed and holes were patched to match adjacent surfaces throughout the entire structure. The report states that the Rangers' Club would continue to house residents and when more funding is available then other phases of the project would be completed.²⁸ Installing a sprinkler system was widely discussed but it was determined that the fire escape that were previously constructed were sufficient, so no sprinkler system was not

25 Building, Construction and Maintenance 1974-1975 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

26 Yosemite National Park Maintenance File

27 Yosemite National Park Maintenance File

28 514 Completion Report, Rangers' Club Work Order 8800-7011-404, July

installed. Closer hardware for rear doors was installed. Room #10 was repainted. New linoleum was installed in the kitchen.²⁹

- 1977 Room #12 was painted. Mirrors in rooms and smoked detectors were installed. Walls in the living and dining rooms were patched with new sheetrock. The roof was re-shingled.³⁰
- 1978 Inquiry made by Stephen Mather's daughter about a photographic reproduction of an oil painting of her father to be placed over the fireplace in the restored building.³¹ The garage was considered as a building to house the court facilities in the valley. The garage was thought to be a good structure to adapt into the court because of the location and the size.³²
- 1979 The completion report states that the work that took place included the remodeling and restoration of the electrical and plumbing systems as well as site work. Once the project was started it was discovered that the electrical system was in a worse state than originally expected so the whole system was upgraded. One of a few additions to the project was the construction of a temporary wood handicap accessible ramp to the east kitchen service entrance. Three rooms were designated handicap accessible and remodel to accommodate that need. Halls leading to those rooms were also modified between those rooms and the kitchen.³³ Seasonal basement flooding was also noticed and addressed with the addition

29 Yosemite National Park Maintenance File

30 Yosemite National Park Maintenance File

31 Management, Preservation and Maintenance 1978-1981 Folder. Resources Management Collection. (Box 131) Yosemite National Park Archives.

32 Building, Construction and Maintenance 1983 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

33 Building, Construction and Maintenance 1979 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

Appendix B Clubhouse Timeline

- of a drain to the basement. New stairs were constructed near the kitchen to access the second floor. Throughout the structure areas with rotted wood were replaced along with other cosmetic improvements. The chimney stack located in the kitchen and the second floor dormitory for the stove pipe was removed only leaving the portion of the brick chimney above the roof line.³⁴ After much discussion the garage was determined not to be a good structure to house the court facilities because too much money was required to update and adapt the building.³⁵
- 1981 Replacement of the garage door is requested. The replacement door was to be in a manner and material close to the existing.³⁶
- 1982 Cedar shakes on the Rangers' Club and garage were replaced in kind due to shakes coming loose. The side door on the garage had been replaced by non historic materials and was removed.³⁷ The replacement door was constructed of similar materials as the rest of the structure and painted to match the existing building.³⁸
- 1984 Storm window installation is considered to improve the energy efficiency of the building.³⁹
- 1986 Rangers' Club nominated as a National Historic Landmark. (September)
- 1987 Designation as a National Historic Landmark for the Rangers' Club. (May 28)
- 1991 The Rangers' Club structure was tested for radon and found to have levels exceeding EPA standards. To mitigate the radon it was suggested that weather stripping be installed at windows, seal any openings around the fireplace and sump (in laundry area) and install more vents in the crawl space.⁴⁰ There was some discussion about tearing down the transformer building located to the west of the Rangers' Club. Rather than demolish, it was proposed, to remove all transformer and specified equipment from that structure. This would be done by removing the north wall and when the work was completed, reconstructing the north wall.⁴¹
- 1992 The three double French doors opening onto the south porch, were most likely not original to the building, and were replaced with new doors replicating the doors that were removed. Moisture from snow caused a rapid deterioration of the wood doors. The doors were all replaced using the existing glazing. The exterior of structure also had various wood windows which were repaired due to deterioration.
- 1994 The exterior of the structure was repainted to match the existing color scheme.⁴²
- 1995 A backflow preventer and associated valves were installed in the basement to facilitate the installation of a fire sprinkler system.⁴³ The remaining garage was turned into storage and a laundry was added to the other storage spaces.⁴⁴

³⁴ 514B Completion Report, Rangers' Club Work Order 8800-7011-404, June 1979

³⁵ Building, Construction and Maintenance 1983 Folder. Resources Management Collection. (Box 103) Yosemite National Park Archives.

³⁶ Management, Preservation and Maintenance 1978-1981 Folder. Resources Management Collection. (Box 131) Yosemite National Park Archives.

³⁷ Management, Preservation and Maintenance 1982 Folder. Resources Management Collection. (Box 131) Yosemite National Park Archives.

³⁸ Management, Preservation and Maintenance 1982 Folder. Resources Management Collection. (Box 131) Yosemite National Park Archives.

³⁹ Yosemite National Park Maintenance File

⁴⁰ Yosemite National Park Maintenance File

⁴¹ Yosemite National Park Maintenance File

⁴² Yosemite National Park Maintenance File

⁴³ Yosemite National Park Maintenance File

⁴⁴ Yosemite National Park Maintenance File

- 1998 Railing height modification and stair redesign of east service entrance porch occurs. Photographs show that the temporary handicap ramp has been removed and stairs have once again been installed at the service porch. The central U courtyard was to be re-graded to allow for a gradual slope to the entrance floor level to allow for handicap accessibility while maintaining the same footprint of the path. The once dirt path was paved at a previous time.⁴⁵
- 1999 A fire sprinkler system was installed to upgrade the fire rating and safety of the building.⁴⁶
- 2000 Reroofing of the structure with cedar shingles occurred. The porch overhang at the east service entrance was extended to allow for more shelter and larger knee braces were installed along with a new steel angle placed into the existing log to help support snow loads.⁴⁷
- 2004 The floor of the south porch and fire escapes were repainted. Exterior door and door frames were repainted. A fire and life safety assessment was completed on the Rangers' Club.⁴⁸
- 2005 Exterior doors and windows were painted and refinished. The exterior siding was repainted. Minor improvements were made in the bathrooms. Stairs and portions of the wood floor were repainted. The interior walls and ceilings were repainted.⁴⁹
- 2006 Automatic fire sprinkler system, emergency lighting and exit signs were installed.⁵⁰
- 2007 Wood siding was repainted and sprinkler heads were replaced.⁵¹
- 2008 A seismic retrofit of the structure was completed. The work included stabilizing numerous walls within the structure with plywood and structural hardware for added safety during earthquakes. Reinforcement of the existing stone foundation with concrete occurs. All work done on the interior of the building included reinstalling existing baseboards, wainscoting and other architectural details that had been removed to install the plywood and structural hardware. New plaster and gypsum board was to be finished and painted to match original and existing surfaces.⁵²

45 Valley, Rangers' Club Handicap Access (98085), file from the History Architecture and Landscape Branch at Yosemite National Park.

46 Rangers' Club Rehabilitation, file from the History Architecture and Landscape Branch at Yosemite National Park.

47 Yosemite National Park Maintenance File

48 Yosemite National Park Maintenance File

49 Yosemite National Park Maintenance File

50 Yosemite National Park Maintenance File

51 Yosemite National Park Maintenance File

52 Seismic Retrofit file from the History Architecture and Landscape Branch at Yosemite National Park.

Appendix B Clubhouse Timeline

Yosemite Important Dates

1864	Yosemite Grant protecting Yosemite Valley and the Mariposa Grove of Giant Sequoias.	1937	Yosemite's first major flood of the twentieth century devastates the park.
1890	Yosemite National Park created.	1938	President Franklin Roosevelt visits Yosemite.
1916	National Park Service was created and Stephen T. Mather was appointed the first director by the Secretary of the Interior.	1947	Restoration program started for meadows and vistas.
1920	Relocation of the center of Yosemite Valley from the south to the north side of the valley began with the construction of the Rangers' Club.	1950	Three major floods during the year cause damage to the roads, trails, buildings and utilities November 19, December 3 and December 8.
1924	Rangers' Club dedicated. The new administration building completed and dedicated. Construction on the museum building is started.	1955	Flood causes damage in park December 23.
1925	The NPS constructs a post office in the valley to be leased to the Postal Service.	1956	New Yosemite Lodge is completed.
1926	Construction of the Yosemite Museum completed and museum opens May 29.	1962	President John F. Kennedy visits the park.
1927	The Ahwahnee Hotel opens.	1963	Flood in the valley causing damage to roads, buildings, trails and utilities January 29 to February 1.
1929	Stephen T. Mather resigns and Horace Albright becomes director of NPS.	1964	Flood in the valley causing damage to roads, buildings, trails and utilities December 23 to December 24.
1930	Stephen T, Mather dies January 22, 1930.	1966	Construction on the new visitor center starts next to the museum building.
1931	Flower exhibit established behind the Yosemite Museum.	1970	Stoneman Meadow riots July 3 - 4. Free shuttle bus around the valley service started.
1933	Wawona tunnel dedicated on June 10.	1973	Roundhouse added to the Indian Village behind the visitor center.
		1990	Park centennial celebrated.
		1997	Early winter flood shuts park down for six months.

Door #	Room #	Size	Description	Condition
101	Entry	82.5x43.5	Stained wood with five lites above diagonal paneling. Weather stripping has been added to all sides of frame.	The wood at sill and jamb are dinged, scratched and cracked. Patch were deadbolt use to be. Overall condition of door is fair.
102	East hall entry from exterior	91x36	Painted wood door and frame with a single large pane of glass above a single panel. Hinges have been moved indicating that door now swings from opposite side. Door has automatic close, door stop, lever handle and deadbolt hole covered with metal plate. Weather stripping has been added to all sides of the frame.	The door use to be hinged on the other side of where it is currently hinged. Glass is scratched. Paint on door and jamb scratched and chipped. Wood sill is stained a scratched and worn. Overall condition of door is fair.
103	Living room	90x52	Painted wood double doors with 12 (8x11) lites. Stained wood frame for double screen doors. Screens are metal.	Screen doors hard to open and frame is cracked. Screen ripped and stained. Doors are difficult to shut and do not latch properly. Wood on frame, jamb and sill is checked and chipped. Jamb has water damage near sill. Interior storm window has fallen out of place due to missing screws. Overall condition of screens and doors is poor.
104	Living room	90x52	Painted wood double doors with 12 (8x11) lites. Stained wood frame for double screen doors. Screens are metal.	Metal in screens is loose and stained. Doors are difficult to shut and do not latch properly. Wood on frame, jamb and sill is checked and chipped. Jamb has water damage near sill. Latch at bottom of door does not work. Door hinges need to be secured. Weather stripping is loose. Overall condition of screens and doors is poor.
105	Living room	90x52	Painted wood double doors with 12 (8x11) lites. Stained wood frame for double screen doors. Screens are metal.	Metal in screens is loose and stained. Frame of screen doors is warped and the astragal is separating from the frame. Doors are difficult to shut and do not latch properly. Wood on frame, jamb and sill is checked and chipped. Latch at top of door does not work. Jamb has water damage near sill. Door hinges are missing and others need to be secured. Weather stripping is loose. Overall condition of screens and doors is poor.
106	Bedroom 4	79.5x36	Reproduced two panel stained wood door. Lever handle with thumb latch.	Screw holes on surface of door. Construction of door is poor. Overall condition of door is fair.
107	Bedroom 3	80x32	Two panel stained wood door w/ transom (16x31) above. Glass at transom has been removed and replaced with stained wood. Brass knob and new deadbolt.	Wood finish is discolored. Trim is very worn and scuffed. Door has been patched where old deadbolt was. Knob is loose. Overall condition of door is fair.
108	Bedroom 2	80x32	Two panel stained wood door w/ transom (16x31) above. Glass at transom has been removed and replaced with stained wood. Brass knob and new deadbolt.	Trim is very worn and scuffed. Door has been patched where old deadbolt was. Poor staining. Overall condition of door is fair.
109	Bath 14	79.5x31.75	Two panel wood door stain on hall side and painted on bathroom side. Brass knob. Metal strip at threshold.	Trim is very worn and scuffed. Knob is loose. Threshold is scuffed. Overall condition of door is fair.
110	Bath 14 closet	79.5x31.75	Two panel painted wood door. Brass knob and new deadbolt.	Chipped and scuffed around hinges. Overall condition of door is good.

Appendix C

Door Schedule

111	1st floor west hall at entry	83.5x33.5	Two panel with six lites on top. Lever handle without lock and automatic closer.	Overall condition of door is good.
112	Bedroom 1	83x32	Stained wood door has diagonal paneling similar to lower panel of entry door. Brass knob and new deadbolt. Metal strip at threshold.	Door has been patched where old deadbolt was. Door has tape residue and holes on panels. Knob is loose. Overall condition of door is fair.
113	Bedroom 1 at closet	79x28	Two panel stained wood door. Brass knob.	Door is splitting at top. Overall condition of door is fair.
114	Bedroom 1 at bathroom	78x31.75	Two panel wood door stain on hall side and painted on bathroom side. Brass knob.	Paint on bathroom side of door is peeling. A large hole remains on the side facing the room from what appears to be a removed deadbolt. Staining on trim is uneven. Deadbolt is missing on bedroom side of door. Overall condition of door is fair.
115	Bedroom 1 at kitchen	79.5x27.5	Two panel stained wood door. Brass knob.	Overall condition of door is good.
116	Entry at basement stairs	83x32	Stained wood door has diagonal paneling similar to lower panel of entry door on entry side and two panel on stair side. Brass knob and new deadbolt. Hinge door stop. Metal strip at threshold.	Door does not sit plumb with frame and is not hung properly as it is rubbing against the frame. Tape residue on the entry side of door along with small hooks. Overall condition of door is fair.
117	Kitchen dining room	79x36	Reproduced two paneled paint wood door. Door has automatic close and lever handle.	The automatic door close is extremely slow. The plate behind the lever handle was installed crooked. The edge of the door has notching and is worn. Overall condition of door is fair.
118	Kitchen at dining room	83x36	Paneling matches the paneling on lower section of entry door. A single glass pane is located in the upper center of the door and follows the diagonal of the paneling. The door swings both ways and has a metal threshold. Metal kick plate and door stop are at the bottom of the door.	Large patch near the pane of glass is on the kitchen side. Old hardware has been removed and left marks on wood. Overall condition of door is fair.
119	Bedroom 11	79.5x30	Two panel painted wood door. New deadbolt. Brass knob.	Overall condition of door is good.
120	Bedroom 12	79.5x30	Two panel painted wood door with deadbolt and new knob.	Knob is loose. Overall condition of door is good.
121	Bathroom 13	79.5x30	Two panel painted wood door with deadbolt. New thumb latch.	Knob is loose. Overall condition of door is good.
122	East hall	79.5x36	Two panel painted wood door.	Door is discolored and stained. Overall condition of door is good.
123	Bedroom 4 at closet	79.5x36	Reproduced two panel stained wood door. Lever handle with thumb latch.	Nail holes on surface of door. Bad checking. Construction of door is poor. Overall condition of door is fair.
124	Bedroom 4 at bathroom	79.5x36	Reproduced two panel stained wood door. Lever handle with thumb latch.	Screw holes on surface of door. Construction of door is poor. Overall condition of door is fair.
201	21 west dorm	80x35.5	Two panel stained wood door with six lites (7.5x12.5). Glass of lites is textured. Threshold is metal. New deadbolt and automatic close. Brass knob.	Wood muttons are loose. Overall condition of door is good.
202	Bathroom 17	80x29.5	Two panel wood door stained on hall side and painted on bathroom side with a single pane of textured glass (20x21). Threshold is metal.	Paint buildup on surface. Overall condition of door is good.

Brass knob.				
203	Bathroom 18	79x29.5	Two panel wood door stained on hall side and painted on bathroom side. Threshold is metal. Brass knob.	Overall condition of door is good.
204	Bedroom 10 entry	79.5x30	Two panel wood door stained. Threshold is metal. Brass knob. New trim on interior. New deadbolt and automatic door close.	Overall condition of door is good.
205	Bedroom 10 closet	79x23.75	Two panel wood door stained. Brass knob.	Upper trim cracked and missing. Overall condition of door is good.
206	Bedroom 10 at bathroom	79x30	Two panel wood stained door w/ bath side painted. Brass knob.	Overall condition of door is good.
207	Bedroom 5	80x30	Two panel stained wood door w/transom (16x31) above. Glass at transom has been removed and replaced with stained wood. Brass knob and new deadbolt.	Knob is loose. Patch were old deadbolt was. Uneven staining. Overall condition of door is fair.
208	Bedroom 6	80x30	Two panel stained wood door w/transom (16x31) above. Glass at transom has been removed and replaced with stained wood. Brass knob and new deadbolt.	Patch were old deadbolt was. Uneven staining. Overall condition of door is fair.
209	Bedroom 7	80x30	Two panel stained wood door w/transom (16x31) above. Glass at transom has been removed and replaced with stained wood. Brass knob and new deadbolt.	Patch were old deadbolt was. Uneven staining. Overall condition of door is fair.
210	Bedroom 8	80x30	Two panel stained wood door w/transom (16x31) above. Glass at transom has been removed and replaced with stained wood. Brass knob and new deadbolt.	Patch were old deadbolt was. Uneven staining. Wood is scratched and splitting around the lose knob. Overall condition of door is fair.
211	Bedroom 9	79x30	Two panel stained wood door. Brass knob and new deadbolt.	Knob is loose. Overall condition of door is good.
212	Bedroom 9 at closet	79x30	Two panel stained wood door. Brass knob w/ keyhole.	Overall condition of door is good.
213	Bedroom 9 at bath	79x30	Two panel stained wood door w/ bath side painted. Brass knob and separate keyhole.	No ecushion plate. Overall condition of door is good.
214	Bedroom 9 at balcony	74x24	Nine lite wood door painted to match exterior trim color. Bottom panel was probably wood and it is now glass. New weather stripping. Screen has been removed. Storm window. Small bronze knob.	Sill is racking. Overall condition of door is fair.
215	Storage	80x23.5	Two panel wood door painted with brass knob and new deadbolt.	Overall condition of door is good.
216	Stairs east hall	79x30	Two panel wood door stained with stair side painted. Six glass lites are in the upper panel. Brass knob.	Overall condition of door is good.
217	Bath 16	79x30	Two panel wood door stained with bath side painted. Upper panel has single pane of glass (20x21). Brass knob and door stop. Metal threshold.	Knob is loose. Door strike is not attached securely. Overall condition of door is good.

218	Bath 15 (showers and sinks)	79x30	Two panel wood door stained with bath side painted. Brass knob and door stop. Hinges are painted. Metal threshold.	Upper panel has chipping. Overall condition of door is fair.
219	Dorm 19	79x36	Two panel wood door stained with six lites of textured glass in the upper panel. Raised wood and metal threshold. Brass knob and new deadbolt.	Knob is loose. Overall condition of door is good.
220	Bedroom 10 at balcony	74x24	Eight lite above a single panel wood door painted to match exterior trim color. New weather stripping. Screen door. Storm window. Small bronze knob.	Overall condition of door is good.
221	Bedroom 8	80x24	Two panel stained wood door. Brass knob.	Overall condition of door is good.
222	Dorm 20	74x40	Pair of eight lite over solid panel wood doors painted to match exterior trim color. New weather stripping. Wire handels on screen doors and spring hinges. 7 inch step to wood threshold.	Weather stripping is loose. Cecking on wood door. Overall condition of door is fair.
223	Dorm 22	74x40	Pair of eight lite over solid panel wood doors painted to match exterior trim color. New weather stripping. Wire handels on screen doors and spring hinges. 7 inch step to wood threshold.	Screen has a hole. Spring hinge missing cover. Weather stripping is loose. Patching on wood from other hardware. Overall condition of door is fair.
224	2nd floor hall	79.5x36	Two panel with six (7.5x12) lites on top. Automatic close. Brass knob.	Knob is loose. Overall condition of door is good.

Appendix D Window Schedule

Window #	Room #	Window type	Condition
101	4	1	Window does not latch completely. Overall condition of screen and window is good.
102	4	1	Window does not latch properly. Overall condition of screen and window is good.
103	4	2	Screen frame is chipped. Paint on sill is peeling exposing wood. Jamb is dinged and chipped on exterior mullion. Window latch is loose. Overall condition of screen and window is fair.
104	West hall	2	Holes are from curtain hardware. Overall condition of screen and window is good.
105	West hall	2	Screen does not close completely. Jamb has knicks on trim. Weatherstripping is falling off. Overall condition of screen and window is good.
106	West hall	2	Screen has loose hinges. Screws replaced on window latch replaced. Jamb has paint residue on stained surface. Window is difficult to open and is missing eye hook. Overall condition of screen and window is fair.
107	Living room	3	Screen does not shut properly and does not sit within the trim. Frame gets stuck on sash. Missing weather stripping. Missing window latch plate. Overall condition of screen and window is fair.
108	Living room	3	Missing window latch plate. Window is stuck. Overall condition of screen and window is fair.
109	Writing alcove	?	Paint on sill is peeling and wood is exposed. One sash is stuck and other is does not close properly. Overall condition of screen and window is poor.
110	Kitchen	3	Wood frame of screen is cracked. One pane is cracked. One window does not open. The upper transom is stuck. Overall condition of screen and window is poor.
111	13	?	Screen frame is cracked and latch does not close. Jamb is chipped on exterior. Eye hook is missing. Overall condition of screen and window is fair.
112	12	2	Screws missing for hinges. One screen does not open. Edge of sill is nicked. Window latch does not close. Overall condition of screen and window is poor.
113	12	1	Screen hinge is not set properly and does not close properly. Small portion of sill has been removed at edge. Paint residue on glass. Storm window not properly secured. Overall condition of screen and window is fair.
114	11	1	Overall condition of screen and window is good.
115	11	2	Paint on sill is peeling exposing sill. Window does not latch. Window is jury-rigged shut. Overall condition of screen and window is poor.
116	East hall	1	Screen frame is cracked. Jamb and trim has scratching. Extra eye hooks. Wasps nest in upper corner. Overall condition of screen and window is fair.
117	East hall	Similar to 1	Casement opens in and a fixed screen is on outside. Peeling paint on trim of screen. Overall condition of screen and window is fair.
118	East hall	Similar to 1	Casement opens in and a fixed screen is on outside. Screen is torn. Peeling paint on trim of screen. Screen is on upper windows and lower panel indicating sidelites at one time. Window is hard to open. Latch is missing pull and located on side of frame. Overall condition of screen and window is fair.
119	East hall	2	Screens have different latches and one is missing loose. No screen at transom. Paint is peeling from the sill. Overall condition of screen and window is fair.

120	East hall/ looking into dead space	2	Upper frame of window is not level. Paint is peeling from the sill. Overall condition of screen and window is fair.
121	Dining room	2	Paint on sill is peeling. Weather stripping is coming off at the top of the window frame. Overall condition of screen and window is good.
122	Dining room	2	Screen frame is nicked on edge. Paint on sill is peeling. One window is stuck. Overall condition of screen and window is fair.
123	Dining room	2	Screen latch is difficult to turn. Trim at screen is worn and chipped. Paint on sill is peeling. Overall condition of screen and window is fair.
124	Dining room	3	Screen frame does not shut properly. Hinges on screen have been replaced. Paint on sill is peeling. Molding at base of window coming off of wall. Overall condition of screen and window is fair.
125	Alcove	3	Glass has some type of residue. Moisture penetration causing staining at sill. Jamb is knicked and checked. Window does not close properly to frame. Overall condition of screen and window is poor.
126	Alcove	3	Extra knobs on screen. Pane of glass in center window cracked. Sill is knicked. Overall condition of screen and window is fair.
127	1	2	Screen frame is knicked. Missing knob at screen latch. Screws loose on storm window. Loose screw in latch. Overall condition of screen and window is fair.
128	1	2	Paint on sill is peeling. Trim at top of jamb is cracking. Weather stripping is falling off. Overall condition of screen and window is fair.
129	1	2	Screen is torn. Screen has different latch. Trim is painted. Weather stripping is falling off. Overall condition of screen and window is fair.
130	14	2	Screen latch has been replaced. Paint on glass. Exterior mullion is detached. Hinges on jamb have been replaced. Overall condition of screen and window is fair.
131	2	3	Latch on screen does not close properly. Paint residue on glass. Putty cracking around lites. New curtains installed at jamb. Overall condition of screen and window is fair.
132	3	3	Screen hinges have been replaced. Extra eye hook. Sill putty is chipped. Trim at jamb is scratched and dented. Missing weather stripping. Overall condition of screen and window is fair.
133	4	1	Screen frame is scratched. Window latch missing screws and does not close. Weather stripping is out of place and coming loose. Overall condition of screen and window is fair.
134	Writing alcove	?	Window stuck and does not open. Paint is peeling. Frame does not line up with sill. Overall condition of screen and window is poor.
135	Kitchen	2	Screen latch is broken and has missing screws. The screen is ripped and difficult to open. The window does not close because latch will not close. Overall the condition of the screen and window is fair.
202	22	A	Hinge is off of screen frame. Screen frame is chipped at latch. Overall condition of screen and window is fair.
203	22	A	Glass is cracked. Apron is chipping and paint is chipping. Trim is chipped and paint is peeling. Overall condition of screen and window is fair.
204	21	A	Sill is cracked at latch. Window latch is missing. Overall condition of screen and window is good.

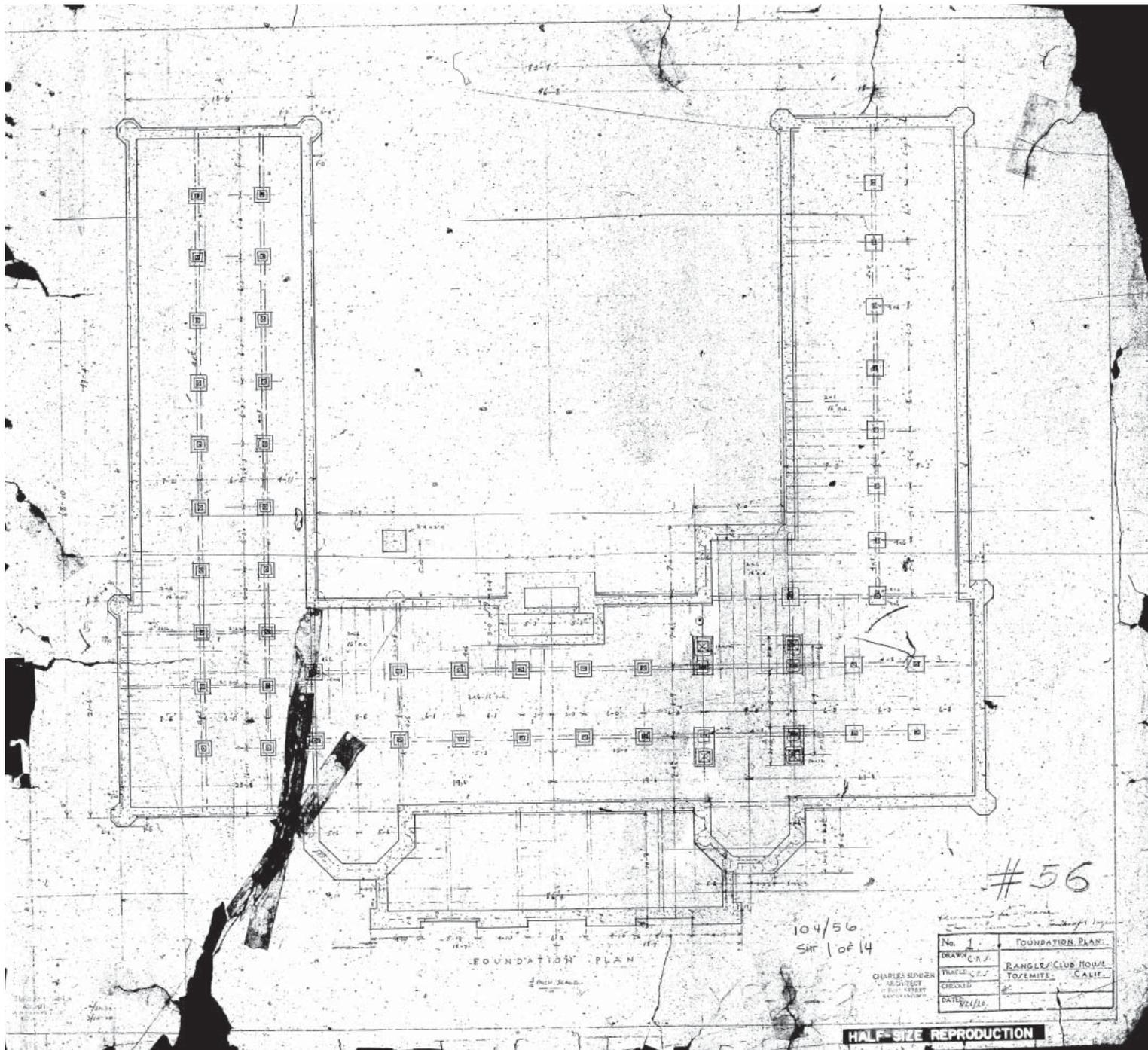
205	21	A	Weather stripping is missing. Eye hook is missing. Latches for windows are small eye hook. Screen latch is broken. Overall condition of screen and window is fair.
206	17	A	Glass is cracked. Trim on outside is detached. No eye hook. Weather stripping is detached. Non closing latch on window. Overall condition of screen and window is fair.
207	2nd flr hall	D	Overall condition of screen and window is good.
208	2nd flr hall	D	Overall condition of screen and window is good.
209	2nd flr hall	D	Jamb piece is cracked. Overall condition of screen and window is fair.
210	2nd flr hall	D	Weather stripping detached. Overall condition of screen and window is good.
211	2nd flr hall	D	Interior storm window detached. Overall condition of screen and window is good.
212	2nd flr hall	D	Latch plate is missing. Overall condition of screen and window is good.
213	16	A	One casement is missing an eye hook. Overall condition of screen and window is good.
214	2nd flr hall	A	No weather stripping. Damaged apron. Overall condition of screen and window is fair.
215	19	A	Screen sticky at sash. Detached storm window. Overall condition of screen and window is fair.
216	19	A	Top trim is checked. Storm window not secured completely. Chipped apron. Sill cracking at eye hook. Screen frame is chipped. Missing plate at weather stripping. Overall condition of screen and window is fair.
217	20	A	Overall condition of screen and window is good.
219	20	A	Sash is missing weather stripping. Sill molding is checked. Jamb molding is dented near base. A small wasps nest is on the jamb. Overall condition of screen and window is fair.
220	19	A	Loose molding piece. Loose weather stripping. Does not close. Paint is flaking due to exposure. Overall condition of screen and window is fair.
221	Stair wall in east wing	A	Cracked storm window. Cracked panel at molding joint. Different screen latch. Overall condition of screen and window is fair.
222	C	9	Screens have been removed. Curtains were removed and replaced with accordion blinds. Improper closure. Overall condition of screen and window is fair.
223	C	9	Screen is missing. Curtains removed and blinds added. Improper closure due to weather stripping. Overall condition of screen and window is fair.
224	B	9	Screen is missing. Screen latch is different. Curtains removed. Racked frame. Improper closure. Overall condition of screen and window is poor.
225	B	9	Screen is missing. Screen latch is different. Curtains removed. Racked frame. Improper closure. Latch on window missing. Overall condition of screen and window is poor.
226	A1 (b)	8	One casement window does not close. Missing weather stripping. Trim is checked. Rotting and exposed jambs. Different window latches and missing eye hooks. Overall condition of screen and window is poor.

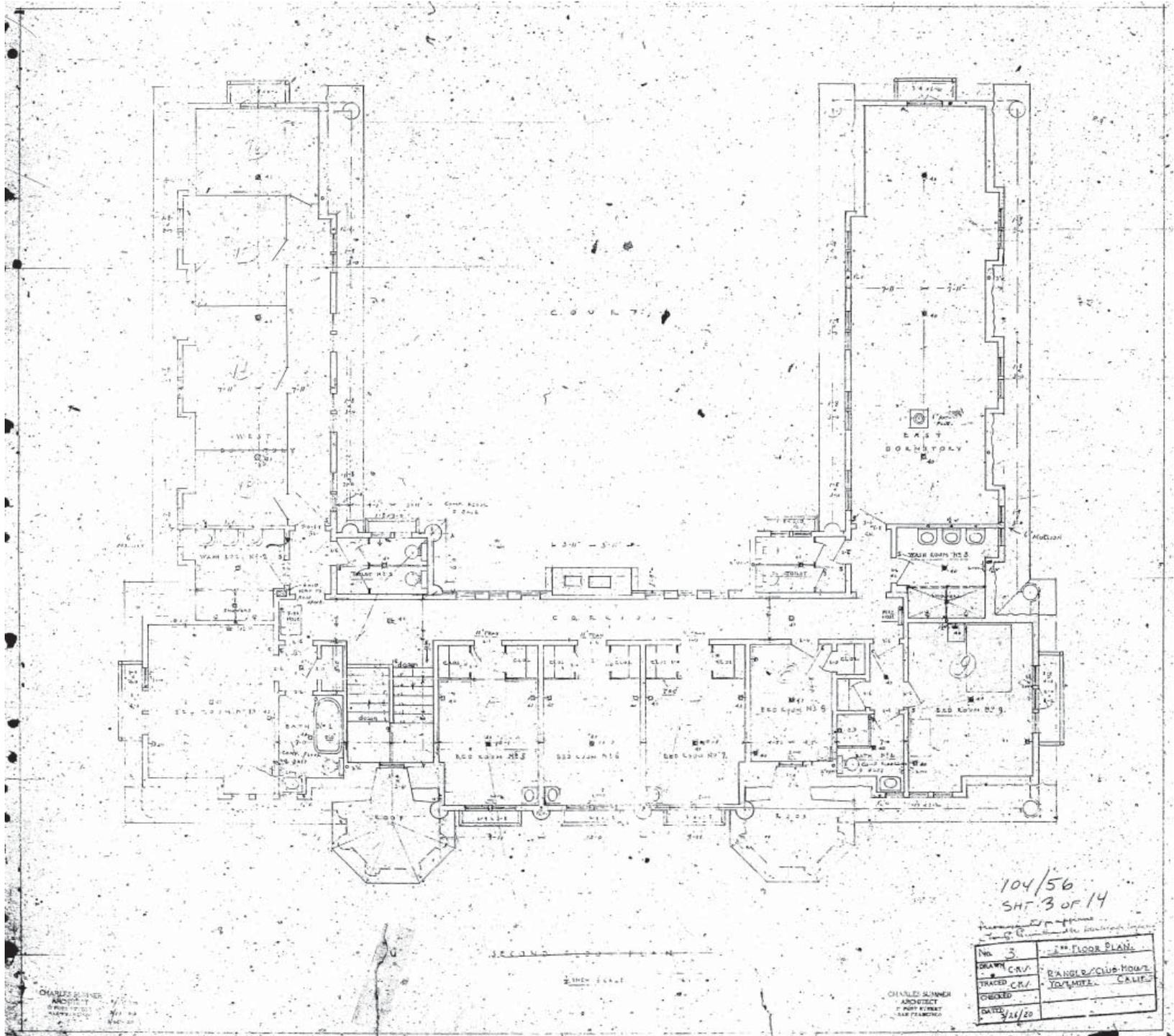
227	A1	7	Screen is missing. Curtains removed and blinds added. Improper closure. Overall condition of screen and window is fair.
228	A1	6	Screen is about to detach from frame. Screen latch is missing. Window does not close properly. Peeling paint on window putty. Peeling paint at sill. Window latch is missing and sill is damaged around latch. Hinges have been moved at window sash. No weather stripping. Overall condition of screen and window is poor.
229	A1	5	Replacement screen latch does not work. A window pane is cracked. Window sash does not shut and is racked. Cracked window putty. Paint is peeling at sill and jamb. Window latch is bent. Overall condition of screen and window is fair.
230	A1 (b)	Entrance stair	Window not accessible but upon a visual inspection from a distance the overall condition of the screen and window is fair.
231	G	10	Screen has a modified latch. The sill is modified with a different latch type. An extra eye hook is attached to the frame and sill of window. Overall condition of screen and window is good.
232	G	10	Modified hook. Hinge and latch different. Slight racking. Overall condition of screen and window is fair.
233	C	10	Hardware looks to be older than others in the building. Sill is cracking and scratched. Overall condition of screen and window is good.
234	C	10	Multiple hooks. Latch is non functioning. Wood of jamb, sill and frame chipped. Overall condition of screen and window is good.
235	A	18	Window is difficult to close. Missing eye hook. Butterfly hinges are deteriorated. Overall condition of screen and window is good.
236	A	21	No weather stripping. Missing latch and eye hook. Overall condition of screen and window is fair.
237	A	21	Edge of sill is chipped. No finger latch just eye hook latch. Overall condition of screen and window is fair.
All windows			

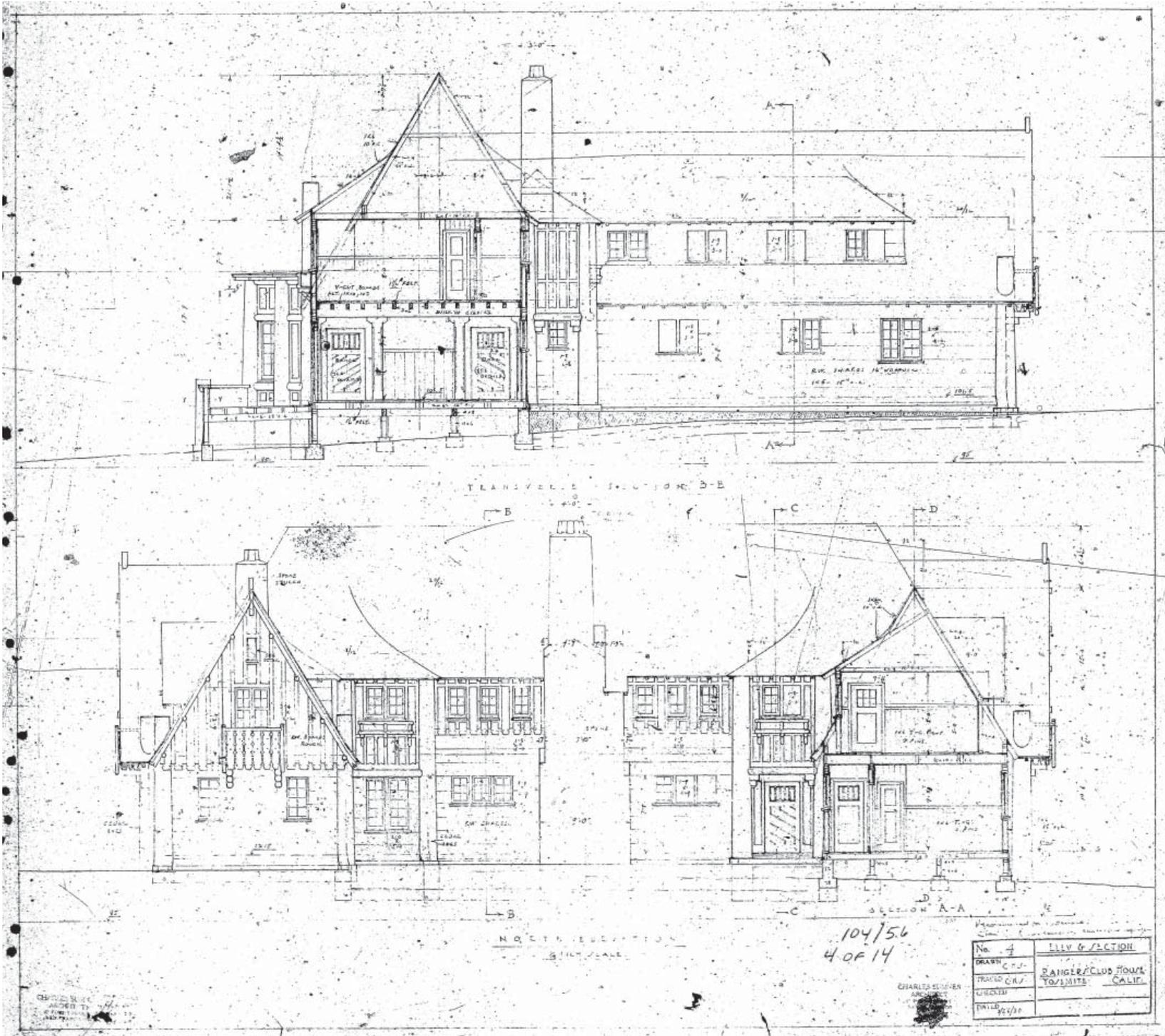
The following set of drawings is a reproduction of the original set of construction documents for the Rangers' Club House. It is a set of 14 sheets of varying sizes, but is possible that a few are missing. Charles Sumner, the architect, drafted the drawings on two dates—March 23, 1920 and April 3, 1920. The standard set of architectural drawings includes: foundation plan, first and second floor plan, elevations, sections, wall section details and interior elevations of bathrooms and kitchens. Digitized copies are available through the electronic Technical Information Services in Denver, Colorado. The original drawings are stored at the Yosemite National Park Archives collections in El Portal, California.

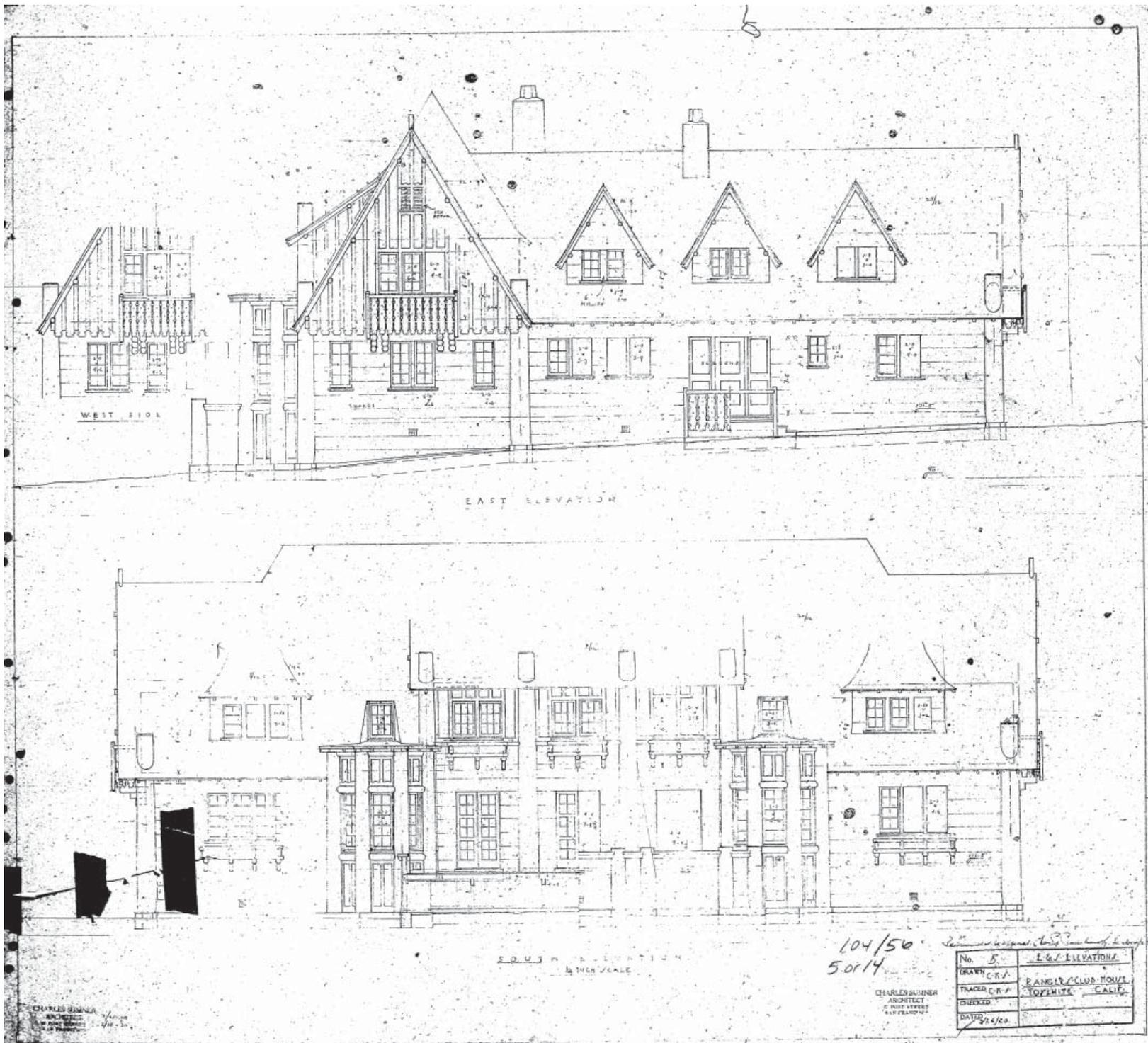
Drawing List

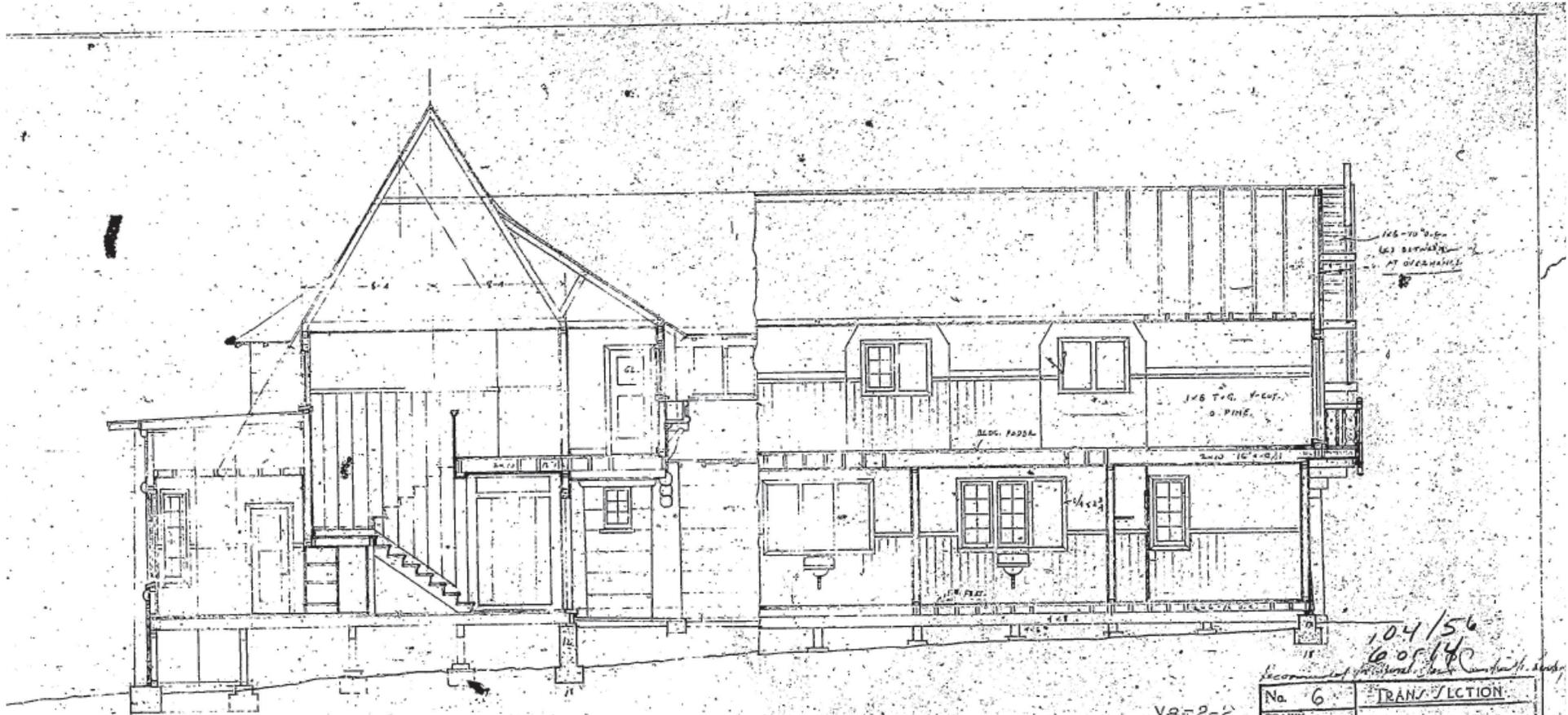
Sheet 1 - Foundation Plan
Sheet 2 - 1st Floor Plan
Sheet 3 - 2nd Floor Plan
Sheet 4 - Elevation and Section
Sheet 5 - East and South Elevation
Sheet 6 - Trans Section
Sheet 7 - Main Cornice and Balconies
Sheet 8 - Cornice Etc.
Sheet 9 - Cornice and Bays and Terrace Rail
Sheet 10 - Frames
Sheet 11 - Details Living and Dining Room
Sheet 12 - Entrance Hall and Stairs
Sheet 13 - Misc. Interior Details
Sheet 14 - Full Size Interior Details











TRANSVERSE SECTION C-C D-D

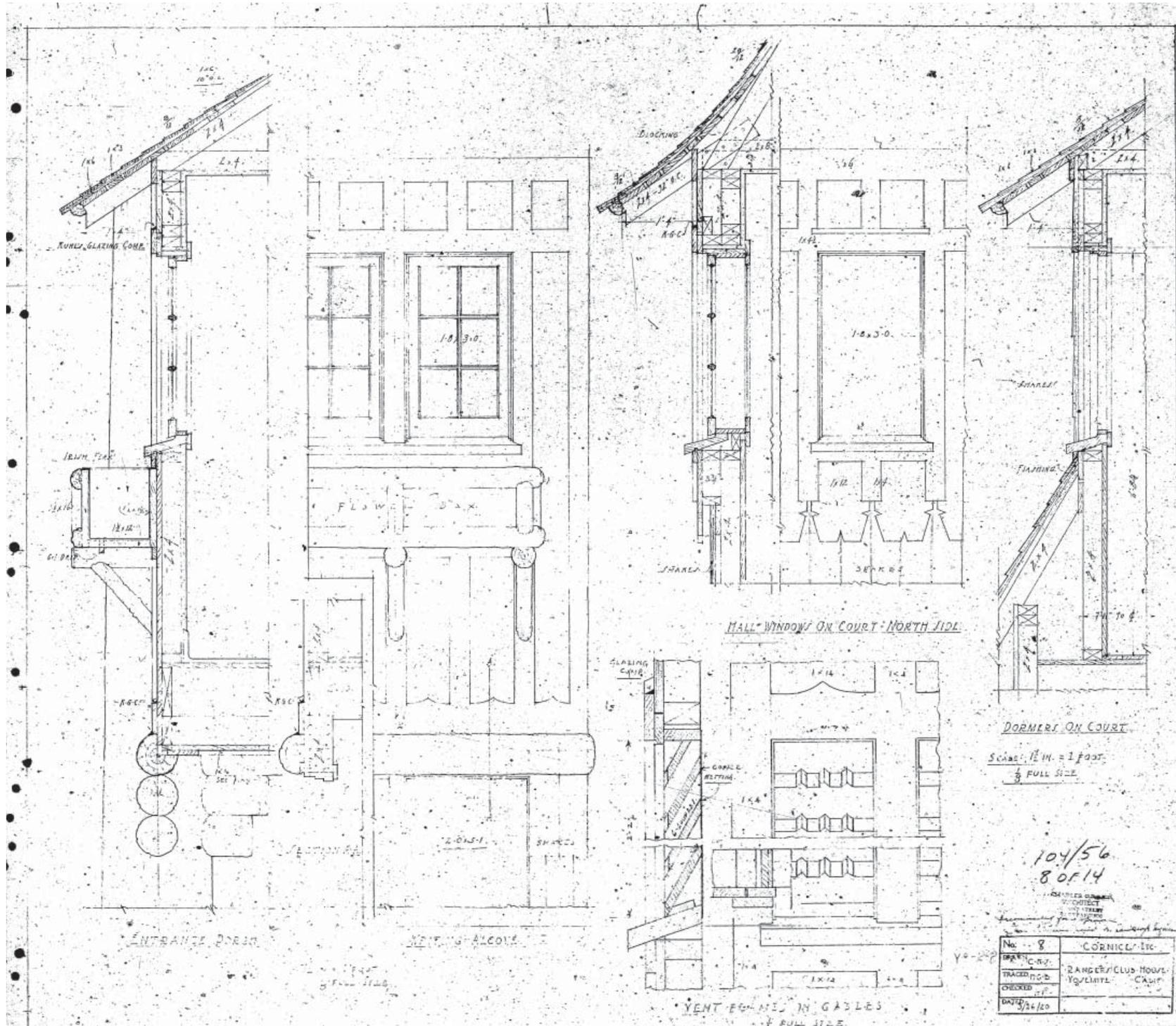
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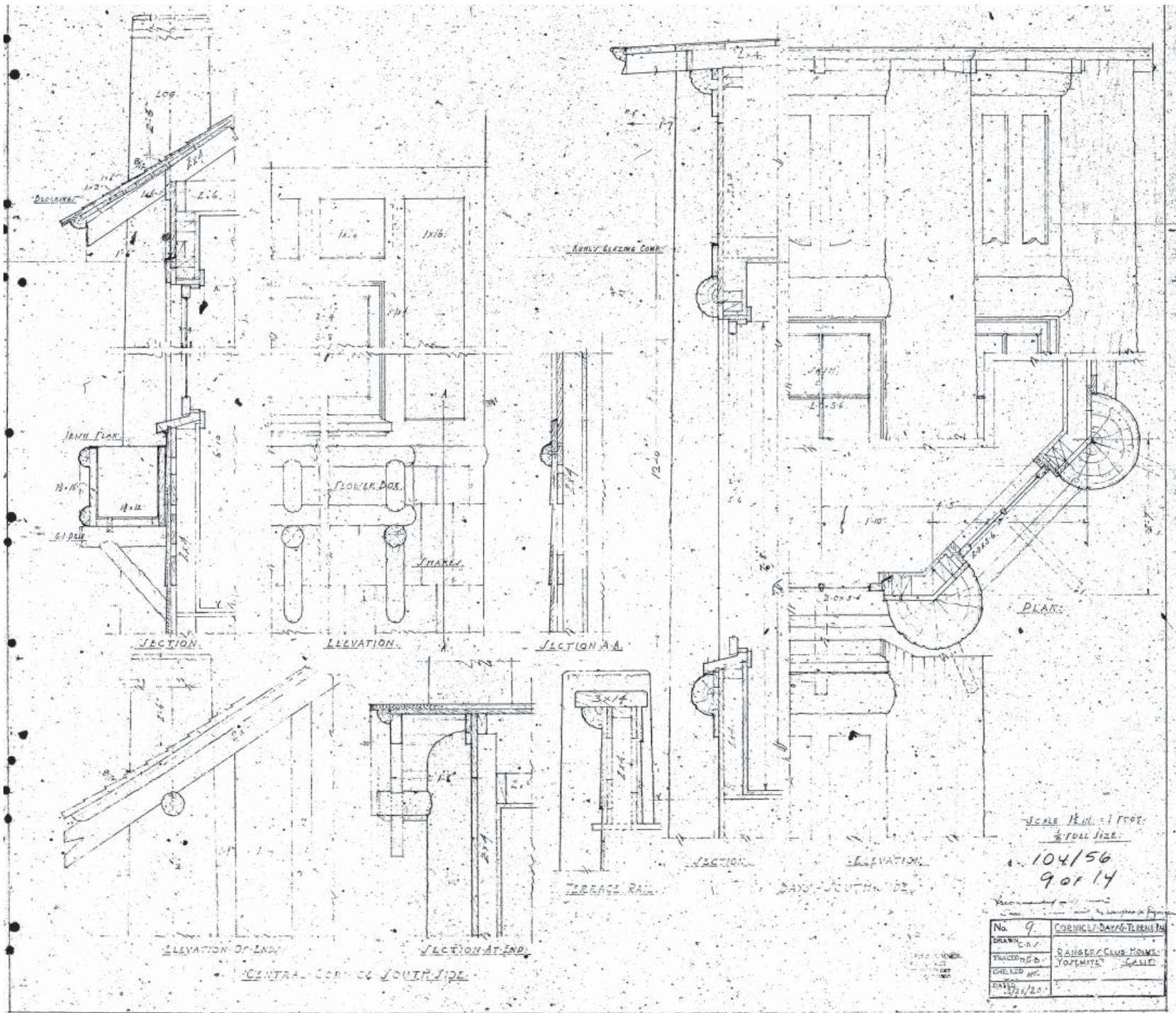
YB-2-2

CHARLES SUMNER
ARCHITECT
20 POST STREET
SAN FRANCISCO

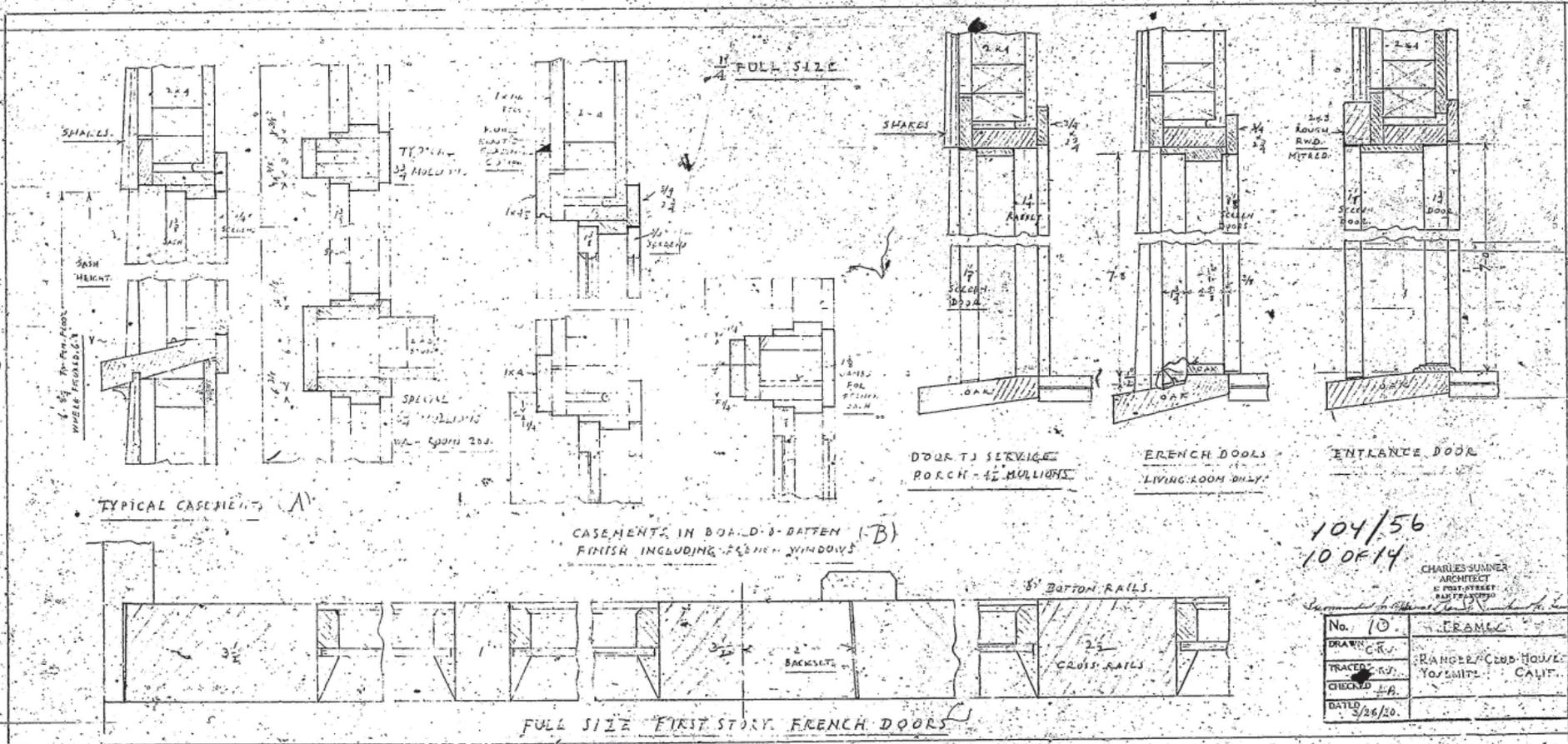
104/56
605/14
Recomm. of National Park Com. for N. Park

No. 6	TRANSVERSE SECTION
DRAWN C.R.S.	RANGER CLUB HOUSE
TRACED C.R.S.	YOSEMITE CALIF.
CHECKED	
DATED 5/26/20	





SCALE 1/4" = 1 FOOT
 1/2 FULL SIZE
 104/56
 9 of 14
 No. 9
 CORNICE SOUTH SIDE
 DRAWN BY RANSER & CLAY HOWE
 TRACED BY YOFIMITE
 CHECKED BY SCALE
 DATE 7/1/20



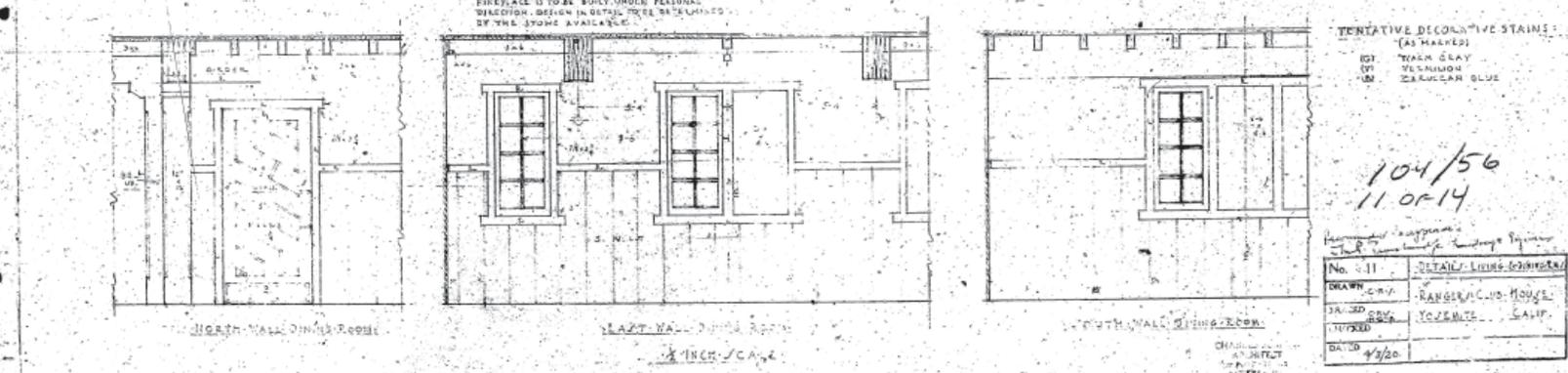
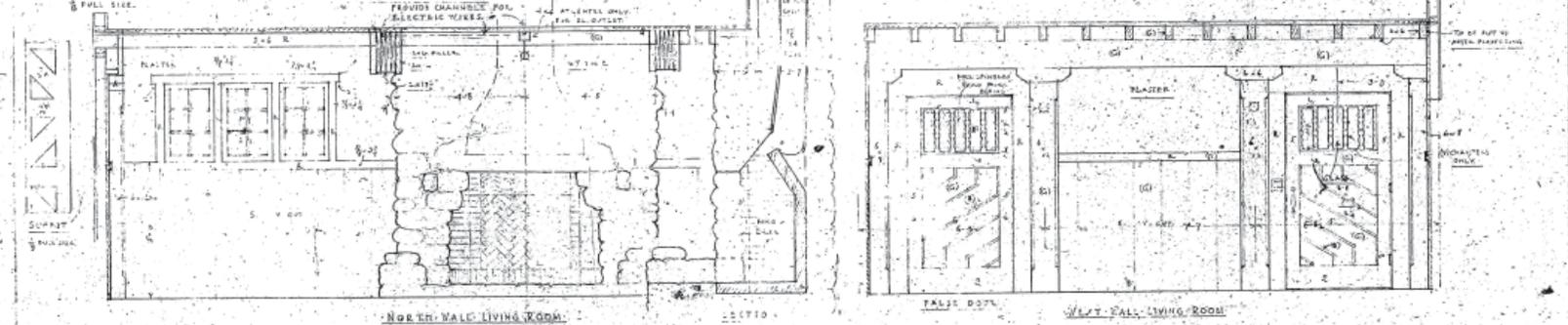
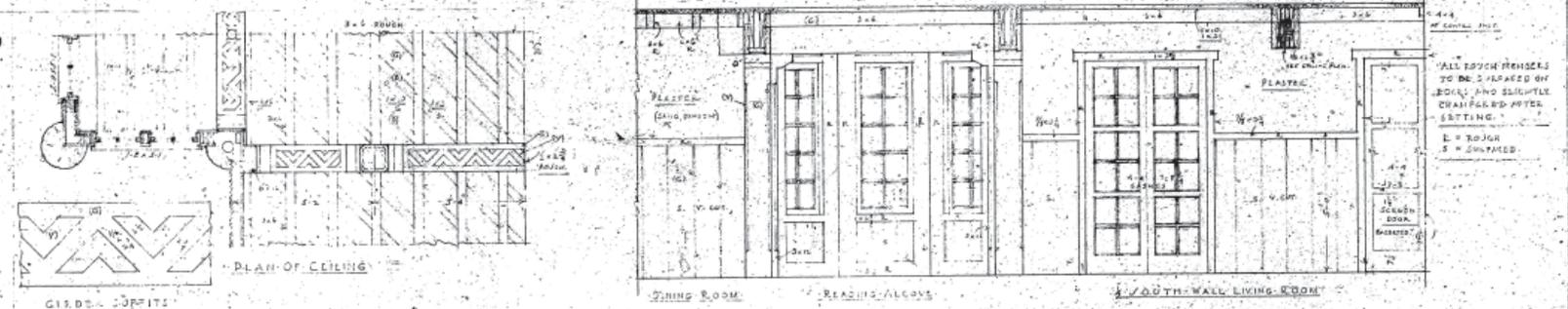
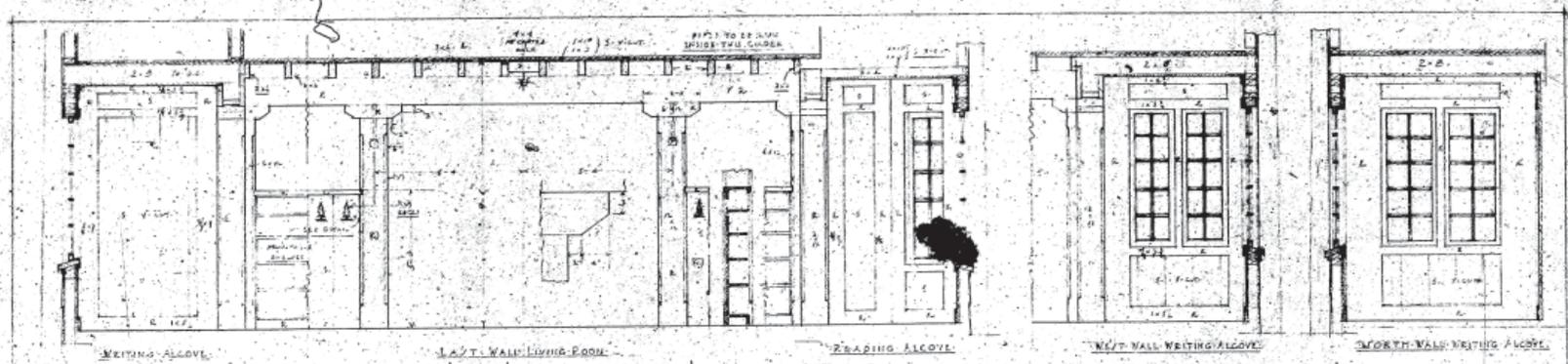
1/4" FULL SIZE

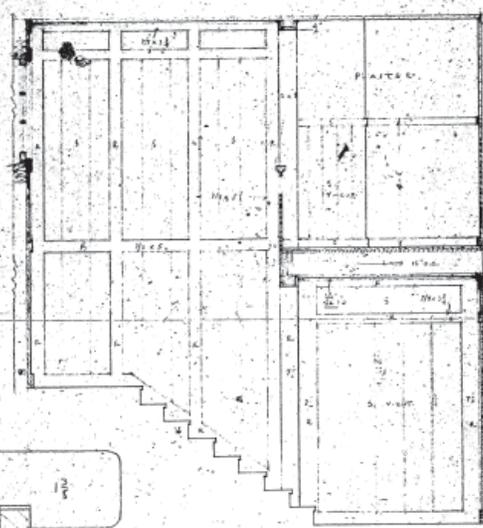
104/56
10 OF 14

CHARLES SUMNER
ARCHITECT
11 POST STREET
SAN FRANCISCO

No.	10	FRAMING
DRAWN	C.R.	RANGER CLUB HOUSE
TRACED	C.R.	YOSEMITE CALIF.
CHECKED	L.P.	
DATE	3/26/20.	

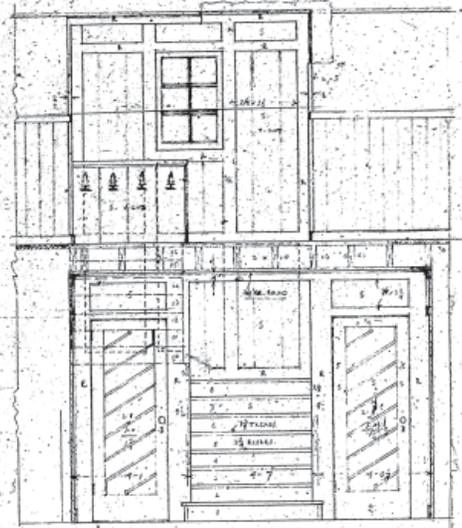
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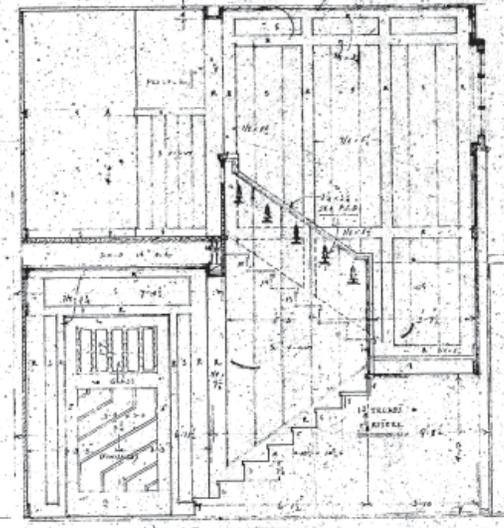


T.S.D. NOSING

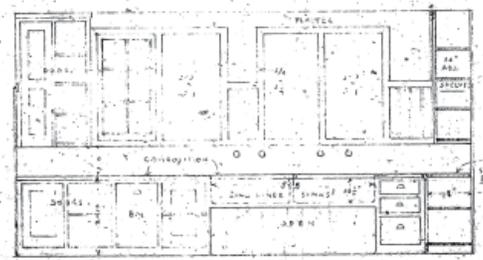
WEST WALL



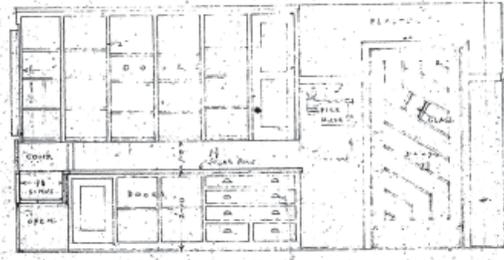
SOUTH WALL
ENTRANCE HALL



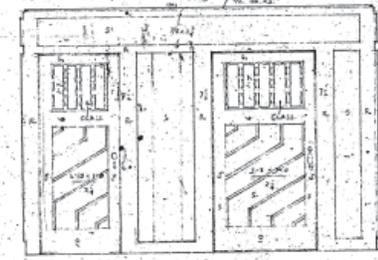
EAST WALL



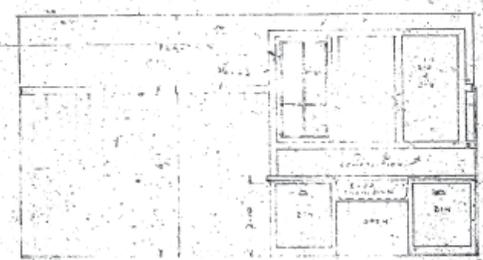
WEST WALL



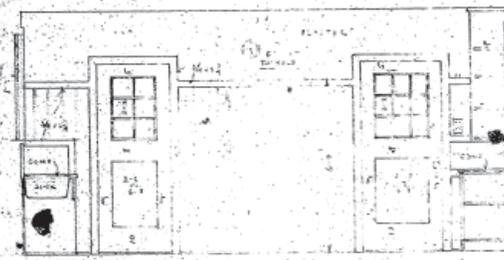
SOUTH WALL



NORTH WALL
ENTRANCE HALL



EAST WALL



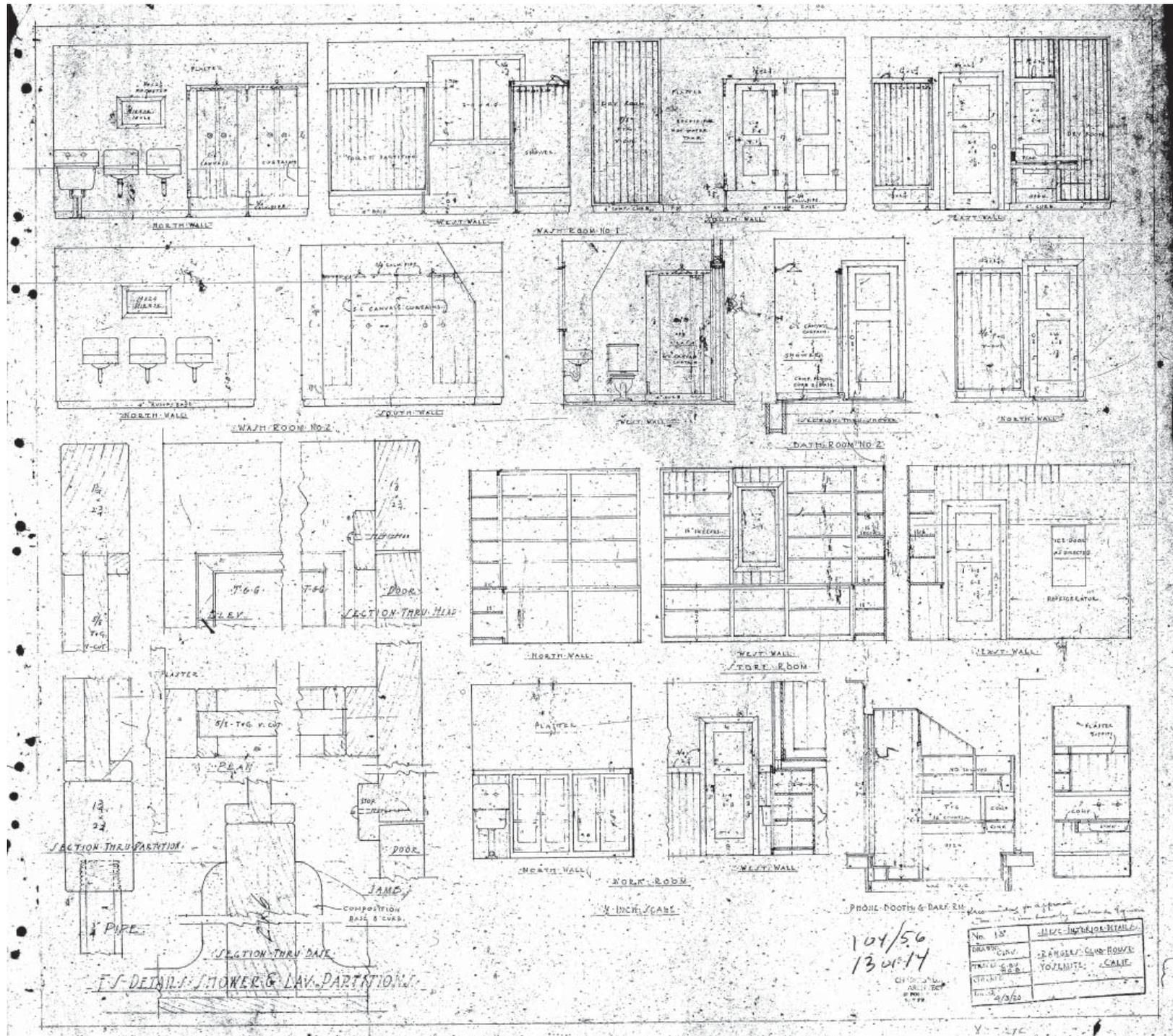
NORTH WALL

KITCHEN

1/2" INCH SCALE

104/56
12 of 14

No. 12	21500 BENTON-MASTERS
DRAWN BY	RAYMOND C. HOWE
TRACED BY	JOANITE L. GATES
CHECKED BY	
DATE	4/2/20





Yosemite National Park
5380 Foresta Road
El Portal, CA 95318

