

Appendix C: Significance Evaluation and Condition Assessment

(Excerpted from Architectural Resources Group 2011)

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SIGNIFICANCE EVALUATION OF THE HOTEL BY AREA

This section explains the significance ratings for The Ahwahnee’s exterior and interior spaces and features as related to the hotel’s overall historic context and character. For a historic resource to retain its significance, its character-defining features and spaces must be kept to the greatest extent possible. An understanding of a building’s character-defining features is a crucial step in developing a rehabilitation plan that incorporates appropriate levels of restoration, rehabilitation, maintenance, and protection. Management and treatment approaches may vary based on the relative level of importance of spaces. This section defines significance ratings and contains color-coded floor plans identifying areas by hierarchical importance.

Methodology in Determining Significance Ratings

Defining and assigning significance ratings to the interior and exterior requires consideration of multiple factors: amount of original historic fabric, quality of materials and finishes, extent of prior modification, levels of integrity, and expression of original design intent.

Intrinsic to the hotel building type is the separation of grand public areas, private guest rooms, and back-of-house or guest support spaces. The interior layout of The Ahwahnee and its circulation is complex. Public, private, and back-of-house spaces, existing side by side on every floor, were designed to control circulation and to limit or direct guest access. The original design concept separated The Ahwahnee’s spaces based on function and resulted in varying quality of materials and finishes depending on the public’s access to a particular space. In spaces that were off limits to guests, materials and finishes may have been less focused on architectural or artistic expression, but they were carefully selected for their durability or efficiency in utilitarian areas.

The Ahwahnee’s nearly continuous use as a hotel has meant that most spaces retain their original functions. Levels of both material integrity and original design intent are high. Spaces and character-defining features continue to convey the hotel’s historic contexts to varying degrees. The Ahwahnee’s significance ratings fall into the following five categories: Very Significant, Significant, Contributing, Historic Utilitarian, and Non-Historic.

Very Significant areas, spaces, elements, and features are the major components of interior areas or the exterior that exemplify the essence of the building’s design and the reason for its significance. They are essential to establishing the character of The Ahwahnee. Considered the hotel’s most historically or architecturally important elements, these features must be retained. Examples of Very Significant areas include the principal public rooms, such as the Great Lounge and Dining Room, and all main building exteriors.

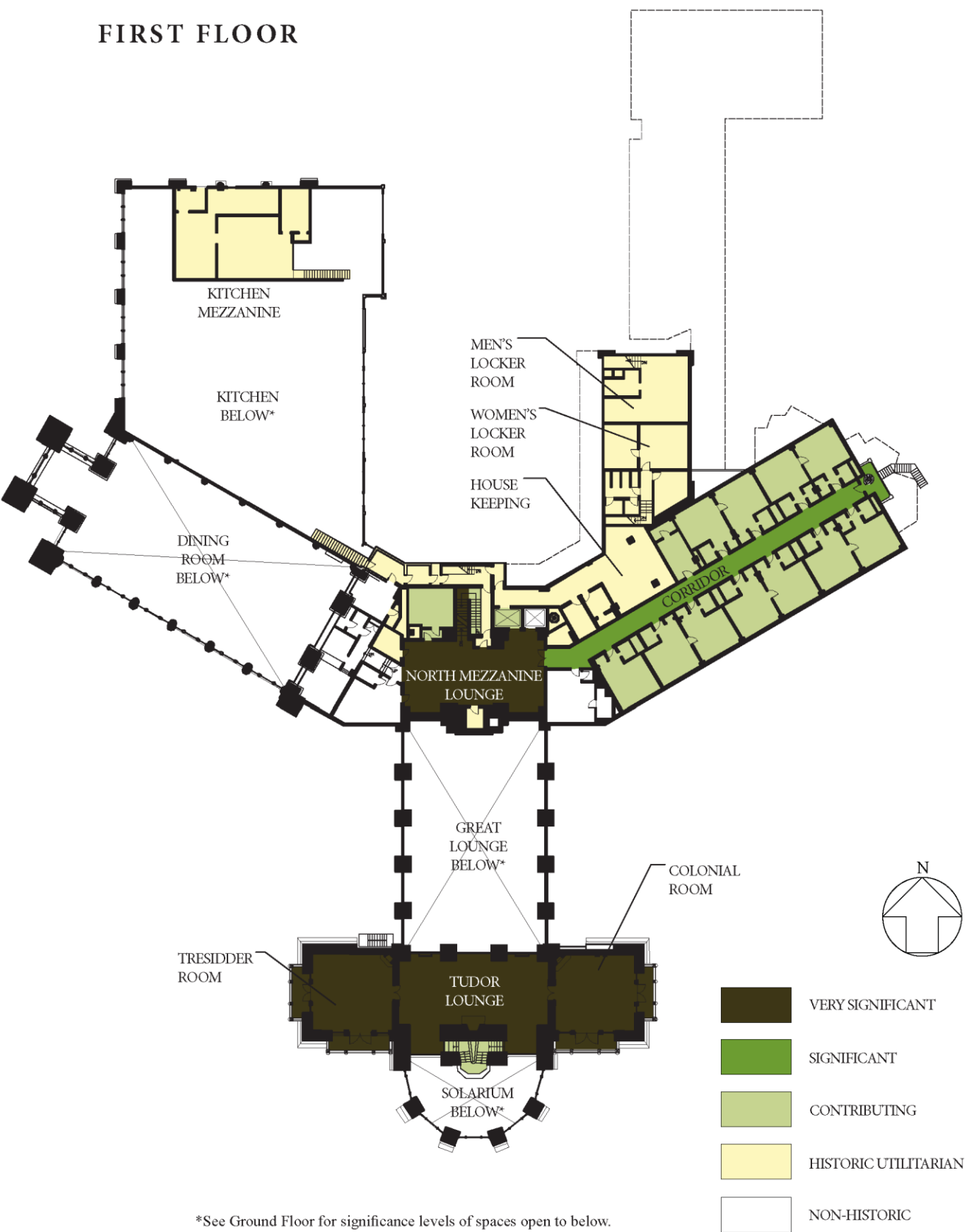
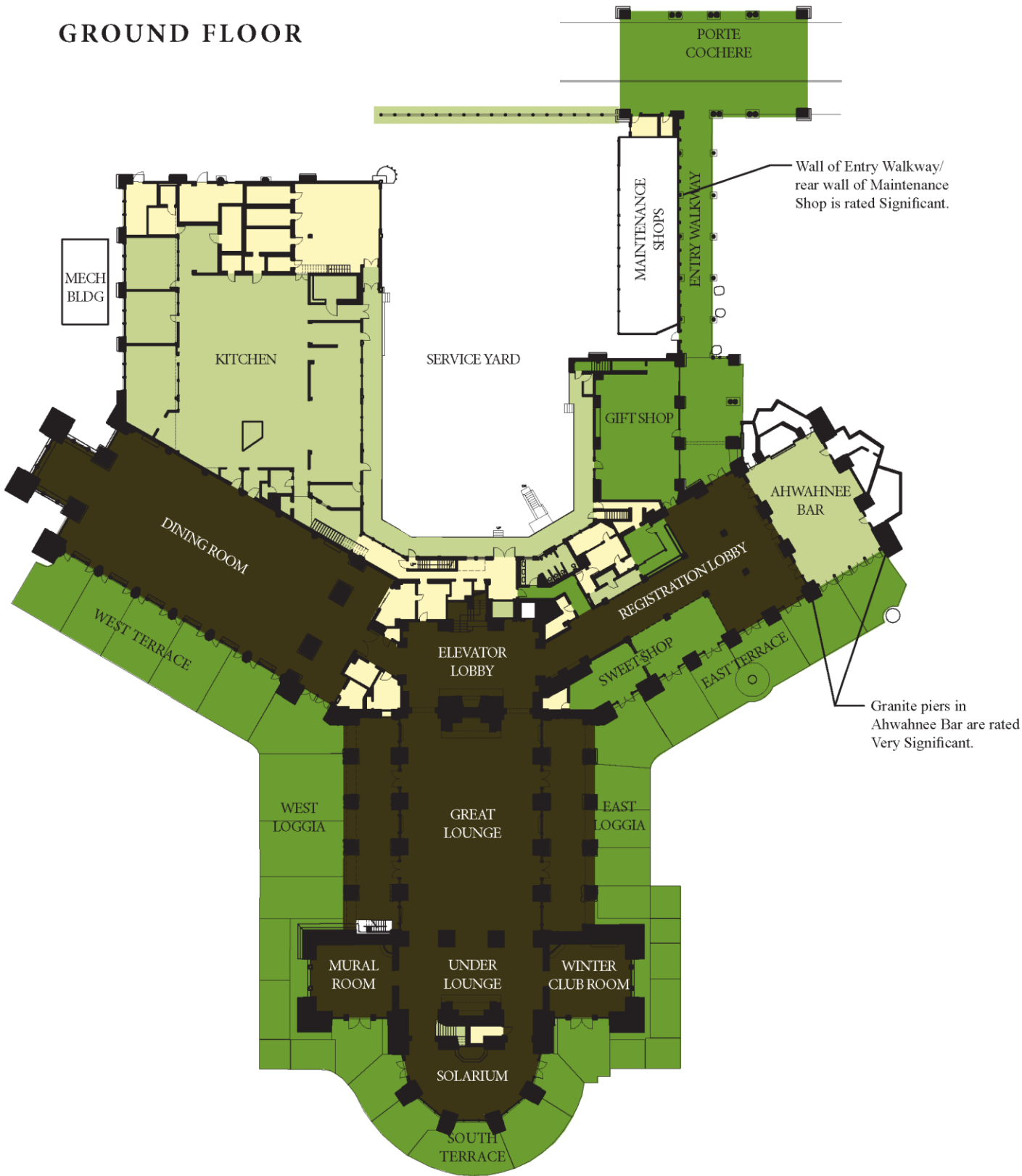
Significant areas enhance the understanding of the overall character and importance of the hotel, its original design and historic contexts, yet they may be ancillary or support Very Significant spaces. Significant areas may also include spaces that otherwise would be categorized as Very Significant but their modification over time has diminished their integrity. The Sweet Shop is one example of such a space. Alteration within these spaces may be necessary in the future to accommodate programmatic or building system requirements; however, change to these areas should be minimized. Other examples of Significant areas include the East and West Loggias, the Gift Shop, the upper floor corridors, and all Cottage exteriors.

Contributing areas add to the overall understanding of the building. Original spaces and features that have been modified, to a greater extent than Significant spaces yet retain their character, are Contributing. Spaces altered after the period of significance, but of historic or architectural importance, could also be considered Contributing. The Ahwahnee Bar is one space to which the designation of “Contributing” is assigned. This category would also include spaces of lower importance relative to the understanding of the hotel’s historic context, particularly those not necessarily

designed for guest access, strictly utilitarian spaces. Alteration or removal of these features, if necessary, may be considered in an effort to meet future programmatic or building system requirements, but such changes could impact the integrity of the building. Proposed changes should be minimized to reduce their effect on historic spatial relationships and materials. Removal should be minimized if possible. Other examples of Contributing areas include the Kitchen and typical guest rooms which have been minimally altered.

Historic Utilitarian areas are of historic importance and contribute to the hotel’s character in a different manner than the hotel’s grand public spaces. Historic Utilitarian areas may provide context associated with behind-the-scenes operation of the hotel, staff use, or guest support. They include utilitarian, back-of-house areas such as the Basement, attics, storage spaces, offices and other work areas. These areas may contain original historic materials and finishes. Because of limited public exposure, these areas may be more appropriate for accommodating some level of change than public spaces of the hotel. However, modification in these areas should preserve historic materials and existing spatial relationships to the maximum extent possible.

Non-Historic areas include spaces extensively altered after the period of significance or later additions that do not contribute to the historic character of the hotel. Generally, these areas can be modified. In many cases, the overall character of the hotel may be improved through alteration, redesign, or removal of non-historic areas or features. Alteration of these areas should be undertaken when the goal is to protect or enhance the overall historic character of the building. Examples of Non-Historic areas include the Diggins Suite, the passenger elevator, the south and east wing exit stairs, and the Maintenance Shops.

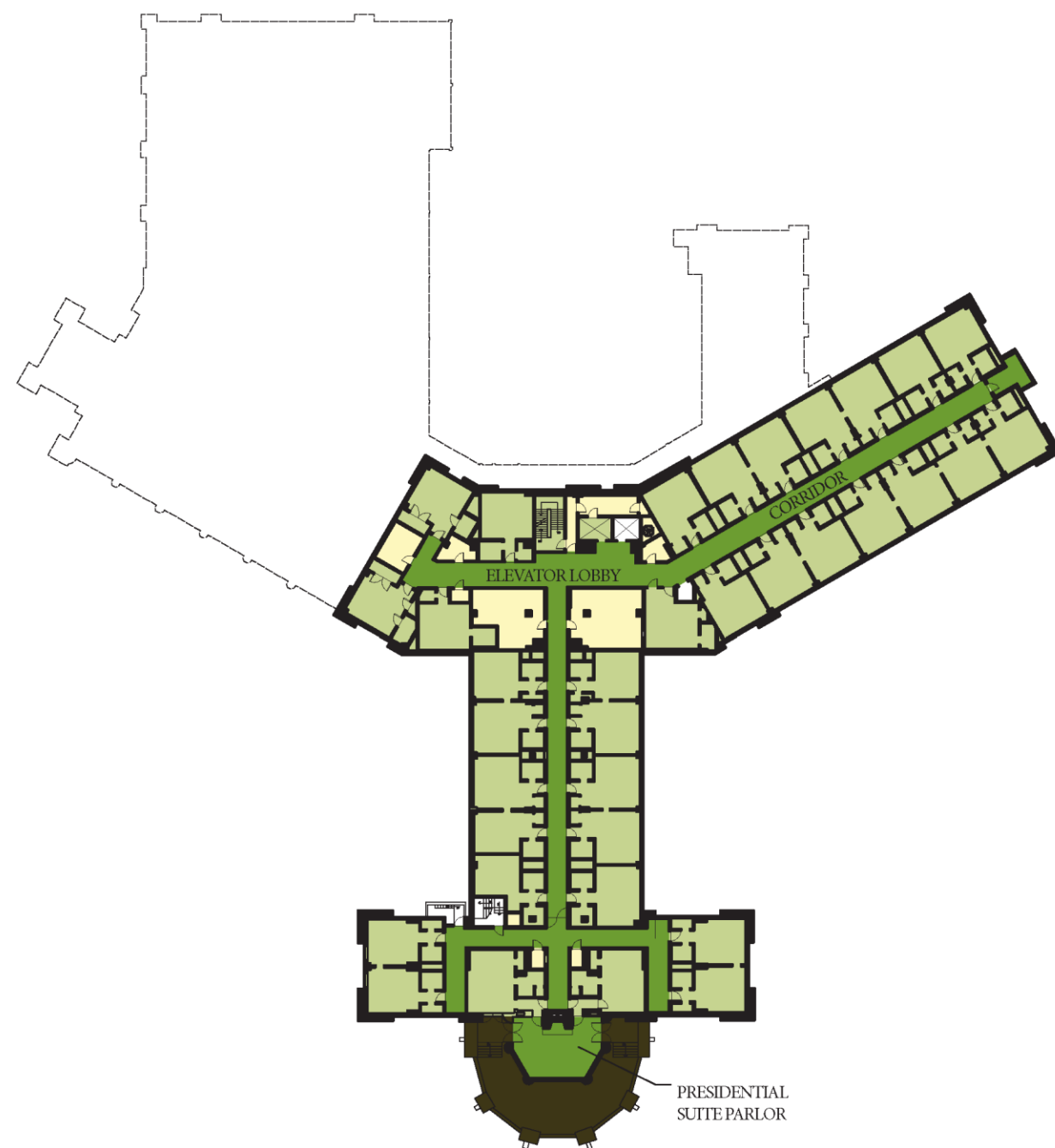


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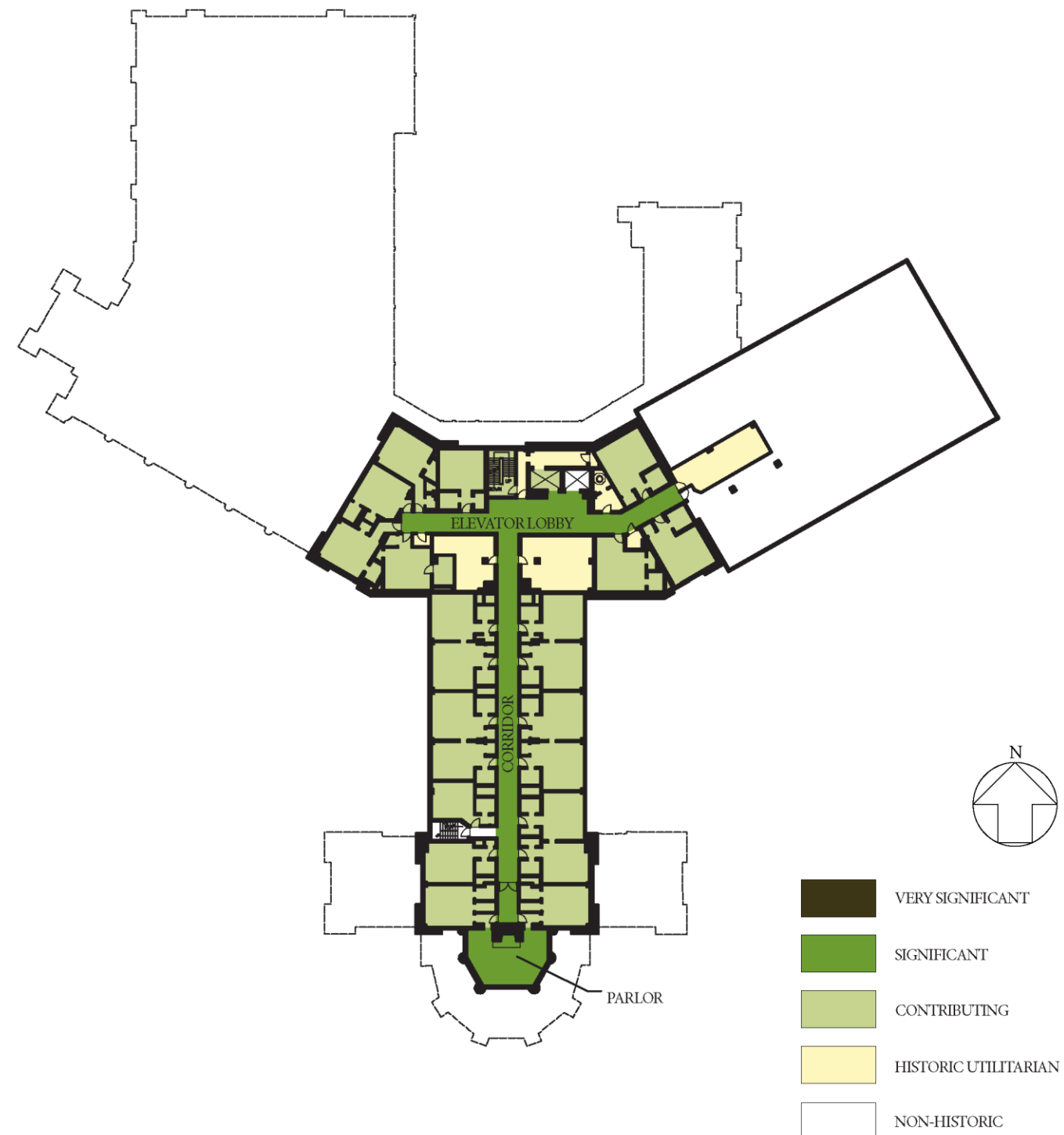
THE AHWAHNEE
Historic Structures Report



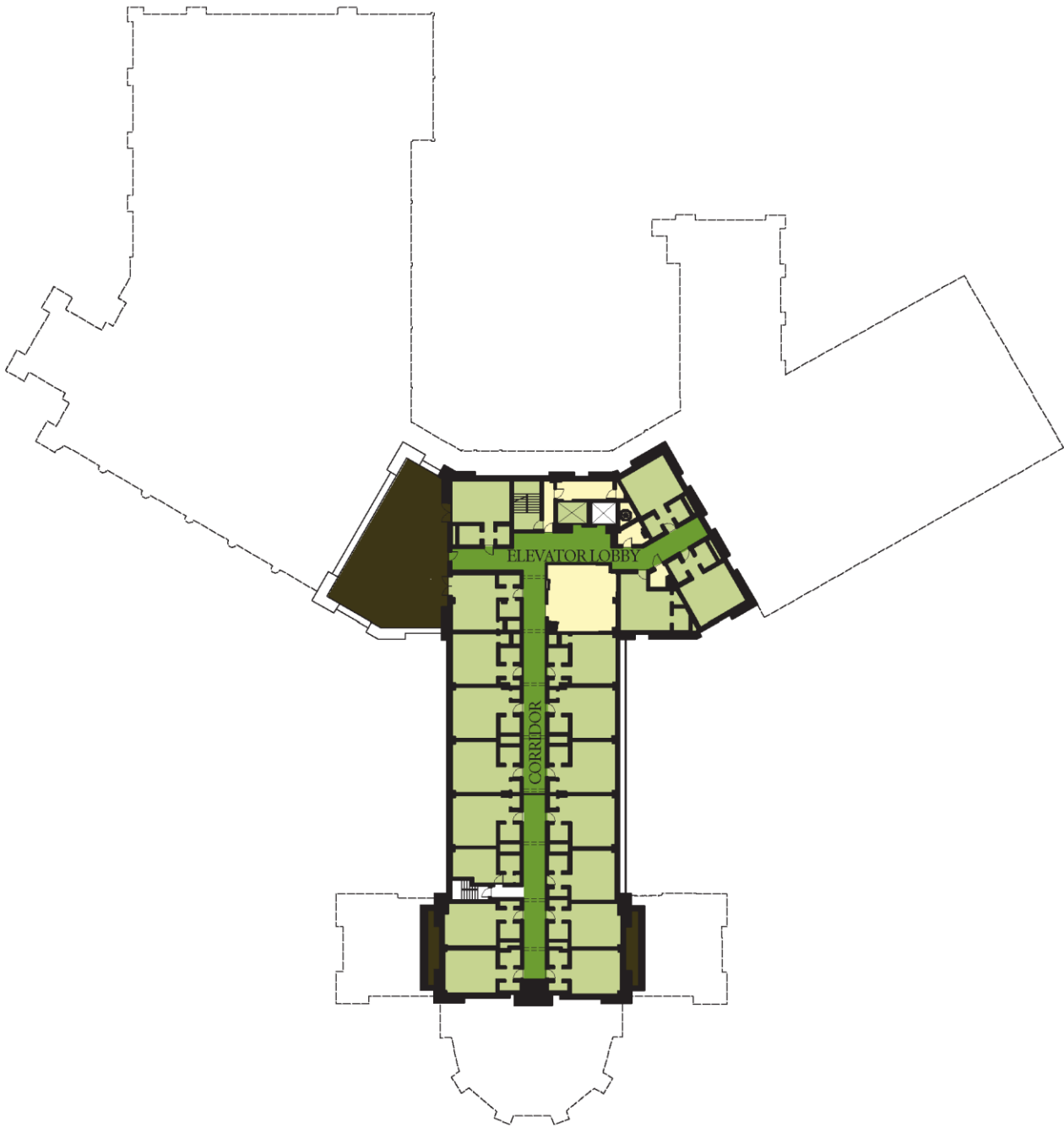
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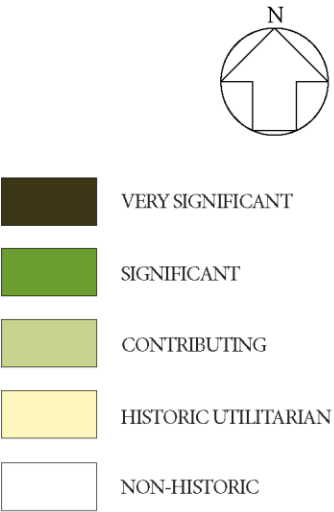
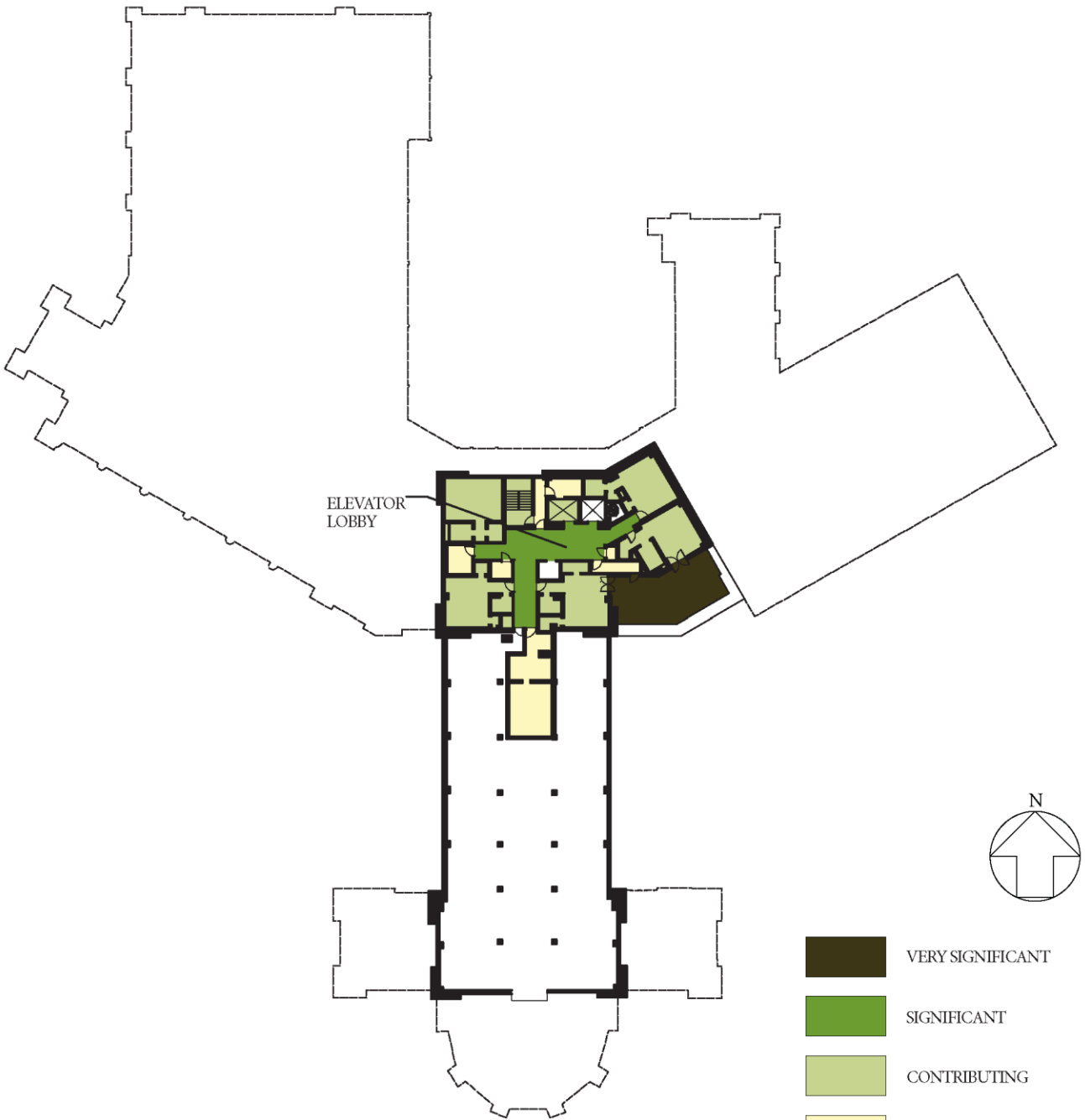
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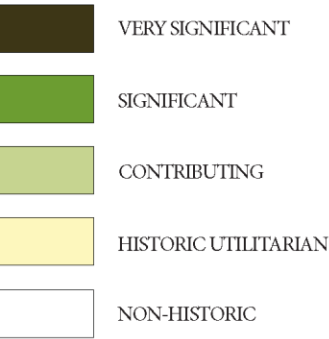
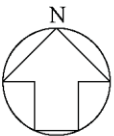
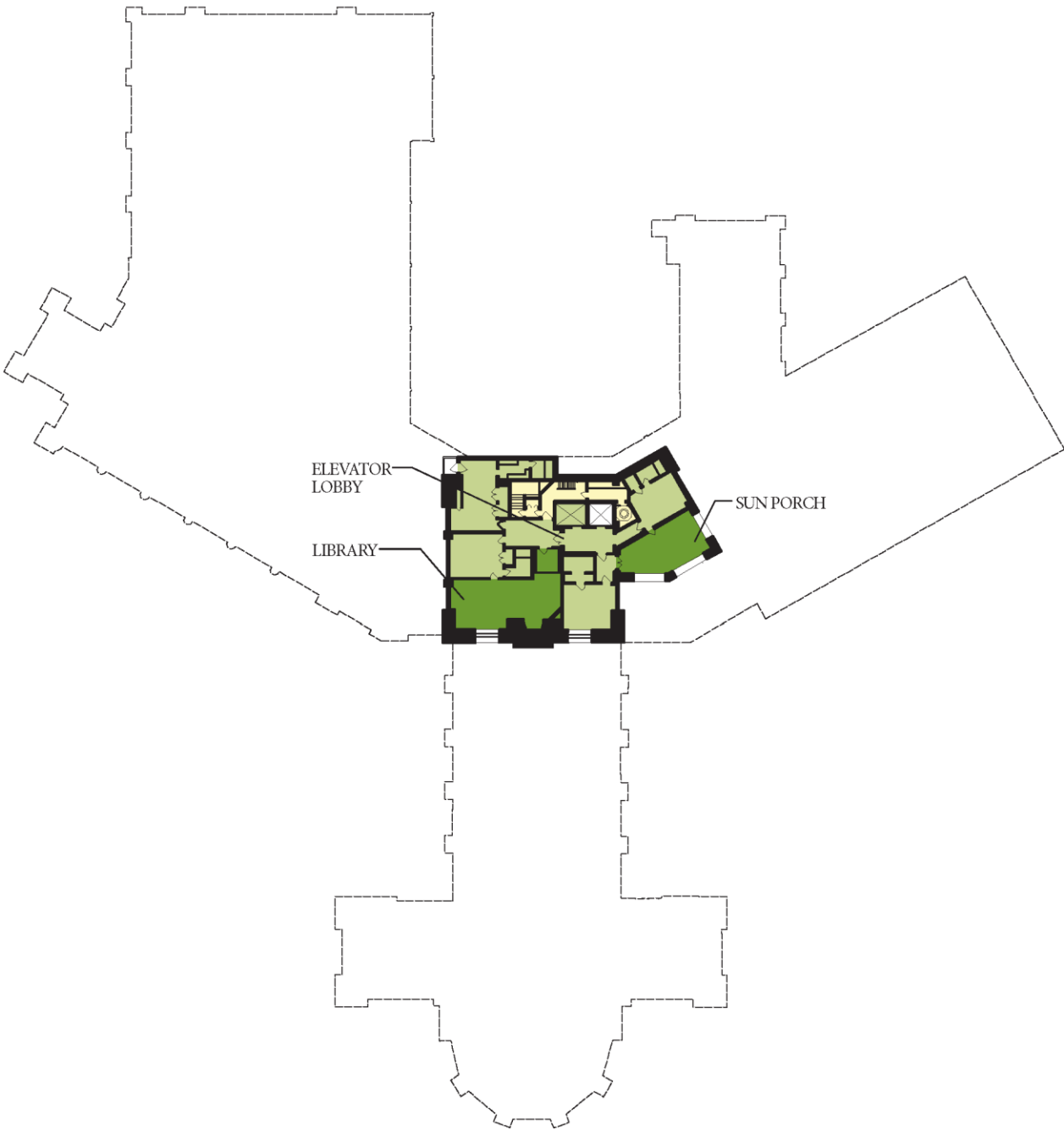


FIFTH FLOOR

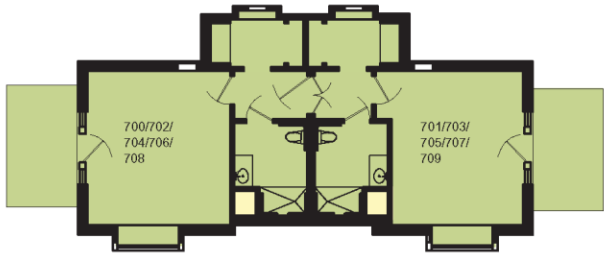


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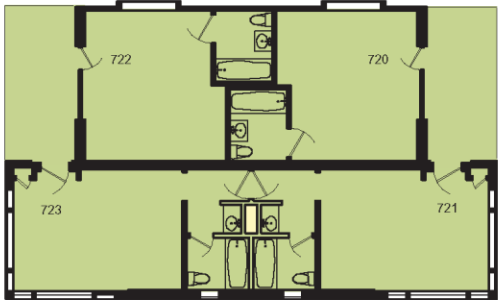
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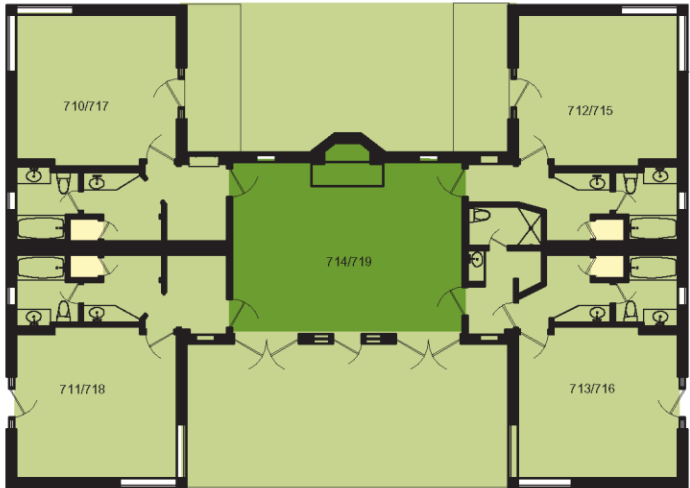
REPRESENTATIVE
COTTAGE
FLOOR PLANS



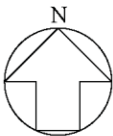
Duplex Cottage (5)



Four-plex Cottage (1)

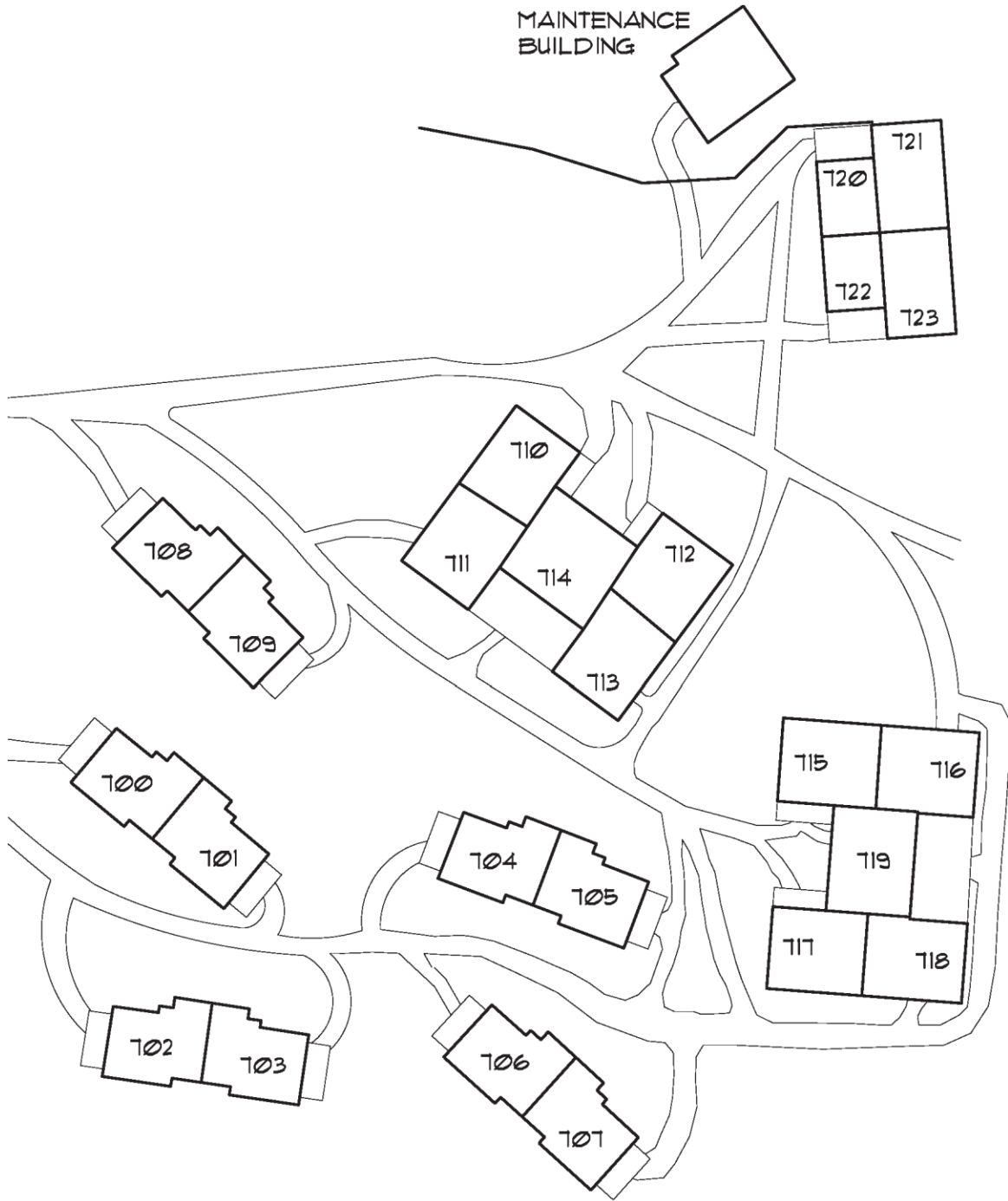


Five-plex Cottage (2)



- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- HISTORIC UTILITARIAN
- NON-HISTORIC

COTTAGE
KEY PLAN



CHARACTER-DEFINING FEATURES

This section lists the character-defining features of The Ahwahnee. A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.¹ Generally, character-defining features date to a property's period of significance. For a historic resource to retain significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates an appropriate level of restoration, rehabilitation, maintenance, and protection.

This section identifies the exterior and interior character-defining features of The Ahwahnee main hotel building, Cottages, and ancillary structures. Within The Ahwahnee's significant spaces there may exist non-historic individual elements, such as the Service Bar in The Ahwahnee Dining Room. Conversely, within altered and modified spaces, there remain elements of historic importance, such as those that exist in the Ahwahnee Bar. This is especially true in the public spaces on the ground floor. On the upper floors, guest rooms retain their original configuration and many character-defining features.

As movable objects, the historic furnishings cannot be considered character-defining features of the hotel building itself. However, they do contribute to the historic character of The Ahwahnee. See *The Ahwahnee Historic Furnishings Report* for more information on historic furnishings and furniture.

The character-defining features are grouped as follows: main building exterior; main building interior; Cottages, and ancillary buildings.

¹ Lee H. Nelson, *Architectural Character: Identifying the Visual Aspects of Historic Buildings As an Aid to Preserving Their Character*. Preservation briefs, 17 (Washington, D.C.: U.S. Dept. of the Interior, National Park Service, Preservation Assistance Division, 1988).

Character-Defining Features at Main Building

Exterior Features and Elements

- Y-shaped plan with splayed wings
- Cruciform shape of the south wing
- Distinctive stepped massing
- Siting within the Great Meadow
- Axial orientation
- Alignment with designed scenic vistas
- Granite masonry piers and chimneys
- Porte Cochere
- Covered entrance walkway
- Loggias
- Terraces
- Cantilevered and recessed balconies (excluding first floor balcony at rooms 104 and 105 and balcony at room 605)
- Series of moderately sloped roof forms and variety of roof types, including gabled roof at Dining Room wing, hipped roofs, and shed roofs
- Fenestration patterns

Exterior Materials

- Granite masonry
- Stained reinforced concrete walls
- Log and wood wall siding
- Peeled log and wood construction at Dining Room, Porte Cochere and covered entrance walkway
- Vermont slate roofing
- Concrete rafter tails²
- Log and wood wall with painted decorative patterns between covered entrance walkway and Service Yard
- Wood-framed window walls in public areas
- Stained glass windows
- Leaded windows at sixth floor
- Steel casement windows at Service Yard

² The concrete rafter tails were repaired with fiber reinforced composite in 1977. These replacement pieces were cast from the original rafter tails and they convey the intent of the original design.

- Wood hopper windows
- Wood shutters
- Exterior wood stile and rail doors (lower panel of wood and upper panel glazed)
- Solid wood doors at service areas
- Multi-light transoms of fixed sash
- Stamped and stained concrete slabs at loggias and terraces
- Concrete decks at balconies
- Peeled log balcony railings (altered)
- Log and wood fence at north side of Service Yard
- Awnings
- Ornamental light fixtures



Figure 250: Detail view of fourth and fifth floor balconies, 2009. (Source: ARG)



Figure 251: Detail view of the granite piers at the Solarium, 2009. (Source: ARG)



Figure 252: Detail view of the Registration Lobby rubber floor tiles, 2009. (Source: ARG)



Figure 253: View of recessed bench and drinking fountain at Registration Lobby hallway, 2009. (Source: ARG)



Figure 254: Detail view of clock at registration desk, 2009. (Source: ARG)

Character-Defining Interior Features

General

- Separation of spaces based on function with public spaces on ground floor and guest rooms on upper floors
- Separation of public spaces and service areas on all floors
- Plan and volume of public rooms
- Framed views and visual connections to the exterior through window walls
- Vertical plank service doors
- Recessed wood-framed fire hose cabinets throughout
- Access doors at base of walls in corridors
- Central vacuum system baseboard outlets throughout building

Registration Lobby

- Stained concrete floors with decorative scored patterns
- Inlaid rubber tile patterns and borders
- Textured plaster walls, columns, and ceiling
- Stenciled decorative band on walls and columns
- Decorative wood wainscot and trim
- Stained wood reception counter (altered)
- Stained wood walls in current Assistant Manager's Office (altered)
- Cashier's Counter wrought-iron grilles (now relocated to doors to Assistant Manager's Office)
- Former Cashier's Counter, including carved, stained, and painted screen and transaction ledge
- Former Coat Check Room window with decorative wood panel
- Inglenook with built-in bench in hallway
- Drinking fountain in hallway with jasper stone surround
- Wrought-iron pendant light fixtures and wall sconces
- Cast-iron steam radiators
- Clock behind front desk
- Doors and windows to the Ahwahnee Bar (original doors between the Registration Lobby and the first-designed Porte Cochere)
- Wood-framed, glazed double doors to Gift Shop
- Lintel detail over Gift Shop door and service hallway opening
- Stenciled wood-paneled service window and counter in hallway
- Light fixtures

Original Porte Cochere (Ahwahnee Bar)

- Rectangular footprint and volume of original Porte Cochere
- Exposed granite piers
- Wood windows and doors to Registration Lobby
- Original door hardware

Sweet Shop

- Plaster walls
- Painted plaster ceiling with beams (stencils are non-contributing)
- Wood door and window trim
- Exterior glazed double doors and transoms
- Original, historic door hardware
- Decorative wood wainscot and trim
- Original wood casework
- Pendant light fixtures (one missing)
- Wall sconces (four missing, three located in other areas of building)

Gift Shop

- Plaster walls and ceiling with beams (stencils are non-historic)
- Glazed door (and window wall) on east wall
- Divided-light transom windows on west wall
- Light fixtures
- Doors

Elevator Lobby

- Stained concrete floors scored in a geometric pattern
- Painted plaster walls, piers, ceiling, and beams
- Stenciled patterns on beams on north wall
- Stained, painted, and carved wood elevator surround
- Service elevator door
- Fireplace with jasper stone surround, brick firebox, cast-stone hearth, and wood mantel
- Painted mural over fireplace
- Wrought-iron pendant light fixtures and wall sconces (one wall sconce now located in Registration Lobby)
- Concrete stair to mezzanine with stamped concrete landing and iron railings
- Jasper stonework around stair to mezzanine

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Art Gallery (Hallway/Storage)

- Scored, stained concrete floor (altered – now painted)
- Wood vertical plank door flanked by two inoperable wood panels at south wall
- Transom over door to back-of-house areas at north wall (altered – painted)

Great Lounge

- Oak strip flooring with accent strips at 12 inches on center (replacement-in-kind)
- Carved wood balustrade at wall openings to North Mezzanine Lounge
- Wood walls and windows at Tudor Lounge
- Plaster walls, piers, ceiling, and beams
- Wood baseboard
- Stencils on ceiling beams (many missing)
- Stained wood doors and windows
- Stained wood wainscot
- Stained glass windows
- Fireplace with cast-stone surround and hearth, brick fire box, and wood mantel
- Wrought-iron pendant fixtures
- Cast-iron steam radiators

South Lounge (Under Lounge)

- Stained, scored concrete floors
- Textured plaster walls, ceilings, and beams
- Vertical panel wood door to storage room
- Painted wood baseboard
- Fireplace with cast-stone surround and hearth, brick fire box and wood mantel
- Wrought-iron pendant light fixtures and wall sconces

California Room (Winter Club Room)

- Scored, stained concrete floors
- Textured plaster walls, ceiling, and beams
- Faux-wood painting on beams
- Wood door and window trim

- Corner fireplace with cast-stone surround and hearth, brick fire box and wood mantel
- Wrought-iron pendant light fixture and wall sconces (altered)
- Cast-iron steam radiator and wood case

Writing Room (Mural Room)

- Stained oak flooring
- Textured plaster ceiling and beams
- Faux-wood painting on beams
- Cast-stone and brick fireplace with copper hood
- Mural on upper half of north wall
- Redwood textured wall paneling
- Brass pendant light fixture
- Cast-iron steam radiator and wood case

Solarium

- Scored, stained concrete floor (replacement-in-kind)
- Textured plaster walls, piers, ceiling, and beams
- Textured wood doors and windows with large panes of glass
- Textured wood wainscot below windows
- Wrought-iron pendant light fixtures and wall sconces
- Cast-iron steam radiators
- Fountain, rear wall, basin, low wall, all of jasper stone
- Wood railing at mezzanine
- Semi-circular shape of room
- Southern exposure of room

Dining Room

- Stained concrete flooring, scored in geometric patterns
- Granite piers and columns
- Sugar pine log trusses and pilasters
- Large glass areas on south wall
- Celotex acoustical panels set into the ceiling and all walls
- Wrought-iron pendant light fixtures and wall sconces
- Wood doors and windows
- Wood grille on north wall
- Carved wood grilles with panel backing at mezzanine level on east wall



Figure 255: Detail view of original Sweet Shop pendant light fixture, 2009. (Source: ARG)



Figure 256: Detail view of the Under Lounge fireplace, 2009. (Source: ARG)



Figure 257: Detail view of the Winter Club Room fireplace, 2009. (Source: ARG)



Figure 258: Detail view of the Solarium fountain, 2009. (Source: ARG)



Figure 259: Overall view of the Tudor Lounge, 2009. (Source: ARG)

- Plaster walls on north wall and at east end
- Plaster ceilings at east end
- Wood wainscoting at north and east walls
- Wood radiator covers below windows
- Beams faux-painted to resemble wood at edge of mezzanine
- Alcove at west end of room
- Pitched ceiling above exposed log trusses and purlins

Ancillary Dining Room Spaces

- Exposed, painted concrete floor
- Exposed, unfinished concrete floor in Cold Storage area
- Plaster walls and ceilings in offices and Coat Check Room
- Wood baseboard in offices
- Wood vertical plank doors at the offices and storage room
- Wrought-iron pendant light fixture and sconce in Coat Check Room
- Board and batten casework at west end of Coat Check Room

Barber Shop (General Manager's Office and Executive Assistant's Office)

- Plaster walls and ceilings
- Wood trim
- Vertical panel wood door
- Wrought-iron pendant

Men's Room

- Plaster walls and ceilings
- Wood vertical panel door

Kitchen Wing

- Wood refrigerator and freezer doors
- Wood-framed doors along west wall
- Plaster walls and ceilings
- Large, two-story double-height space
- Divided-light clerestory windows along east and west wall

South Mezzanine Lounge (Tudor Lounge)

- Plaster ceiling with plaster beams
- Concrete and brick fireplace (altered)
- Ornamental light fixtures
- Operable windows into Great Lounge
- Wood railings at openings to Solarium

Card Room No. 2 (Colonial Room)

- Plaster walls
- Plaster ceiling with beams
- Wood doors and window trim
- Brick and wood corner fireplace with tile hearth (altered)
- Ornamental light fixtures (altered, moved)

Card Room No. 1 (Tresidder Room)

- Painted plaster walls
- Painted plaster ceiling with beams
- Wood door and window trim
- Concrete and wood corner fireplace (altered)
- Ornamental light fixtures

Women's Lounge (North Mezzanine Lounge)

- Scored, stained concrete floor
- Painted plaster walls and ceilings
- Faux-painting to resemble wood on plaster beams
- Symmetrical arrangement of room in east-west direction (altered)
- Wood railings to Great Lounge (altered)
- Stencils at elevator doors (possibly original)

Private Dining Room (Diggins Suite)

- Plaster walls at the perimeter
- Wood baseboard
- Wood stile and rail doors
- Wall sconce in hallway (originally located in Sweet Shop)
- Cylindrical wrought-iron pendant light fixture in hallway (possibly not in original historic location)

Beauty Parlor (Room 117)

- Plaster walls at the perimeter
- Plaster ceilings
- Carved wood stile and rail door at east wall

Women's Check Room (Accessible Unisex Restroom)

- Painted plaster walls
- Wood stile and rail door (altered)

Women's Room

- White octagonal floor tiles in janitor's closet
- Painted plaster walls and ceilings
- Wood stile and rail doors

Projection Room (Business Center)

- Painter plaster walls and ceilings
- Wood stile and rail door

Manager's Office and Secretary's Office (Room 116)

- Plaster walls at perimeter and ceilings
- Wood stile and rail door from North Mezzanine Lounge
- Wood stile and rail closet door

First through Fifth Floor Elevator Lobbies and Corridors

- Plaster walls
- Plaster ceilings with plaster beams
- Wood baseboards and door trim
- Stencils at elevators (altered)
- Stencils at ceiling beams (altered)

Guest Rooms in Main Building

- General organization of rooms with bath and closet
- Stencils at top of walls (altered)
- Wood room doors and brass hardware
- Transoms over room doors with stenciled patterns
- Plaster walls and ceilings
- Wood baseboard, window and door trim
- Squared wall cabinets with doors, Tyrolean style (altered)

Second and Third Floor Parlors (Rooms 234 and 334)

- Vestibules between parlors and adjacent rooms
- Wood room doors and brass hardware
- Decorative wood wainscot, painted
- Fireplaces
- Plaster walls and ceilings
- Wood baseboard, window and door trim
- Ceiling hung light fixtures
- Wall sconces in vestibules

Sixth Floor**Sun Porch (Room 603)**

- Operable glazed walls on south and west walls
- Log railing outside operable walls (altered)

Tresidder Suite (Library, Room 602)

- Leaded glass windows in wood frames
- Wood paneling and trim
- Built-in wood bookcases
- Concrete fireplace
- Pitched plaster ceiling with beams (damaged and hidden from view above current ceiling)

Other Sixth Floor Guest Rooms

- Leaded glass windows in wood frames
- Pitched plaster ceiling with beams (damage and above current ceiling)

Storage Areas

- Painted concrete floors
- Painted plaster walls and ceilings
- Wood baseboards
- Wood doors



Figure 260: Detail view of light fixture in the North Mezzanine Lounge, 2009. (Source: ARG)



Figure 261: View of wall paneling in former Library, now room 602, 2009. (Source: ARG)



Figure 262: Detail view of dumbwaiter in Basement, 2009. (Source: ARG)

Maids and Janitors Closets (Linen Closets)

- Exposed, unfinished concrete floors
- Plaster walls and ceilings (some ceilings altered)
- Wood stile and rail doors
- Utilitarian light fixtures (altered)
- Service sinks

Service Hallways

- Painted concrete floors with integral concrete bases (most areas)
- Plaster walls and ceilings
- Wood stile and rail doors (some areas)
- Utilitarian light fixtures in service elevator lobbies
- Wood crash rails

Housekeeping Spaces

- Wood baseboard
- Wood doors and windows
- Built-in wood counters and shelves

Employee Locker Rooms

- Concrete stairs and floors with integral concrete base
- Plaster walls and ceiling (altered in toilet rooms)
- Wood stile and rails doors (altered)

Basement

- Unpainted concrete floor
- Board-formed concrete walls and ceilings (painted)
- Wood stile and rail door (possibly original)
- Dumbwaiter
- Painted sign to Basement and Boiler Room

Elevator Penthouse

- Fiberboard floors and walls
- Concrete floor and walls
- Elevator hoisting equipment

Maintenance Shops

- Concrete and wood floors
- Wood framing
- Wood posts and corbels

The Ahwahnee Cottages

Exterior

- Gabled roof forms
- Concrete foundations
- Vertical and horizontal wood siding
- Wood doors and frames (modified)
- Stenciling at door surrounds
- Painted decorative wood signs at gable ends
- Stone chimneys
- Wood shake roofing
- Notched rafter ends
- Wood grilles at gable ends
- Stained wood trim at top of wall and soffit
- Projecting windows
- Stained wood trim at projecting windows
- Concrete patio floors
- Wooded and semi-secluded setting

Interior - Guest Rooms

- Light-colored wood paneling and paneled doors
- Gypsum board walls and ceilings
- Deep projecting windows
- Connecting doors to adjacent rooms
- Wood floors (now covered with carpet)

Interior - Bathrooms

- Dressing areas separate from bath and toilet rooms

Interior - Living Rooms

- Stone fireplaces
- Light fixtures
- Exposed roof framing with decorative ridge beam
- Light-colored wood paneling and paneled doors
- Wall of glazed wood-framed doors

Transformer House (Maintenance Building)

- Wood siding
- Concrete floor
- Gypsum board walls and ceilings
- Industrial light fixture

Cooks and Supply Building (Employee Dormitory)

Exterior³

- Wood siding
- Asphalt shingle roof
- Wood stairs
- Long, narrow form of building
- Single gable roof form
- Exterior wood ladders

Interior

- Long narrow double loaded hallway
- Plywood ceilings
- Plywood and wood batten walls

³ The Employee Dormitory is not designated as contributing but is important for its association with the naval hospital. These are the character-defining features associated with its historic importance.

EVALUATION OF INTEGRITY

Integrity is the ability of a property to convey its historic significance. Integrity involves seven aspects: location, design, setting, materials, workmanship, feeling and association.¹ These aspects closely relate to the resource’s significance and should be primarily intact for designation. Depending on the significance criterion, some aspects of integrity are more critical to conveying the building’s historic significance.

A property that is significant for architectural merit must retain the historic elements that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials is usually more important than location, setting, feeling, and association when determining integrity. Location and setting are important for properties whose design is a reflection of their immediate environment.

The following integrity evaluation applies to The Ahwahnee, the hotel’s main building and Cottages. The Employee Dormitory is evaluated separately. The table that follows this evaluation provides a summary of integrity of specific elements and spaces within The Ahwahnee.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The main building and Cottages retain their original siting. The Ahwahnee retains a high level of integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Between 1924 and 1929 Underwood designed lodges or hotels for six other National Parks.

Before The Ahwahnee, Underwood had previously designed other successful park hotels in the rustic style for the Grand Canyon North Rim Lodge, Bryce Canyon Lodge, and Zion Lodge. Compared to these hotels, The Ahwahnee represents a more complex design in terms of plan configuration, stepped massing, variety of intersecting roof forms, and use of indigenous materials on the exterior. All these original design features remain intact at The Ahwahnee, and it retains a high degree of design integrity.

Designed by architect Ted Spencer and completed in 1928, the Cottages were historically used for guest accommodation and continue to do so with relatively minimal change. The design and historic character of The Ahwahnee Cottages tends toward the residential, considering the single-story forms, use of patios, and general low-slung quality. The Cottages contrast to the main building in scale and in simplicity of plan and form. Both the main building and Cottages retain a high level of design integrity.

Setting

Setting is the physical environment of a historic property, constituting topographic features, vegetation, man-made features, and relationships between buildings or open space. Located on a 35-acre site at the east end of Yosemite Valley, The Ahwahnee sits at the base of the Royal Arches just north of the Wild and Scenic Merced River in a setting that remains largely unchanged. The building’s immediate siting and relationship of the principal facade to the Great Meadow largely defines the setting. Although there have been changes to the immediate site due to maturation of vegetation, the resulting alteration in perception, to and from the building, and the relationship of the building to the Great Meadow is still clearly conveyed. Integrity with regard to setting remains high. See *The Ahwahnee Cultural Landscape Report* for further discussion of the setting.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The Ahwahnee’s

primary building materials are steel, rough-cut granite at the piers and chimneys, innovatively used stained concrete to achieve the appearance of wood, log and wood siding, and wood-framed window walls. The steel frame construction and other materials were chosen for fireproof considerations. The exterior materials were extremely durable and of the highest quality. Over time, windows, roofs, balcony paving, rafter tails and beam ends have been replaced. The materials of the Porte Cochere and covered entrance walkway have been entirely replaced in-kind. Material integrity at the main building has been somewhat diminished by these modifications, but not to the degree to jeopardize the hotels’ overall historic character.

Also constructed with high-quality materials, the Cottages retain their original stone chimneys, vertical board and horizontal lapped wood siding, trim, and historic signs. Windows, exterior doors, except those to the patios, and patio paving are replacements. The Cottages have a medium to high degree of material integrity. Overall, The Ahwahnee retains a medium to high degree of material integrity.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history. The relatively good condition of exterior materials is due to their high quality, and also to the quality of the original workmanship and techniques, many of which are no longer part of common construction practice. This is true at the main building and the Cottages. The overall integrity of the workmanship remains high.

Feeling

Feeling is a property’s expression of the aesthetic or historical sense of a particular period of time. The quality of feeling of The Ahwahnee has been diminished by material modifications stated above, especially the window replacements of the 1970s. Despite changes, the hotel’s setting is such that it retains much of the original feeling of a 1927 luxury hotel. Overall, The Ahwahnee has a high level of integrity of feeling.

¹ Patrick W. Andrus and Rebecca H. Shrimpton, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1994).

Association

Association is the direct link between an important historic event or person and a historic property. Because The Ahwahnee retains its original use, many aspects of its original design, exterior and interior, its historical associations remain strong. It is associated with the development of National Park Service concessions and the National Park Service visitorship to Yosemite National Park. It is also associated with individuals such as, Stephen Mather, members of the Curry family, the architect Gilbert Stanley Underwood, and other designers. The Ahwahnee as a whole retains a high level of integrity of association.

Summary of Integrity

Except for during the military period, The Ahwahnee’s nearly continuous use as a hotel has meant that most spaces retain their original functions. The Cottages were historically used for guest accommodation and continue to do so with relatively minimal change. Most changes have been in response to trends in the hospitality industry or to replace deteriorated and worn materials. In terms of volume, massing, materials and original design intent, the building is intact. Weighing all aspects together, The Ahwahnee retains high integrity. No aspect is totally lacking. While some aspects have been diminished over time, it is not to the degree that the overall integrity is insufficient to convey its significance.

Integrity of the Cooks and Supply Building (Employee Dormitory)

The Employee Dormitory was constructed outside the period of significance. It does not contribute to nor detract from the integrity of The Ahwahnee. The Employee Dormitory may possess some historic importance for its association with the military period; however, its historic significance has not been established. An detailed integrity evaluation of the Employee Dormitory may be of value at a future date, if it is found to be historically significant.

The Employee Dormitory has been moved a short distance from its original location to an area adjacent to the parking lot. Its integrity of location is minimally diminished due to its proximity to its original site. As an ancillary building, the Employee Dormitory’s setting was, and remains, defined by that of The Ahwahnee, and the relationship between the two buildings did not significantly change when the Employee Dormitory was moved. The Employee Dormitory retains integrity of setting. As a simple utilitarian building constructed without high design values, the Employee Dormitory retains its original massing, footprint and expression and a fairly high degree of design integrity. It has been altered by the replacement of windows, doors and porches on the exterior and the replacement of lighting and flooring in the interior. Thus, integrity of materials and workmanship has been diminished. Due to its architectural expression, integrity of feeling is largely retained. Though its use as housing for Navy cooks and a storeroom has changed slightly in its current use as employee accommodations, the Employee Dormitory retains its association as a building with support functions for The Ahwahnee. The Employee Dormitory retains high levels of integrity of feeling and association. Overall, the Employee Dormitory retains medium to high levels of integrity.

Evaluation of Integrity by Space and Element

A matrix that addresses integrity for the spaces and elements of The Ahwahnee buildings follows. This table is provided as a general guide to restoration of these elements and spaces with regard to integrity. Due to the complex nature of The Ahwahnee, levels of significance, integrity and conditions have been assigned to exterior elements and interior spaces as reflected in the table on the following pages.

Integrity Evaluation Definitions

Significance classifications are defined in the “Significance of the Hotel by Area” section. Integrity classifications are defined as:

High	Most of the original materials, function and design are extant and the area or feature portrays the same character and design as it did during the period of significance.
Medium	Many of the character-defining features, original function and design are extant, but modifications have reduced somewhat the ability of the area or space to convey its historical significance.
Low	Little of the original materials, function and design remain, but the area or feature still retains some ability to convey historic significance.
None	The space or feature has been so altered that it no longer conveys historic significance.

Definitions of condition ratings are:

Good	The space or element requires only routine maintenance and cleaning.
Fair	The space or element shows signs of wear and requires minor repairs in addition to routine maintenance and cleaning.
Poor	The space or element is extensively worn and needs major repairs or restoration.

For further information on conditions see Part II - Condition Assessment.

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Table Summarizing Significance, Integrity, and Overall Condition

Main Building

LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
Exterior	Granite piers and chimneys	Very Significant	High	Good	
	Stained concrete walls	Very Significant	High	Fair	
	Concrete rafter tails	Very Significant	Medium	Fair	Rafter tails repaired with fiberglass-reinforced resin covers.
	Concrete piers and beams at balconies	Very Significant	High	Fair	
	Log column covers and rafter tails at Dining Room	Very Significant	Medium	Fair	Rafter tails replaced. Column bases are deteriorated.
	Wood shutters	Very Significant	High	Fair	Wood deteriorated, painted non-historic color.
	Large windows at ground and first floors	Very Significant	High	Fair	
	Original wood windows	Very Significant	High	Fair	
	Guest room windows	Non-Historic	N/A	Good	Original wood windows have been replaced with aluminum.
	Back-of-house and Kitchen windows	Contributing	High	Fair	Some have been blocked off or modified for vents.
	Wood doors and frames	Very Significant	High	Fair	Doors are in poor condition.
	Canvas awnings	Significant	Medium	Fair	Original canvas awning material has been replaced multiple times; awnings located on building during period of significance had various striped patterns.
	Balconies	Very Significant	Medium	Fair	See notes on specific balconies below.
	Balcony railings	Very Significant	Medium	Poor	Logs severely deteriorated, metal rods and bars added, Elevator Penthouse railing missing.
	Slate roofs	Very Significant	Medium	Good	Areas of roof in Service Yard replaced with standing-seam copper instead of slate.
	Fence at north side of Service Yard	Contributing	Medium	Poor	Wood rot at top of log posts.
	Antennas at Elevator Penthouse	Non-Historic	N/A	Fair	Decreases overall building integrity.
	Exposed plumbing on exterior walls	Non-Historic	N/A	Fair	Decreases overall building integrity.
	Porte Cochere	Significant	Medium	Good	Reconstructed.
	Covered entrance walkway	Significant	Medium	Fair	Reconstructed to match original; wood sidewalk is in poor condition.
	Covered entrance walkway west wall	Significant	High	Fair	Pavement color is faded (typical for all exterior pavement).
	West Loggia	Very Significant	High	Fair	
	East Loggia	Very Significant	High	Fair	
	West Terrace	Significant	High	Poor	Concrete paving is deteriorated.
	South Terrace	Significant	High	Fair	Concrete paving is deteriorated. Paving has heaved or settled creating cracks and is a tripping hazard.
	East Terrace	Significant	High	Poor	
	Loading dock	Contributing	Medium	Fair	
	Maintenance Shops in Service Yard	Non-Historic	N/A	Fair	

LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
Basement	Boiler Room and Mechanical Room	Historic Utilitarian	N/A	Poor	Ground water infiltration.
Ground floor	Watchman's and Driver's Room (Valet Office) and storage room	Contributing	Medium	Fair	
	Registration Lobby	Very Significant	Medium	Fair	Spatial configuration altered with addition of Sweet Shop area. Floor is in poor condition.
	Registration Desk and Cashier's Counter	Significant	Medium	Fair	Both desks altered on staff side. Grilles at Cashier's Counter removed. Safe is contributing.
	Original Porte Cochere (Ahwahnee Bar)	Contributing	Low	Fair	Though the original Porte Cochere space was infilled after the period of significance, it retains the original stone piers and general space. Form of space and stone piers are contributing.
	Gift Shop	Significant	Medium	Fair	
	Sweet Shop	Significant	Low	Fair	Sweet Shop is currently only a third of original area size, remainder was added to Registration Lobby area.
	Elevator Lobby	Very Significant	High	Fair	
	Art Gallery (Hallway/Storage)	Historic Utilitarian	Low	Poor	The space has been divided into two back-of-house areas.
	Stair to North Mezzanine Lounge	Very Significant	High	Good	
	Great Lounge	Very Significant	High	Fair	Approximately half of stencils have been painted over.
	South Lounge (Under Lounge)	Very Significant	High	Fair	
	California Room (Winter Club Room)	Very Significant	High	Fair	
	Writing Room (Mural Room)	Very Significant	High	Fair	
	Solarium	Very Significant	High	Fair	Stair to Tudor Lounge has been altered.
	Dining Room	Very Significant	High	Good	Service bar is non-historic
	Main Kitchen	Contributing	Medium	Poor	The floor is structurally compromised, warped and uneven. Poor finishes.
	Dining Room Offices	Historic Utilitarian	Medium	Fair	
	Men's Room	Contributing	Low	Fair	Location and general layout remain. Fixtures and finishes are non-historic.
	Barber Shop (General Manager's Office)	Historic Utilitarian	Low	Fair	
	Assistant Manager's Office	Contributing	Medium	Fair	
	Cashier's Office and vault	Historic Utilitarian	Medium	Fair	
First floor / Mezzanine	South Mezzanine Lounge (Tudor Lounge)	Very Significant	Medium	Fair	
	Card Room No. 2 (Colonial Room)	Very Significant	Medium	Fair	

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Main Building continued

LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
	Colonial Room balconies	Very Significant	High	Poor	Railings and doors are in poor condition; the concrete supports have efflorescence, spalled sections, and noticeable repairs.
	Card Room No. 1 (Tresidder Room)	Very Significant	Medium	Fair	
	Tresidder Room balconies	Very Significant	High	Poor	Railings and doors are in poor condition, the concrete supports have efflorescence and spalled sections, and noticeable repairs.
	Private Dining Room (Diggins Suite)	Non-Historic	Low	Fair	Historic uses as Private Dining Room and Diggins Bar are no longer evident.
	Women's Lounge (North Mezzanine Lounge)	Very Significant	Medium	Fair	North wall has changed at door to stair and door to women's room.
	Women's Room	Contributing	Low	Poor	Location and general layout are historic. Fixtures and finishes are not historic.
	East corridor to guest rooms	Significant	Medium	Good	Lighting is non-historic.
	Manager's Office (room 116)	Non-Historic	Low	Good	
	Beauty Parlor (room 117)	Non-Historic	Low	Fair	Historic use as Beauty Parlor is no longer evident.
	Balcony at end of east corridor	Significant	Medium	Fair	Spiral stair and stair to pool are non-historic.
	Office behind Diggins Suite (Group Services Office)	Historic Utilitarian	Low	Fair	Historic use as service pantry is no longer evident.
	Housekeeping Office	Historic Utilitarian	High	Fair	Location and general layout remain.
	Men's and Women's Locker Rooms	Historic Utilitarian	High	Fair	
	Back-of-house hallways	Historic Utilitarian	High	Fair	
	Projection Room (Business Center)	Historic Utilitarian	Low	Fair	
	Banquet Manager's Office (next to room 104)	Historic Utilitarian	Low	Fair	
	Women's Check Room (Accessible restroom)	Historic Utilitarian	Low	Fair	
	Balcony at rooms 104 and 105	Non-Historic	N/A	Poor	Water from adjacent roofs drain onto this balcony, which results in water damage to doors, deck and railing.
Second floor	Elevator Lobby	Significant	Medium	Good	
	East corridor	Significant	Medium	Good	
	Balcony at end of east corridor	Significant	Medium	Fair	Spiral stair is non-historic.
	South corridor	Significant	Medium	Good	
	Guest rooms	Contributing	Medium	Good	
	Second Floor Parlor (234)	Significant	High	Good	
	Second Floor Suite balcony	Very Significant	High	Fair	Concrete pavers are non-historic.

Main Building continued

LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
	Storage and linen rooms	Historic Utilitarian	High	Fair	
Third floor	Elevator Lobby	Significant	Medium	Good	
	South corridor	Significant	Medium	Good	
	Guest rooms	Contributing	Medium	Good	
	Third Floor Parlor (room 334)	Significant	High	Good	
	Storage areas and maids and janitors closets (linen closets)	Historic Utilitarian	High	Fair	
Fourth floor	Elevator Lobby	Significant	Medium	Good	
	South corridor	Significant	Medium	Good	
	Guest rooms	Contributing	Medium	Good	
	Storage and linen rooms	Historic Utilitarian	High	Fair	
	Large west balcony	Very Significant	High	Fair	Decking was recently replaced with non-historic materials.
	Balcony at rooms 438 and 434	Very Significant	High	Fair	Partition at center of balcony is non-historic.
	Balcony at Rooms 426 and 430	Very Significant	High	Fair	Partition at center of balcony is non-historic.
Fifth floor	Elevator Lobby	Significant	Medium	Good	
	Guest rooms	Contributing	Medium	Good	
	Balcony	Very Significant	High	Fair	
	Storage and linen rooms	Historic Utilitarian	High	Fair	
Sixth floor	Elevator Lobby	Contributing	Low	Fair	Very low quality of remodeled finishes throughout sixth floor.
	Room 601	Contributing	Low	Fair	Historic use as a service pantry is no longer evident.
	Room 602 (Library)	Significant	Medium	Fair	Historic uses as roof garden and the Tresidder Apartment are only marginally visible.
	Room 603 (Sun Porch)	Significant	Medium	Fair	Originally was a covered balcony open on two sides, but was enclosed within period of significance.
	Room 604	Contributing	Low	Poor	Historic uses as roof garden and the Tresidder Apartment are only marginally visible.
	Balcony at northwest corner of room 605	Non-Historic	N/A	Fair	
	Room 607	Contributing	Low	Fair	Historic uses as roof garden and the Tresidder Apartment are only marginally visible.
	Service area behind elevators	Historic Utilitarian	Low	Fair	
	CATV room/kitchen	Historic Utilitarian	Low	Fair	
Elevator Penthouse	Elevator machine room	Historic Utilitarian	High	Fair	Original elevator machinery is historic.

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Main Building continued

LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
Vertical systems	Passenger elevator	Non-Historic	N/A	Fair	
	Service elevator	Contributing	High	Fair	
	Primary stair (first to sixth floors)	Contributing	High	Fair	
	Stair from Solarium to So. Mezzanine Lounge	Contributing	Low	Good	Configuration was altered outside of the period of significance.
	Exit stair in south wing	Non-Historic	N/A	Good	
	Exit stair at east wing	Non-Historic	N/A	Fair	
	Linen chute	Contributing	High	Fair	

Cottages and Transformer House (Maintenance Building)

	LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDI-TION	NOTES
112	Exteriors	Wood siding	Significant	High	Good	
113		Windows	Non-Historic	N/A	Fair	Original wood windows have been replaced with aluminum windows.
114		Wood shake roofs	Contributing	High	Good	Roofs were replaced.
115		Decorative painted wood signs at gables	Significant	High	Fair	
116		Projecting windows and surrounds	Significant	Medium	Fair	Aluminum windows and screens are non-historic. Finish is deteriorating at varnished wood.
117		Entrance doors	Non-Historic	N/A	Fair	Original pairs of 6-light doors replaced with 10-light doors with side panels
118		Patio doors	Significant	High	Poor	Wood is rotting at bottom rail and sill.
119		Chimneys	Significant	High	Fair	
120		Antennas	Non-Historic	N/A	Fair	Decreases overall integrity of Cottages.
121		Wall mounted light fixtures	Contributing	Medium	Fair	Metal frames over lights are non-historic.
122		Maintenance Building exteriors	Significant	Medium	Fair	Window and grille openings are boarded over.
123		Stenciled entrance door surrounds	Significant	High	Fair	
124		Entrance patios	Contributing	Low	Poor	
125		HVAC condensers and wall mounted units at interior	Non-Historic	N/A	Good	Detracts from overall integrity of Cottages.
126	Interiors	Guest rooms	Contributing	High	Fair	
127		Living rooms	Significant	High	Fair	
128		Mechanical and maintenance closets	Historic Utilitarian	Low	Poor	Floor is rotting in some of these closets.

	LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDI- TION	NOTES
129		Maintenance Building interiors	Historic Utilitarian	Low	Poor	

Cooks and Supply Building (Employee Dormitory)

	LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
130	Exterior	Wood siding	Contributing	Medium	Good	
131		Aluminum windows	Non-Historic	N/A	Fair	Windows were replaced. Original windows were wood, double-hung windows.
132		Metal doors	Non-Historic	N/A	Fair	
133		Roof	Contributing	High	Good	
134		Satellite dishes, exposed wiring and conduit	Non-Historic	N/A	Fair	Decreases overall integrity of Employee Dormitory exterior.
135		Steps and porches	Contributing	Medium	Fair	
136		Ramp	Non-Historic	N/A	Fair	
137	Interior	Employee rooms	Non-Historic	N/A	Fair	
138		Hallway	Non-Historic	N/A	Fair	
139		Toilet and shower rooms	Non-Historic	N/A	Fair	
140		Kitchen	Non-Historic	N/A	Fair	
141		Office	Non-Historic	N/A	Fair	
142		Living room (community room)	Non-Historic	N/A	Fair	
143		Laundry room	Non-Historic	N/A	Good	

Mechanical Building

	LOCATION	SPACE OR ELEMENT	SIGNIFICANCE LEVEL	INTEGRITY LEVEL	OVERALL CONDITION	NOTES
144	Exterior	Wood siding	Non-Historic	N/A	Good	Constructed in 1989.
145		Slate roof	Non-Historic	N/A	Good	Constructed in 1989.
146	Interior	Mechanical Room	Non-Historic	N/A	Good	Constructed in 1989.