ASH MOUNTAIN ADMINISTRATION BUILDING **HABS No. CA-2896**
(Foothills Visitor Center)
Sequoia and Kings Canyon National Park
Ash Mountain
47050 Generals Highway
Three Rivers Vicinity
Tulare County
California

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Pacific West Regional Office
909 1st Avenue
Seattle, Washington 98104

HISTORIC AMERICAN BUILDINGS SURVEY

ASH MOUNTAIN ADMINISTRATION BUILDING

(Foothills Visitor Center)

HABS No. CA-2896

Location: The Ash Mountain Administration Building is located on Generals Highway approximately one mile north of the Ash Mountain entrance to Sequoia and Kings Canyon National Park (SEKI) in Tulare County, CA.
Address: 47050 Generals Highway
Three Rivers, CA 93271
Latitude: 36° 29' 26.611"
Longitude: 118° 49' 30.161"

Present Owner and Occupant: The National Park Service.

Significance: The Ash Mountain Administration Building has served as the park headquarters for Sequoia and Kings Canyon National Parks since it was built in 1964. It was constructed as a part of the park's master planning efforts to develop permanent headquarters, and is one of the prominent Mission 66 buildings in the area. The Ash Mountain Administration Building reflects the park's push towards contemporary facilities during the 1960s and exhibits characteristics of Mid-Century Modern design including a low slope roof, exposed concrete structure, large aluminum sliding windows, and aluminum curtain wall construction.

Part 1: Historical Information

A. Physical History:

1. Date of erection: This building was constructed in 1964.[1]

2. Designer: Walter Wagner & Partners, of Fresno, CA.[2]

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[1] A 1964 map of the Ash Mountain area depicts the building. Also, the construction date is stated in the Cultural Landscapes Inventory as well as other references.

[2] See, original drawings, Walter Wager and Partner, 1962.

3. Original and subsequent owners, uses:

    a. This building was designed to serve as the Sequoia and Kings Canyon Park headquarters equipped with the proper accommodations to support the park's administrative needs. Minimal visitor information facilities including restrooms, a lobby, and information desk, were incorporated into spaces at the north end of the building.[3]

    b. The Ash Mountain Administration Building continues to serve as the park headquarters and houses a large amount of the park administrative offices. The name has changed to the Foothills Visitor Center, and a larger portion of the north end of the building has been transformed to accommodate additional visitor information services.[4]

4. Builder: Lewis C. Nelson & Sons, of Selma, CA.[5]

5. Original plans and construction: The original plan of the Ash Mountain Administration Building is long, rectilinear, and two rooms deep. The building sits at an angle from northwest to southeast and bends at the north end of the building, resulting in an asymmetrically oriented plan. There is minimal interior circulation, and the majority of the building is divided into individual offices that exit directly onto exterior walkways along the east and west elevations. The building sits on a reinforced concrete slab foundation, with concrete columns supporting the second floor and steel tube columns supporting the roof. Most interior walls are non-load bearing partitions allowing for a flexible floor plan.[6]

6. Alterations and additions: The Ash Mountain Administration Building has undergone few changes since it was built in 1964. The building plan was designed for flexibility and most interior walls are non-load bearing and can be easily altered. By 1998, more space was needed, and an addition was added to the north end of the structure.[7] The addition mimics the paneled design of the existing building, but utilizes painted stucco instead of yellow enamel panels found on the original building. The other major change to the building was the incorporation of "pebblecrete" to the interior floors, which was added to conceal the original asbestos floor tiles.

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[3] *National Park Service Cultural Landscapes Inventory 2010: Ash Mountain Historic District Sequoia and Kings Canyon National Parks* (Washington D.C.: National Park Service Pacific West Regional Office Oakland CA, 2010) 59.

[4] This information was gathered by comparing original drawings with the current construction documents.

[5] See, original drawings, 1962.

[6] It is important to note that the plan has only been slightly altered since it was originally built.

[7] See, addition drawings, Bob D. Dobson, 1992.

B: Historical Context

Introduction

When the Ash Mountain Administration Building was built in 1964, it represented the park's extensive master planning efforts and their commitment to progress with the construction of Mid-Century Modern Mission 66 buildings. The Ash Mountain Administration Building is located within the Ash Mountain area of the park on Generals Highway south of Giant Forest. This area was determined to be an ideal year-round location for park headquarters because of its placement within park boundaries on a main road, and placement below the snow line for easier access in the winter. The building sits at the west entrance to the park amongst other administrative buildings, and includes basic visitor services such as an interpretive exhibit, gift shop, information center, comfort station, and picnic facilities.

The Ash Mountain Administration Building, now called the Foothills Visitor Center, is used as a co-headquarters administration building for Kings Canyon and Sequoia National Parks. From this location, park employees can maintain facilities throughout the year and visitors can gather park information before continuing on the scenic Generals Highway to the Giant Forest, Giant Forest Museum, and additional park resources. The design of the Ash Mountain Administration Building utilizes many Mission 66 and Mid-Century Modern design characteristics, and it is situated within the landscape to minimally impact the visitor's experience as they enter the park from the west.

The landscape surrounding the building is largely earth and rock with several sections of solid granite rock, and the vegetation includes brush cover with heavy timber of pine and fir.[8] The built landscape contains rock walls, stairs, and pathways likely constructed with local natural resources. Additional Mission 66 buildings surrounding the Ash Mountain Administration Building include a former fire dorm, warehouse, and maintenance building.[9] These buildings demonstrate typical Mission 66 design with minimal detail, exposed beams, and utilization of modern materials.

Early Park Planning

At the turn of the twentieth century, increasing demands for natural resources in the High Sierra region endangered the giant Sequoias. Logging was a threat, which instigated the efforts towards protecting the natural areas we now know as Sequoia and

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[8] L.T. Bartell, *Reconnaissance Report of Generals Highway Route 1 from Ash Mountain Park Headquarters to Vicinity of Giant Forest Sequoia and Kings Canyon National Parks* (Washington D.C.: U.S. Department of Commerce Bureau of Public Roads Region Seven, 1957) 1.

[9] *Cultural Landscapes Inventory*, 25.

Kings Canyon National Parks. Designating these regions as National Parks helped to protect the giant Sequoias from logging and other development that would negatively impact the natural areas.[10] Early park planning was carefully approached in order to regulate growth to the area and minimize developmental impact. Many of the early structures were temporary and built with the help of various New Deal programs during the depression. Beginning in 1923, the park began planning for more permanent facilities with a master park plan, and in 1931 they formalized these efforts designating the Ash Mountain area as the park headquarters.[11] The Ash Mountain area history and development is closely tied to preserving the giant Sequoias and improving visitor access to the parks.

Around 1915-1920, the Sequoia and Kings Canyon National Parks were in need of a park headquarters, and with the construction of the Generals Highway through the park and Ash Mountain, this area became an essential access route to the Sequoia trees at giant forest.[12] In 1923, the Ash Mountain area was designated as the park winter headquarters and infrastructure was established including structures, paths, and roadwork. Changes in park facilities became essential as visitors traveling by car now needed different facilities than those traveling by train. It was also important that the new facilities did not impact the natural environment or visitor experience of the parks. Early 1920 facilities included an administration building, equipment sheds, forestry building, warehouse, cleaning and grease racks, and many other maintenance facilities for the park.[13] Built in 1923, the early administration building was a wood frame building with shake siding and cedar shingles. Facilities included minimal visitor accommodations aside from a check in station, comfort station, and emergency campground. These initial park headquarter accommodations soon became insufficient and were not able to support park needs.

Later park planning involved updating the headquarters to more permanent, year round facilities that served both Sequoia and Kings Canyon National Parks. A 1948 memorandum initially suggested that Ash Mountain was too small, insufficient, and needed improvements in order for the facilities to become more permanent.[14] Many studies were completed throughout the parks to determine the pros and cons of relocating the headquarters versus updating the existing infrastructure. Final analysis from the reports concluded that other headquarters locations were impractical because of the non-availability of land and yearly snow fall. The Ash Mountain area is one of the

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[10] Lary Dilsaver and William Tweed. *Challenge of the Big Trees: A Resource History of Sequoia and Kings Canyon National Parks* (Three Rivers: Sequoia Natural History Association, 1990).
[11] *Cultural Landscapes Inventory*, 22.
[12] *Cultural Landscapes Inventory*, 36.
[13] Volney Westly, *Report on Ash Mountain and Alternate Headquarters Sites for Sequoia- Kings Canyon National Parks California* (National Park Service Region Four Office, 1949) 2.
[14] Ibid.

lowest points in the park at 1,675 feet placing it below the snow line during the winter, it is on relatively flat terrain, and was already within the park boundaries.[15] Further studies conducted in various areas around the park suggested that it would be most economical to improve the existing infrastructure of the Ash Mountain area, as other options where not within the park boundaries or on easily developed land.

Mission 66 Program

The Mission 66 initiative was a system-wide National Park service program intended to modernize park facilities. This process started in the 1940s under parks director Newton B. Drury and was officially approved in 1956 under Conrad L. Wirth, with the overall goal to improve park facilities by 1966. Between 1931 and 1948, total visits to the national parks jumped from 3,500,000 to 30,000,000 and this program was implemented to improve and expand park services and infrastructure in response to increased visitation. The parks were seeking to overcome recent neglect due to low funding from the war, and to provide modern facilities that could help conserve park land by limiting public impact on fragile natural areas.[16]

These new Mission 66 buildings utilized Mid-Century Modern design and construction techniques commonly seen throughout the country at this time, presenting a drastically new look to the parks. Rustic style architecture, emphasizing natural materials and associations with the surrounding landscape, was being replaced with modern structures composed of simple geometric forms. Across the United States, the early fifties were a time of change, as large skyscrapers and high-density housing replaced historic buildings and familiar streetscapes. Many cities were going through a phase of urban renewal, demonstrating progress and stability through the use of modern materials such as steel and glass, and by applying new technologies such as curtain wall construction to the exterior of commercial buildings. Many designers sought healthier interior environments as well, achieving this by incorporating large windows to increase natural light and by using durable materials that were easy to clean and maintain.

Mission 66 designs were considered to represent progress, efficiency, health, and innovation, all of which were values the Park service hoped to embody over the next decade.[17] More efficient methods of machine production were being utilized, representing a common post-war building and design trend. The increased ease of construction and production became popular as "no builder could ignore labor saving techniques such as the prefabrication of structural elements, innovative uses of steel

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[15] Bartell, *Reconnaissance Report*, 3.
[16] Sarah Allaback, *Mission 66 Visitor Centers: The History of a Building Type* (Washington D.C.: National Park Service, Park Historic Structures and Cultural Landscapes Program, 2000) 12.
[17] Allaback, *Mission 66 Visitor Centers*, 13.

and concrete, curtain wall construction, and extensive application of glass."[18] Common Mid-Century Modern and Mission 66 design characteristics include an emphasis on horizontality, regular organization of plan, absence of applied ornament, and large windows. The Ash Mountain Administration Building embodies many of these Mid-Century Modern design characteristics and technologies, and represents the park's involvement with system wide programs and building trends.

The Ash Mountain Administration Building

The Ash Mountain Administration Building embodies many Mission 66 design characteristics with the use of large curtain walls, lack of applied ornamentation, and the careful placement of the building on the site. This building replaced the park's first wood frame administration building and was equipped with minimal visitor accommodations including a lobby and information desk. New facilities needed to be affordable but permanent and open year round. As a result, this building is constructed of common prefabricated materials including concrete and aluminum that are durable and require minimal maintenance. Built by W. P. Fuller and Company, the curtain walls are a significant design element of the building as they represent new building technologies of the time.[19]

Another Mid-Century Modern characteristic of this building is the flexibility of the plan allowed for by the concrete floors and exterior bearing wall construction. There is little interior circulation, and many of the offices and rooms only connect to each other through doors that open to the exterior walkways. Although it has not been heavily altered over the years, this building was designed with predominantly non-load bearing interior walls to allow for ease of future space modifications. The large windows incorporated into the curtain walls allow for ample natural light into most spaces, as they all face the exterior walkways. Spatial flexibility and abundant natural light allowed for healthy work environments to be created as the demands on the building evolved over time.

The Ash Mountain Administration Building was originally designed as office space with larger rooms at the north end of the building for basic visitor needs. In 1998, the north end was expanded to hold more offices, and the visitor entrance space was transformed to incorporate an interpretive exhibit, additional visitor information, and library spaces.[20] Many visitors passing through the Ash Mountain facilities do not stop in the summer on their way to the park because of the hot and dry weather, so these minimal visitor center accommodations are still appropriate. That being said, this building does provide information about the park including available hikes, trails, and tours.

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[18] Ibid.
[19] See, original drawings, 1962.
[20] See, addition drawings, 1992.

Part 2: Architectural Information

A: General Statement:

1. Architectural Character: The Ash Mountain Administration Building embodies many common Mid-Century Modern design characteristics of the 1960s as seen in the form, materials, and use of modern building technologies. It is a two story, rectangular building that is two rooms wide with no central hallway or interior circulation. It sits in the landscape running southeast to northwest, and bends west at the north end of the building to create an asymmetrical form. Taking advantage of the sloped site, the building appears to be one story tall when approached from the visitor's parking lot, creating a low profile that does not visually impact the visitor experience. There is a low-pitched gabled roof with wide overhanging eaves that cover the upper level walkways. The concrete walkways and concrete block walls create large planes and a horizontal form that further emphasize the Mid-Century Modern design.

   The Ash Mountain Administration Building incorporates many other Mid-Century Modern design features including large windows, flexible interior arrangement, and the curtain walls. The curtain walls were built by W.P. Fuller and Company and are constructed from painted cement asbestos infill panels, aluminum sliding windows, and aluminum mullion framework. The windows are large to allow ample natural light into the building, but there are also sun screens and overhanging eaves to provide shade to the offices. The sun screen is made of expanded aluminum and runs along the upper level of the west elevation enclosing the exterior walkway.

2. Condition of the Fabric: The condition of the Ash Mountain Administration Building is moderate. Overall, the building and foundation are structurally sound. Many of the materials are stable and intact, but natural wear and weathering is visible on the exterior concrete blocks with efflorescence and staining. The mechanical systems are outdated and are unable to provide appropriate thermal comfort to individual spaces.

B: Description of the Exterior:

1. Overall Dimensions: The Ash Mountain Administration Building is two stories tall and asymmetrical in form. The two larger elevations (east and west) are rectangular, several rooms wide, and two stories tall.

2. Foundations: The foundation is reinforced concrete slab on grade with concrete footings.

3. Walls: There are two main wall types used on the exterior of this building, including concrete block walls and panel curtain walls.

    a. There are several concrete block walls made of split-face brown concrete block with white flecks. The courses are set in a running bond, and are one wythe thick. The block walls utilize basic construction methods with minimally applied detail, further unifying their appearance as large planar surfaces contributing to the Mid-Century Modernist form of the building. The block walls are located at the north and south ends of the building, with smaller segments at either end of the east and west elevations.

    b. The north, east, and west elevations consist of large expanses of curtain wall. The east and west elevations are almost entirely made of curtain walls at both the lower and upper level running the length of the elevation. They represent the new technologies and materials of their time and are made of cement asbestos composite panels with an exterior coating of yellow mineral enamel.[21] Aluminum mullions divide the windows, doors, and panels into unitized modules spaced at 3’8” centered horizontally. The west elevation also includes an expanded aluminum screen that hangs to the outside of the exterior walkway and protects west facing offices from afternoon sun.

4. Structural System, Framing: The Ash Mountain Administration Building sits on a concrete slab foundation with concrete footings at perimeter walls and center wall columns. The upper level floor concrete plate is supported by concrete columns, and is constructed of reinforced concrete configured in a slab, joist, and beam system. The upper floor structure consists of tube steel columns supporting the wood truss roof. The central interior wall running the length of the building from north to south is non-load bearing constructed with metal studs and painted gypsum board. This design was intentional as to allow flexibility in reconfiguring walls depending on future building demands.

5. Walkways: There is no interior circulation designed for the building. As a result, the offices exit directly onto exterior walkways that line the lower and upper floors.

    a. Along the lower level, the walkways are constructed of simple concrete slabs on grade bounded by concrete block planters or painted steel railings.

[21] See, original drawings, 1962.

b. The upper level walkways are reinforced concrete slabs cantilevered out over the lower level walkways. There are two main corridors, one that follows the east elevation and one on the west. These walkways have painted steel railings that are fastened to the cantilevered slab at baluster locations matching the aluminum curtain wall mullion spacing.

6. Openings:

a. Doors: Many of the exterior doors are solid core wood doors surrounded by aluminum mullions. There is also an aluminum core door that leads to the storage facilities on the lower level. The east elevation currently has 12 wood doors with double wood utility doors at the north east corner of the lower elevation. The west elevation currently has 16 wood doors, with a larger wood door at the southwest corner of the lower level (also utility door). The north end of the building appears to have one wood door, and the south elevation appears to have none.

b. Windows: The east and west elevations contain a majority of the windows which create two almost continuous rows of fenestration. They are sliding sash aluminum clad windows, most of which have one fixed sash (outer) and one that slides. They have minimal applied detail, and are set in the aluminum mullions of the curtain wall with no sill. They are roughly 3'6" X 4' in dimension and many are screened. There are 54 sliding sash windows on the east elevation, 22 on the lower level and 32 on the upper level. The west elevation has 49 total sliding sash windows, 21 on the lower level, and 28 on the upper level. The small segment of curtain wall on the north elevation has one row of 5 aluminum sliding sash windows.

7. Roof

a. Shape, covering: The roof on the Ash Mountain Administration Building is a gabled roof with shallow pitch, constructed of built up asphalt over plywood sheathing.[22] There are two gables that extend from both sides of the main gable at the north end of the building. The southern gable houses the visitor center service areas and dates from the original construction, while the northern gable houses additional administrative offices and was added to the main building in 1998.

b. Cornice, Eaves: The roof is consistent with the Mid-Century Modern design of the building and has little detail, no cornice, and boxed eaves.

[22] *Schematic Design Report, Sequoia National Park* (Prepared by: Fletcher Farr Ayotte Inc. and Flack and Kurtz Inc. 2010) 4.

C: Interior

1. Floor Plans
    a. Lower floor: The lower floor is rectangular, two rooms deep, and several rooms long. The northwestern end of the plan terminates at retaining walls located at a significant topography transition in the landscape. The eastern side houses the park archives, break room, facilities staff offices, storage, and mailroom.

    b. Upper floor: Similar to the lower floor, the upper floor is two rooms wide and rectangular. At the northwestern end, this floor plan extends past the retaining wall locations at the lower floor and angles towards the west. The portion that angles out from the rest of the building houses the gift shop, visitor center, interpretive exhibits, library, and staff and public restrooms. The remainder of the plan is divided into two rows of similarly sized rooms that are used for offices and other administrative duties.

2. Stairways: The design of the floor plan does not incorporate interior circulation, but there are two staircases located on the exterior which serve as the main stairs for the building. Both stairs are similar in design, dimensions, and details. They are flanked by concrete block walls, with precast concrete treads that are fastened to bent metal plate stringers supported by the walls. Steel tube railings are also fastened to the block walls, and both stairs are covered by extensions from the main roof.

3. Flooring: One of the main alterations that has taken place since the building was built is the addition of pebblecrete flooring over the original vinyl asbestos tiles. Pebblecrete is essentially a layer of concrete over the flooring with a layer of small pebbles on the top. The epoxy composite flooring has been installed throughout most of the building, but there are select remaining areas of resilient flooring and carpet.

4. Wall and Ceiling Finish: All of the interior walls are non-load bearing metal studs with painted gypsum board. The curtain wall panels and aluminum mullions are exposed at the interior. All of the ceilings are acoustical ceiling tile applied to gypsum board.

5. Openings
    a. Doorways and doors: Although there is no interior circulation, there are many interior doors connecting adjacent rooms. All doors are flush solid

core wood doors set in aluminum frames located in the curtain wall mullion layout.

b. Windows: From the interior, the windows look similar to how they look from the outside, with aluminum mullions and no additional details.

6. Mechanical Equipment

a. Heating, air conditioning, ventilation: This building still operates using the original HVAC system, which serves the Ash Mountain Administration Building, the supply center offices, and warehouse buildings. It is an air handling two-pipe system, supply and return delivering either heating or cooling. The heating system utilizes a diesel fired boiler located in the warehouse building, which heats water circulated through the underground supply piping. The cooling system employs evaporative cooling towers, located on the warehouse roof, in conjunction with condensing and compressing equipment to supply cooling water via the same set of pipes used in the heating system. Both the heating and cooling systems transfer the hot/cold water energy to air-handling equipment located in the administration building which distributes the heated and cooled air through ductwork to each conditioned space. Ductwork serving the lower floor spaces is asbestos transite pipe located below the concrete floor slab while upper floor ductwork is insulated sheet metal routed in the attic.

b. Lighting: There are basic recessed lights spaced along the exterior walkways, and fluorescent lighting on the interior.

D: Site

1. Historical Landscape Design: Secondary road circulation in the surrounding landscape reflects earlier work done by the CCC, including paths, rustic stone stairs, and stone walls. There are also asphalt surface roads and parking strips that serve the administrative and residential portions of the area. The Administration Building was one of the last buildings to be built on the property, and was placed along the Generals Highway to be minimally visible from the main approach. The Generals Highway also provides access to nearby picnic areas and turnouts at viewpoints.[23]

2. Outbuildings: There are several other buildings that surround the administration building in the Ash Mountain area, which also date from the

[23] *Narrative: Ash Mountain Vicinity Part of Master Plan* (Washington D.C.: National Park Service, Division of Landscape Architecture, 1964)

Mission 66 era including fire management operations, shops building, warehouse, and the Sequoia Natural History Association.

Part 3: Sources of Information

Architectural Drawings:

Original
The original set of drawings were assembled for the National Park Service in 1962 by the project architect who is listed as Paul Schoenwald AIA, at Walter Wagner and Partners, architects and engineers located in Fresno, CA. Photocopies and blueprint copies reside in the archives at the Ash Mountain Administration Building.

Addition
Drawings for the 1998 addition were completed in 1992 by Bob D. Dobson. Photocopies and blueprint copies reside in the archives at the Ash Mountain Administration building.

As Builts
Existing condition drawings included as part of the construction documents to replace the existing curtain wall and HVAC system were completed in 2013 by FFA Architecture and Interiors. Electronic and hardcopy sets of these documents reside in the archives at the Ash Mountain Administration Building, and the Denver Service Center.

Primary and Unpublished

Bartell, L.T. *Reconnaissance Report of Generals Highway Route 1 from Ash Mountain Park Headquarters to Vicinity of Giant Forest Sequoia and Kings Canyon National Parks.* Washington D.C.: U.S. Department of Commerce Bureau of Public Roads Region Seven, 1957.

----------. *Master Plan Study, Headquarters Relocation: Sequoia- Kings Canyon National Parks*. Completed by representatives of: Washington Office, Region Four Office, and Western Office Division of Design and Construction. Washington D.C.: National Park Service, 1959.

----------. *National Park Service Cultural Landscapes Inventory 2010: Ash Mountain Historic District Sequoia and Kings Canyon National Parks*. Washington D.C.: National Park Service Pacific West Regional Office: Oakland CA, 2010.

----------. *Narrative: Ash Mountain Vicinity Part of Master Plan*. Washington D.C.: National Park Service, Division of Landscape Architecture, 1964.

----------. *Schematic Design Report, Sequoia National Park*. Prepared by: Fletcher Farr Ayotte Inc. and Flack and Kurtz Inc. 2010.

Westly, Volney. *Report on Ash Mountain and Alternate Headquarters Sites for Sequoia- Kings Canyon National Parks California*. National Park Service Region Four Office, 1949.

----------. *Ash Mountain Headquarters 1964 map*. Washington D.C.: National Park Service, 1964.

Secondary and Published

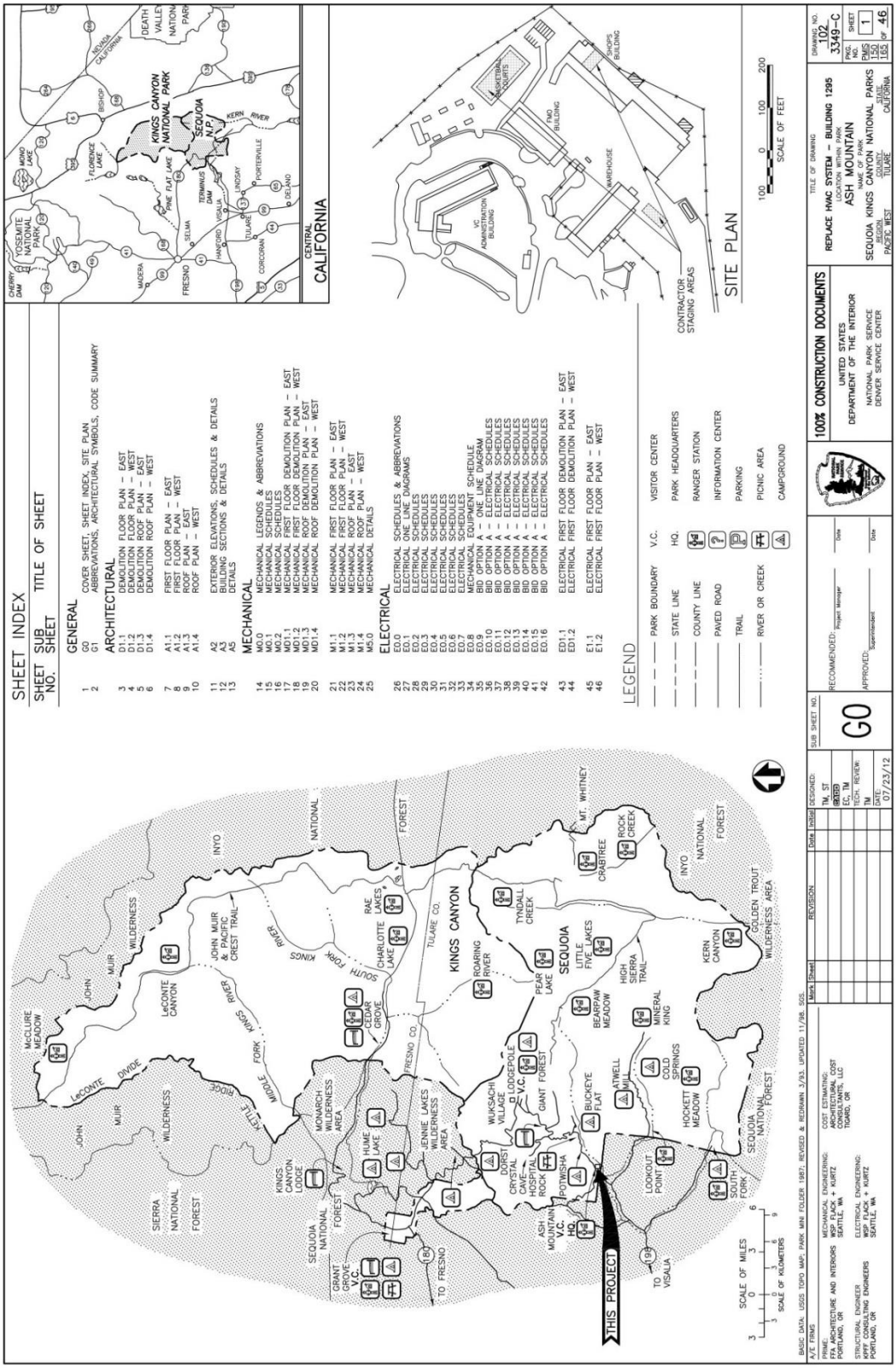
Allaback, Sarah. *Mission 66 Visitor Centers: The History of a Building Type*. Washington D.C.: National Park Service, Park Historic Structures and Cultural Landscapes Program, 2000.

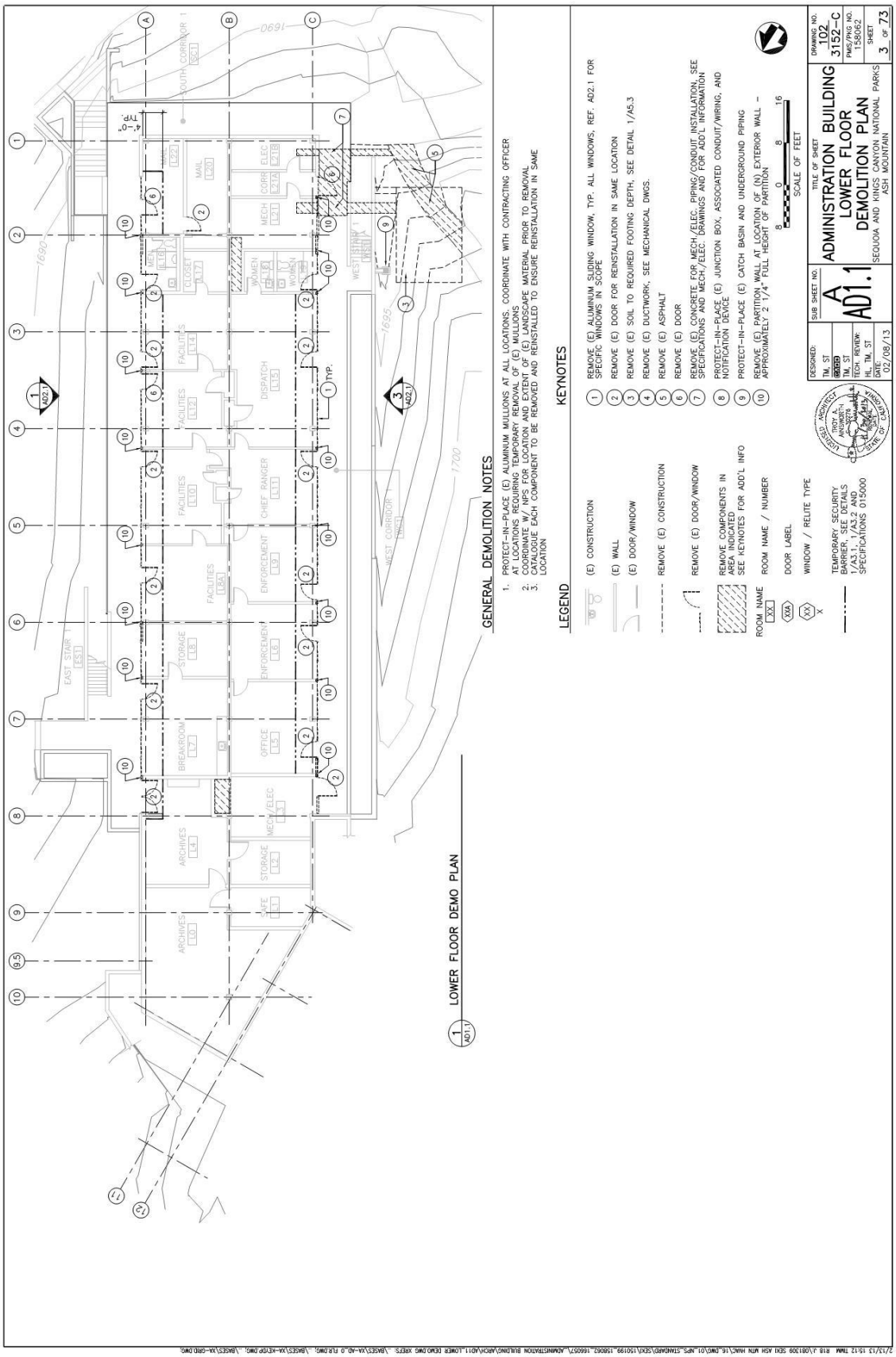
Dilsaver, Lary, and William Tweed. *Challenge of the Big Trees: A Resource History of Sequoia and Kings Canyon National Parks*. Three Rivers: Sequoia Natural History Association, 1990.

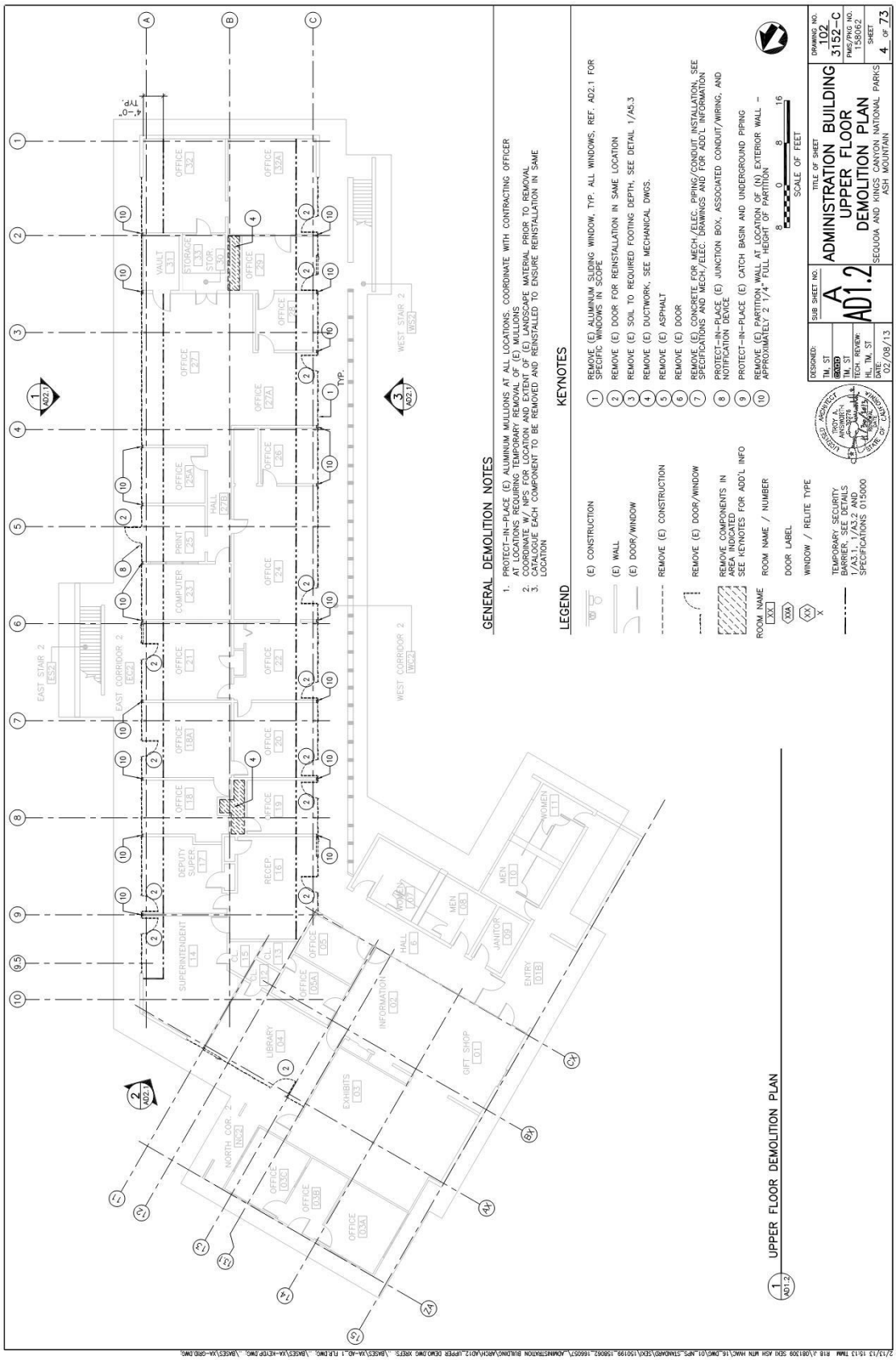
Part 4: Project Information

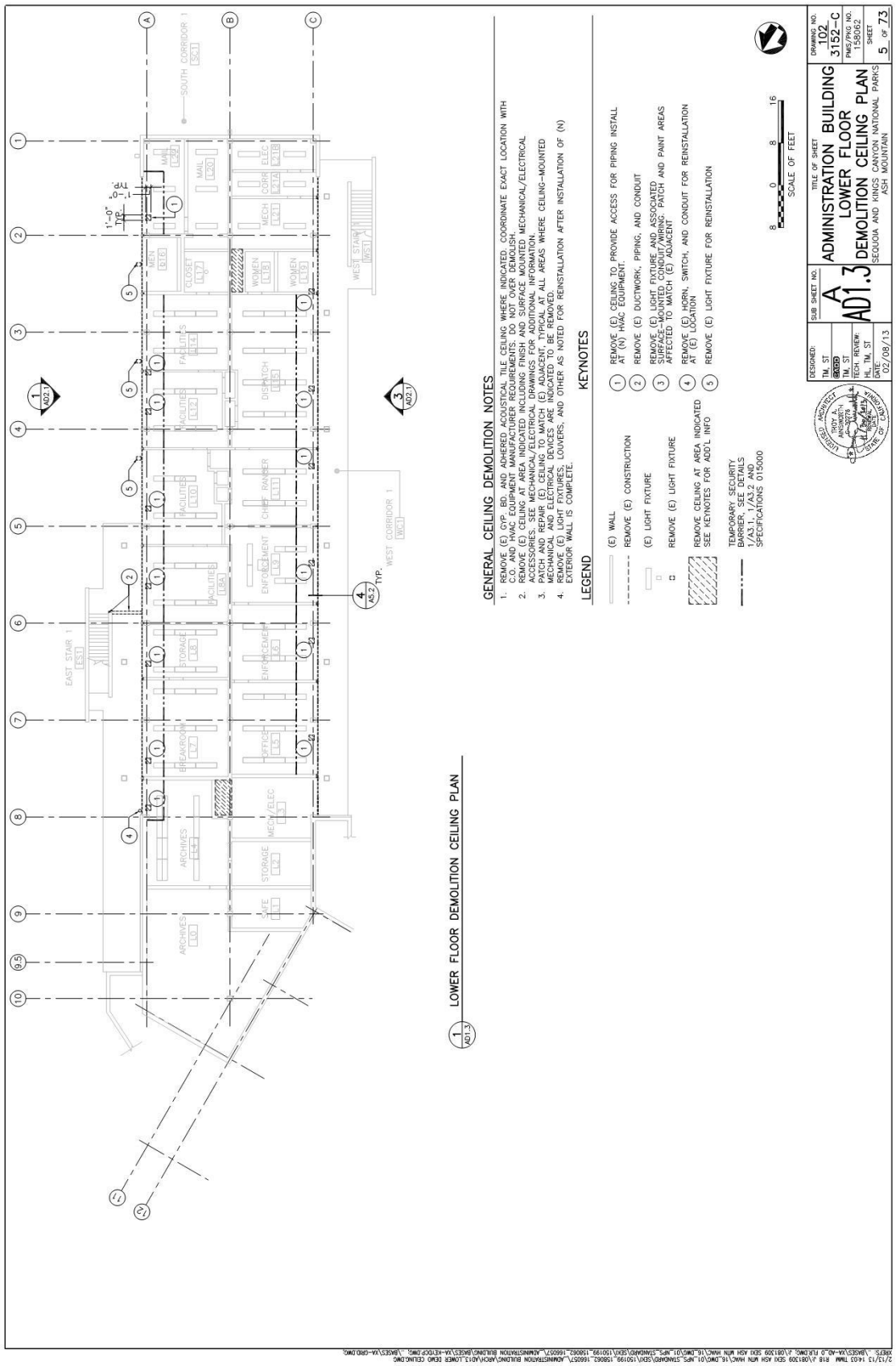
This recording project was funded by the National Park Service and was completed in July 2013. The drawing documentation was undertaken by FFA Architecture and Interiors at 520 SW Yamhill Suite 900, Portland OR 97204. The historical component was completed by FFA Preservation Specialist Stacey Henderson, and was edited by FFA Historical Architects Barbara Clement and Tim Mitchell. The archival photographs were completed by Dave De Vries of Mesa Technical, 2630 Hilgard Ave, Berkeley, CA 94709.

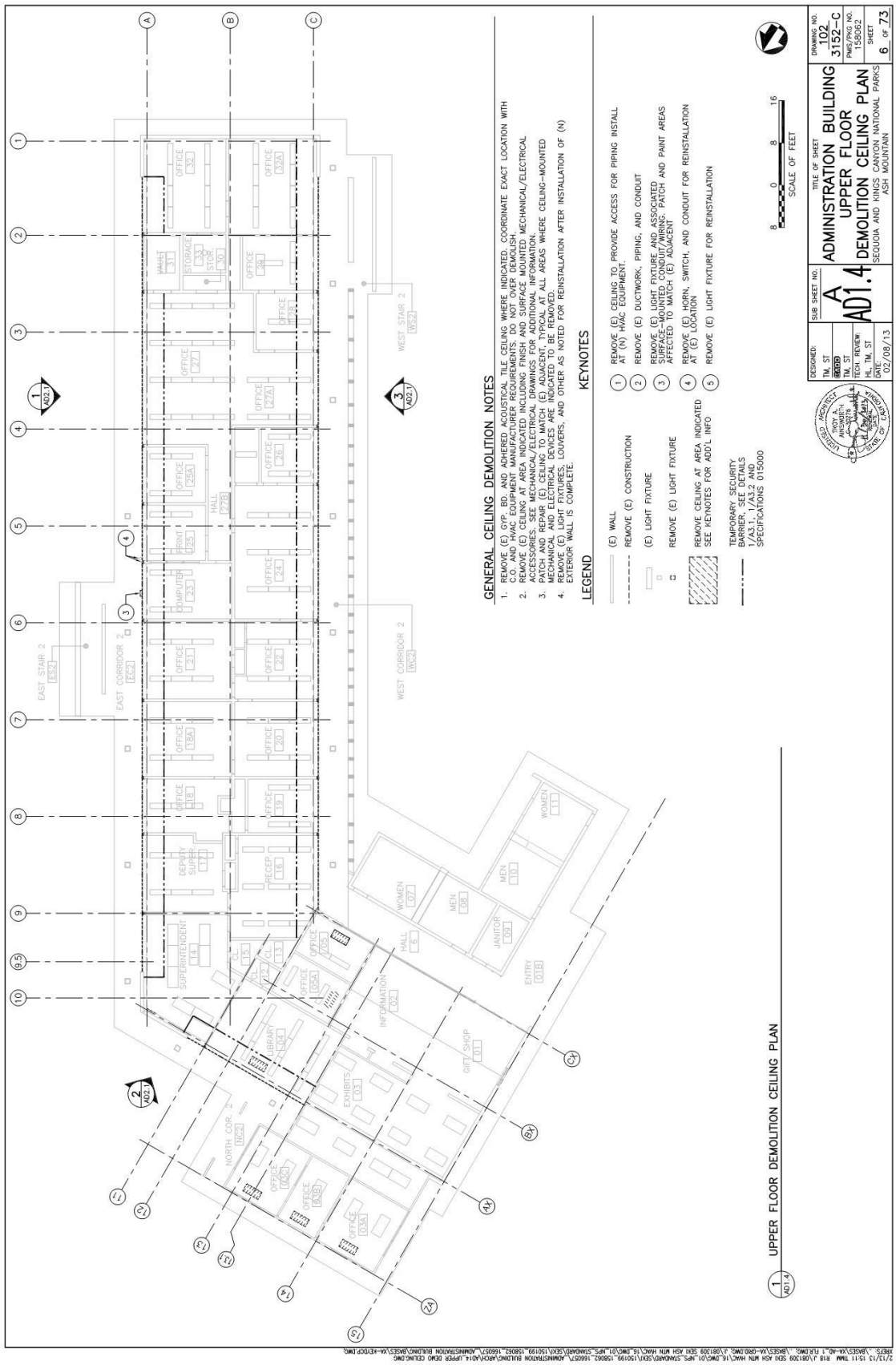
The following images are reduced construction documents produced by FFA Architecture and Interiors, in Portland, OR.

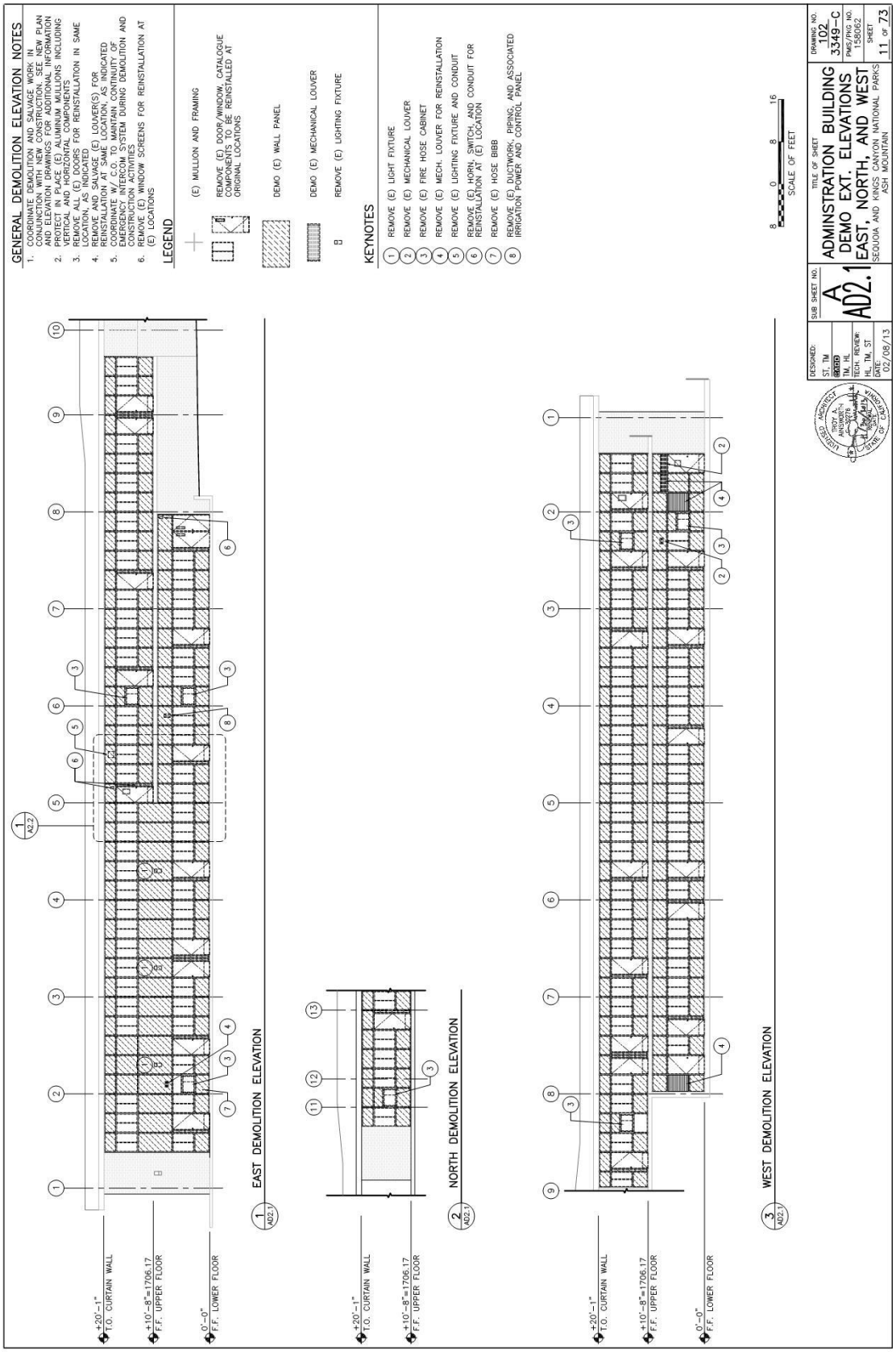


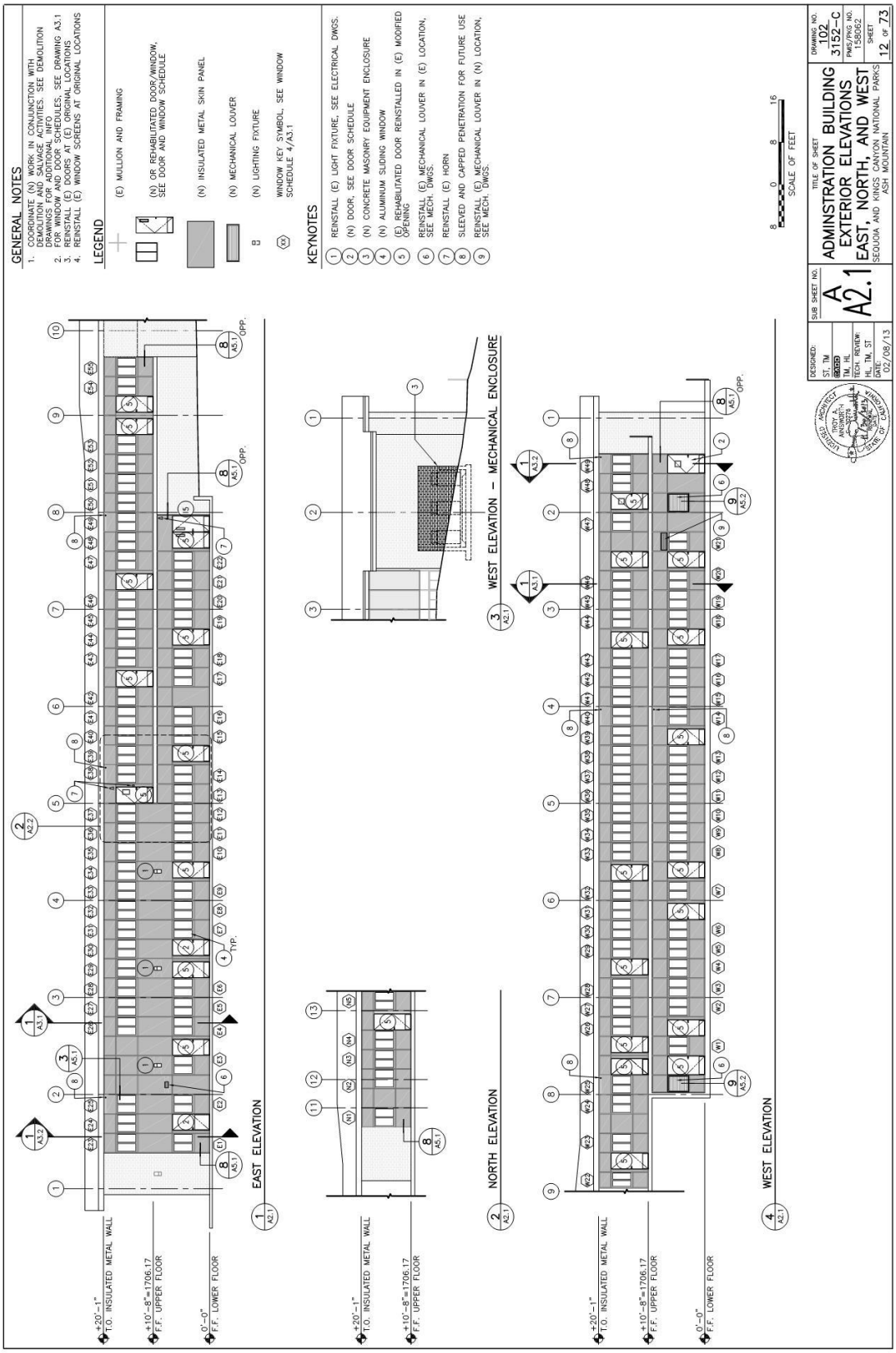

LOWER FLOOR DEMO PLAN
GENERAL DEMOLITION NOTES
1. PROTECT-IN-PLACE (E) ALUMINUM MULLIONS AT ALL LOCATIONS. COORDINATE WITH CONTRACTING OFFICER AT LOCATIONS REQUIRING TEMPORARY REMOVAL OF (E) MULLIONS
2. COORDINATE W/ NPS FOR LOCATION AND EXTENT OF (E) LANDSCAPE MATERIAL PRIOR TO REMOVAL
3. CATALOGUE EACH COMPONENT TO BE REMOVED AND REINSTALLED TO ENSURE REINSTALLATION IN SAME LOCATION
LEGEND
(E) CONSTRUCTION
(E) WALL
(E) DOOR/WINDOW
REMOVE (E) CONSTRUCTION
REMOVE (E) DOOR/WINDOW
REMOVE COMPONENTS IN AREA INDICATED SEE KEYNOTES FOR ADD'L INFO
ROOM NAME / NUMBER
DOOR LABEL
WINDOW / RELITE TYPE
TEMPORARY SECURITY BARRIER, SEE DETAILS 1/A3.1, 1/A3.2 AND SPECIFICATIONS 013000
KEYNOTES
1 REMOVE (E) ALUMINUM SLIDING WINDOW, TYP. ALL WINDOWS, REF. AD2.1 FOR SPECIFIC WINDOWS IN SCOPE
2 REMOVE (E) DOOR FOR REINSTALLATION IN SAME LOCATION
3 REMOVE (E) SOIL TO REQUIRED FOOTING DEPTH, SEE DETAIL 1/A5.3
4 REMOVE (E) DUCTWORK, SEE MECHANICAL DWGS.
5 REMOVE (E) ASPHALT
6 REMOVE (E) DOOR
7 REMOVE (E) CONCRETE FOR MECH./ELEC. PIPING/CONDUIT INSTALLATION, SEE SPECIFICATIONS AND MECH./ELEC. DRAWINGS AND FOR ADD'L INFORMATION
8 PROTECT-IN-PLACE (E) JUNCTION BOX, ASSOCIATED CONDUIT/WIRING, AND NOTIFICATION DEVICE
9 PROTECT-IN-PLACE (E) CATCH BASIN AND UNDERGROUND PIPING
10 REMOVE (E) PARTITION WALL AT LOCATION OF (N) EXTERIOR WALL - APPROXIMATELY 2 1/4" FULL HEIGHT OF PARTITION
SCALE OF FEET
DESIGNED: TM, ST
DRAWN: TM, ST
TECH. REVIEW: HL, TM, ST
DATE: 02/08/13
SUB SHEET NO. A
AD1.1
TITLE OF SHEET
ADMINISTRATION BUILDING
LOWER FLOOR
DEMOLITION PLAN
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DRAWING NO. 102
3152-C
PMIS/PKG NO. 158062
SHEET 3 OF 73

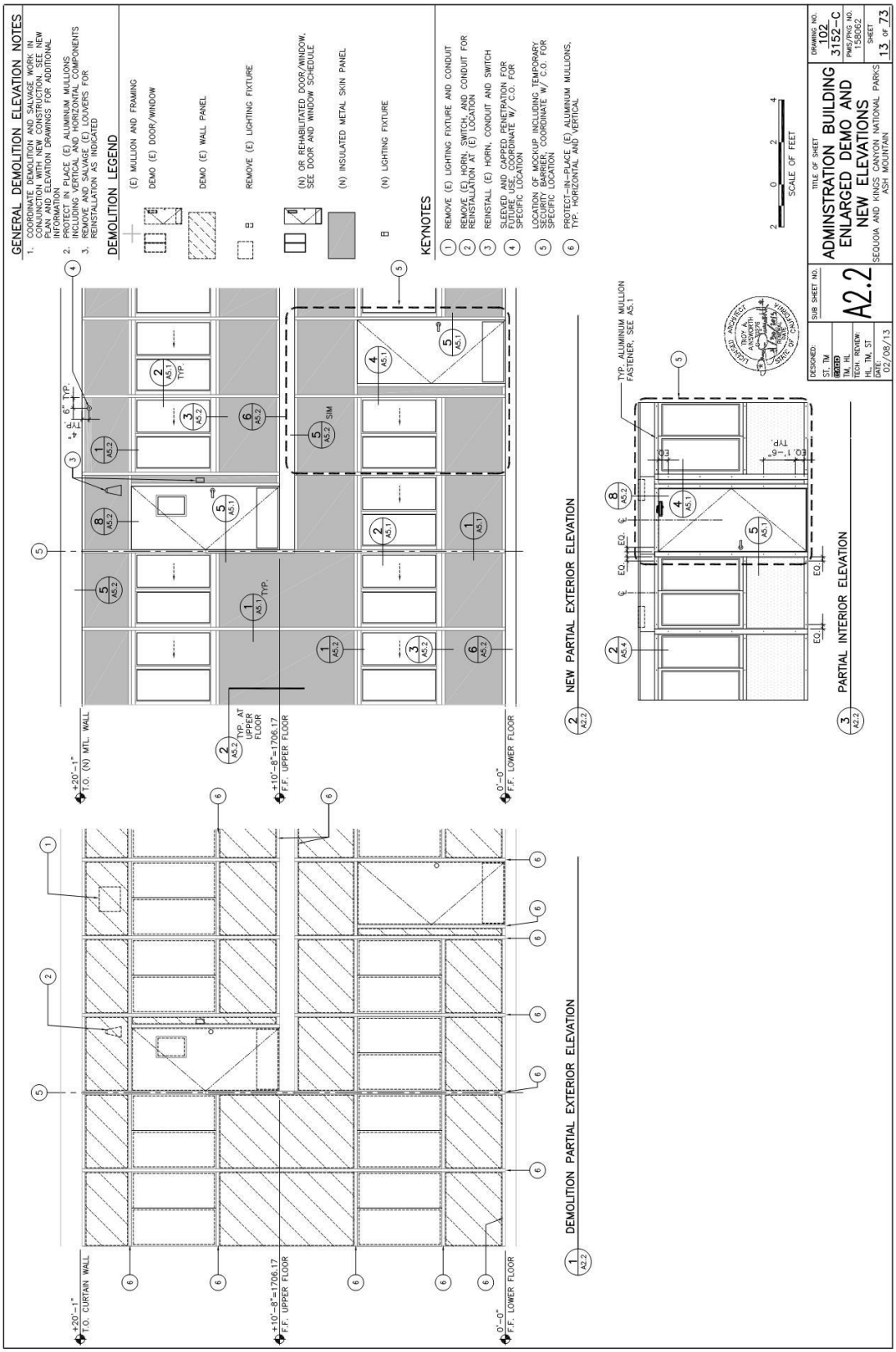

GENERAL DEMOLITION NOTES
1. PROTECT-IN-PLACE (E) ALUMINUM MULLIONS AT ALL LOCATIONS. COORDINATE WITH CONTRACTING OFFICER AT LOCATIONS REQUIRING TEMPORARY REMOVAL OF (E) MULLIONS
2. COORDINATE W/ NPS FOR LOCATION AND EXTENT OF (E) LANDSCAPE MATERIAL PRIOR TO REMOVAL
3. CATALOGUE EACH COMPONENT TO BE REMOVED AND REINSTALLED TO ENSURE REINSTALLATION IN SAME LOCATION
LEGEND
KEYNOTES
1 REMOVE (E) ALUMINUM SLIDING WINDOW, TYP. ALL WINDOWS; REF. AD2.1 FOR SPECIFIC WINDOWS IN SCOPE
2 REMOVE (E) DOOR FOR REINSTALLATION IN SAME LOCATION
3 REMOVE (E) SOIL TO REQUIRED FOOTING DEPTH; SEE DETAIL 1/A5.3
4 REMOVE (E) DUCTWORK; SEE MECHANICAL DWGS.
5 REMOVE (E) ASPHALT
6 REMOVE (E) DOOR
7 REMOVE (E) CONCRETE FOR MECH./ELEC. PIPING/CONDUIT INSTALLATION; SEE SPECIFICATIONS AND MECH./ELEC. DRAWINGS AND FOR ADD'L INFORMATION
8 PROTECT-IN-PLACE (E) JUNCTION BOX, ASSOCIATED CONDUIT/WIRING, AND NOTIFICATION DEVICE
9 PROTECT-IN-PLACE (E) CATCH BASIN AND UNDERGROUND PIPING
10 REMOVE (E) PARTITION WALL AT LOCATION OF (N) EXTERIOR WALL - APPROXIMATELY 2 1/4 FULL HEIGHT OF PARTITION
(E) CONSTRUCTION
(E) WALL
(E) DOOR/WINDOW
REMOVE (E) CONSTRUCTION
REMOVE (E) DOOR/WINDOW
REMOVE COMPONENTS IN AREA INDICATED SEE KEYNOTES FOR ADD'L INFO
ROOM NAME / NUMBER
DOOR LABEL
WINDOW / RELITE TYPE
TEMPORARY SECURITY BARRIER; SEE DETAILS 1/A3.1, 1/A3.2 AND SPECIFICATIONS 015000
SCALE OF FEET
DESIGNED: TM, ST
DRAWN: TM, ST
TECH. REVIEW: HL, TM, ST
02/08/13
SUB SHEET NO. A
AD1.2
TITLE OF SHEET
ADMINISTRATION BUILDING
UPPER FLOOR
DEMOLITION PLAN
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DRAWING NO. 102 3152-C
PMIS/PRIG NO. 158062
SHEET 4 OF 73
UPPER FLOOR DEMOLITION PLAN
AD1.2

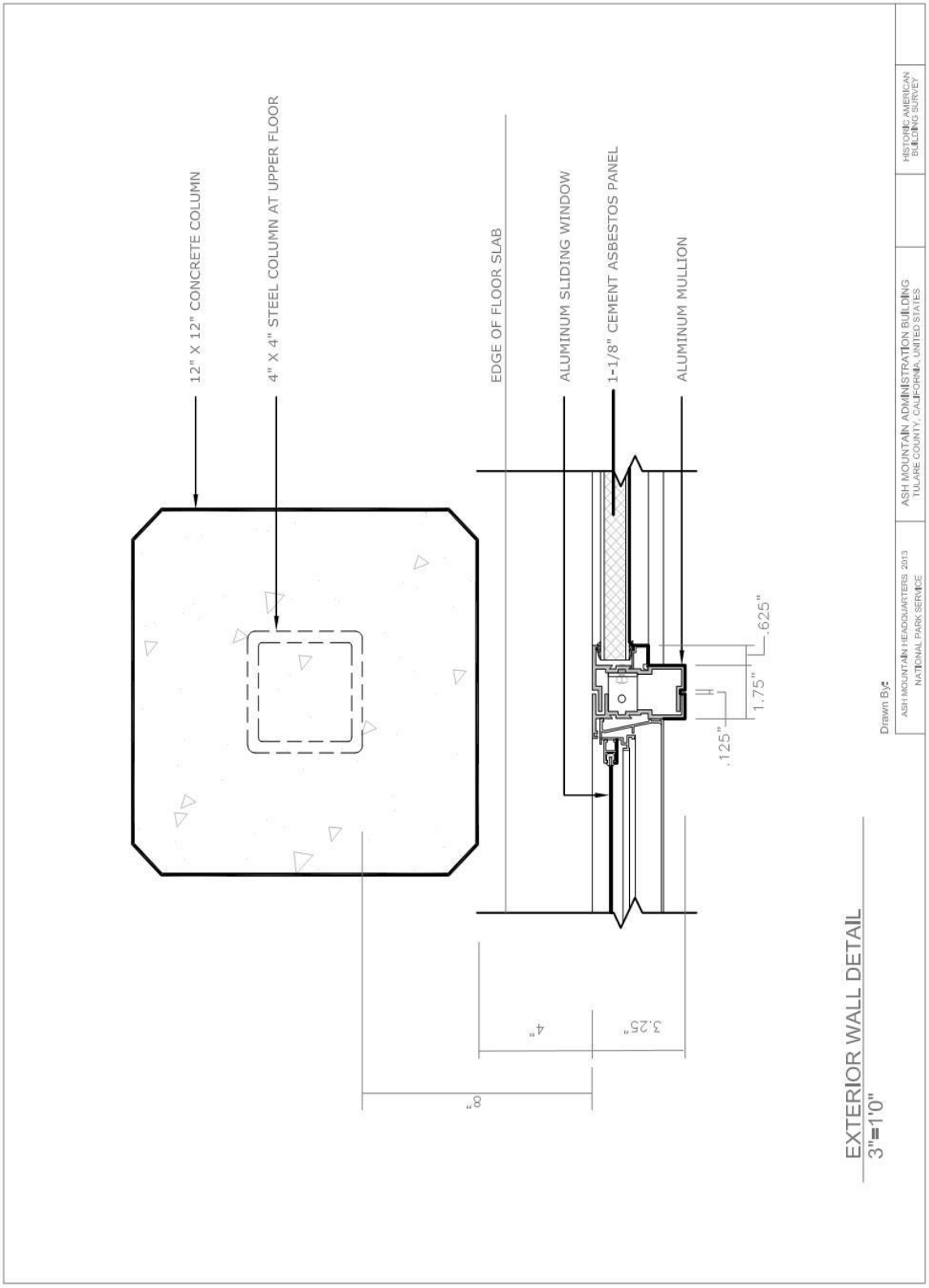

LOWER FLOOR DEMOLITION CEILING PLAN
GENERAL CEILING DEMOLITION NOTES
1. REMOVE (E) GYP. BD. AND ADHERED ACOUSTICAL TILE CEILING WHERE INDICATED. COORDINATE EXACT LOCATION WITH C.O. AND HVAC EQUIPMENT MANUFACTURER REQUIREMENTS. DO NOT OVER DEMOLISH.
2. REMOVE (E) CEILING AT AREA INDICATED INCLUDING FINISH AND SURFACE MOUNTED MECHANICAL/ELECTRICAL ACCESSORIES. SEE MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PATCH AND REPAIR (E) CEILING TO MATCH (E) ADJACENT, TYPICAL AT ALL AREAS WHERE CEILING-MOUNTED MECHANICAL AND ELECTRICAL DEVICES ARE INDICATED TO BE REMOVED.
4. REMOVE (E) LIGHT FIXTURES, LOUVERS, AND OTHER AS NOTED FOR REINSTALLATION AFTER INSTALLATION OF (N) EXTERIOR WALL IS COMPLETE.
LEGEND
(E) WALL
REMOVE (E) CONSTRUCTION
(E) LIGHT FIXTURE
REMOVE (E) LIGHT FIXTURE
REMOVE CEILING AT AREA INDICATED SEE KEYNOTES FOR ADD'L INFO
TEMPORARY SECURITY BARRIER, SEE DETAILS 1/A3.1, 1/A3.2 AND SPECIFICATIONS 015000
KEYNOTES
1 REMOVE (E) CEILING TO PROVIDE ACCESS FOR PIPING INSTALL AT (N) HVAC EQUIPMENT.
2 REMOVE (E) DUCTWORK, PIPING, AND CONDUIT
3 REMOVE (E) LIGHT FIXTURE AND ASSOCIATED SURFACE-MOUNTED CONDUIT/WIRING. PATCH AND PAINT AREAS AFFECTED TO MATCH (E) ADJACENT
4 REMOVE (E) HORN, SWITCH, AND CONDUIT FOR REINSTALLATION AT (E) LOCATION
5 REMOVE (E) LIGHT FIXTURE FOR REINSTALLATION
SCALE OF FEET
TITLE OF SHEET
ADMINISTRATION BUILDING
LOWER FLOOR
DEMOLITION CEILING PLAN
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DRAWING NO. 102 3152-C
PMIS/PKG NO. 158062
SHEET 5 OF 73
SUB SHEET NO. A AD1.3
DESIGNED: TM, ST
TECH. REVIEW: HL, TM, ST
DATE: 02/08/13

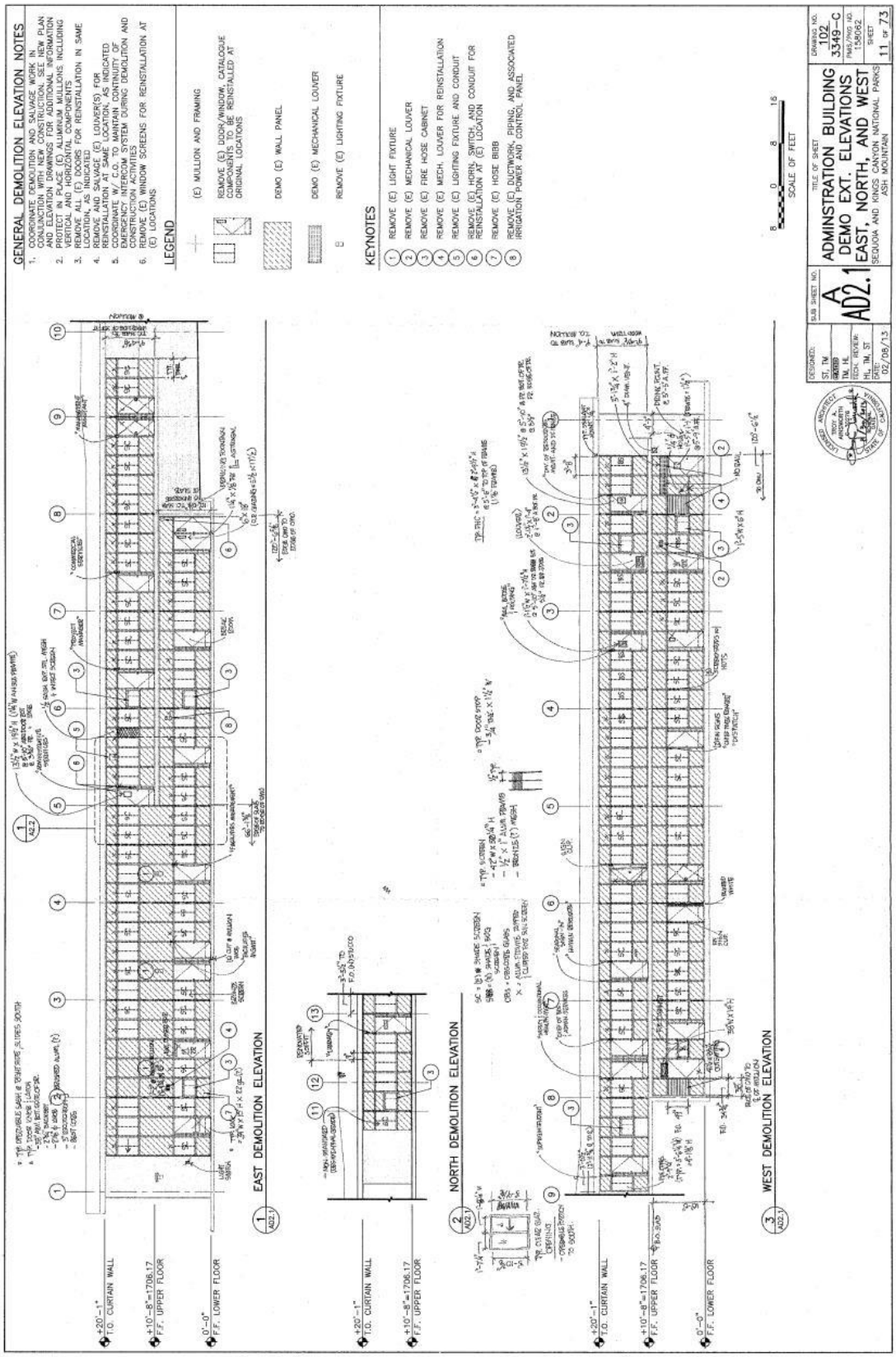

GENERAL CEILING DEMOLITION NOTES
1. REMOVE (E) GYP. BD. AND ADHERED ACOUSTICAL TILE CEILING WHERE INDICATED. COORDINATE EXACT LOCATION WITH C.O. AND HVAC EQUIPMENT MANUFACTURER REQUIREMENTS. DO NOT OVER DEMOLISH.
2. REMOVE (E) CEILING AT AREA INDICATED INCLUDING FINISH AND SURFACE MOUNTED MECHANICAL/ELECTRICAL ACCESSORIES. SEE MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PATCH AND REPAIR (E) CEILING TO MATCH (E) ADJACENT. TYPICAL AT ALL AREAS WHERE CEILING-MOUNTED MECHANICAL AND ELECTRICAL DEVICES ARE INDICATED TO BE REMOVED.
4. REMOVE (E) LIGHT FIXTURES, LOUVERS, AND OTHER AS NOTED FOR REINSTALLATION AFTER INSTALLATION OF (N) EXTERIOR WALL IS COMPLETE.
LEGEND
(E) WALL
REMOVE (E) CONSTRUCTION
(E) LIGHT FIXTURE
REMOVE (E) LIGHT FIXTURE
REMOVE CEILING AT AREA INDICATED SEE KEYNOTES FOR ADD'L INFO
TEMPORARY SECURITY BARRIER, SEE DETAILS 1/A3.1, 1/A3.2 AND SPECIFICATIONS 015000
KEYNOTES
1 REMOVE (E) CEILING TO PROVIDE ACCESS FOR PIPING INSTALL AT (N) HVAC EQUIPMENT.
2 REMOVE (E) DUCTWORK, PIPING, AND CONDUIT
3 REMOVE (E) LIGHT FIXTURE AND ASSOCIATED SURFACE-MOUNTED CONDUIT/WIRING. PATCH AND PAINT AREAS AFFECTED TO MATCH (E) ADJACENT
4 REMOVE (E) HORN, SWITCH, AND CONDUIT FOR REINSTALLATION AT (E) LOCATION
5 REMOVE (E) LIGHT FIXTURE FOR REINSTALLATION
SCALE OF FEET
UPPER FLOOR DEMOLITION CEILING PLAN
TITLE OF SHEET
ADMINISTRATION BUILDING
UPPER FLOOR
DEMOLITION CEILING PLAN
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DRAWING NO. 102
3152-C
PMS/PKG NO. 158062
SHEET 6 OF 73
SUB SHEET NO. A
AD1.4
DESIGNED: TM, ST
TECH. REVIEW: HL, TM, ST
DATE: 02/08/13


GENERAL DEMOLITION ELEVATION NOTES
1. COORDINATE DEMOLITION AND SALVAGE WORK IN CONJUNCTION WITH NEW CONSTRUCTION. SEE NEW PLAN AND ELEVATION DRAWINGS FOR ADDITIONAL INFORMATION
2. PROTECT IN PLACE (E) ALUMINUM MULLIONS INCLUDING VERTICAL AND HORIZONTAL COMPONENTS
3. REMOVE ALL (E) DOORS FOR REINSTALLATION IN SAME LOCATION, AS INDICATED
4. REMOVE AND SALVAGE (E) LOUVER(S) FOR REINSTALLATION AT SAME LOCATION, AS INDICATED
5. COORDINATE WITH CONTRACTOR TO MAINTAIN CONTINUITY OF EMERGENCY INTERCOM SYSTEM DURING DEMOLITION AND CONSTRUCTION ACTIVITIES
6. REMOVE (E) WINDOW SCREENS FOR REINSTALLATION AT (E) LOCATIONS
LEGEND
(E) MULLION AND FRAMING
REMOVE (E) DOOR/WINDOW, CATALOGUE COMPONENTS TO BE REINSTALLED AT ORIGINAL LOCATIONS
DEMO (E) WALL PANEL
DEMO (E) MECHANICAL LOUVER
REMOVE (E) LIGHTING FIXTURE
KEYNOTES
1 REMOVE (E) LIGHT FIXTURE
2 REMOVE (E) MECHANICAL LOUVER
3 REMOVE (E) FIRE HOSE CABINET
4 REMOVE (E) MECH. LOUVER FOR REINSTALLATION
5 REMOVE (E) LIGHTING FIXTURE AND CONDUIT
6 REMOVE (E) HORN, SWITCH, AND CONDUIT FOR REINSTALLATION AT (E) LOCATION
7 REMOVE (E) HOSE BIBB
8 REMOVE (E) DUCTWORK, PIPING, AND ASSOCIATED IRRIGATION POWER AND CONTROL PANEL
+20'-1" T.O. CURTAIN WALL
+10'-8"=1706.17 F.F. UPPER FLOOR
0'-0" F.F. LOWER FLOOR
1 A2.2
1 A02.1 EAST DEMOLITION ELEVATION
2 A02.1 NORTH DEMOLITION ELEVATION
3 A02.1 WEST DEMOLITION ELEVATION
8 0 8 16
SCALE OF FEET
DESIGNED: ST, TM
DRAWN: TM, RL
REVIEWED: HL, TM, ST
DATE: 02/08/13
SUB SHEET NO. A
AD2.1
TITLE OF SHEET
ADMINSTRATION BUILDING
DEMO EXT. ELEVATIONS
EAST, NORTH, AND WEST
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DRAWING NO. 1102/3349-C
PMIS/PKG NO. 136002
SHEET 11 OF 73


GENERAL NOTES
1. COORDINATE (N) WORK IN CONJUNCTION WITH DEMOLITION AND SALVAGE ACTIVITIES. SEE DEMOLITION DRAWINGS FOR ADDITIONAL INFO
2. FOR WINDOW AND DOOR SCHEDULES, SEE DRAWING A3.1
3. REINSTALL (E) DOORS AT (E) ORIGINAL LOCATIONS
4. REINSTALL (E) WINDOW SCREENS AT ORIGINAL LOCATIONS
LEGEND
(E) MULLION AND FRAMING
(N) OR REHABILITATED DOOR/WINDOW, SEE DOOR AND WINDOW SCHEDULE
(N) INSULATED METAL SKIN PANEL
(N) MECHANICAL LOUVER
(N) LIGHTING FIXTURE
WINDOW KEY SYMBOL, SEE WINDOW SCHEDULE 4/A3.1
KEYNOTES
1 REINSTALL (E) LIGHT FIXTURE, SEE ELECTRICAL DWGS.
2 (N) DOOR, SEE DOOR SCHEDULE
3 (N) CONCRETE MASONRY EQUIPMENT ENCLOSURE
4 (N) ALUMINUM SLIDING WINDOW
5 (E) REHABILITATED DOOR REINSTALLED IN (E) MODIFIED OPENING
6 REINSTALL (E) MECHANICAL LOUVER IN (E) LOCATION, SEE MECH. DWGS.
7 REINSTALL (E) HORN
8 SLEEVED AND CAPPED PENETRATION FOR FUTURE USE
9 REINSTALL (E) MECHANICAL LOUVER IN (N) LOCATION, SEE MECH. DWGS.
SCALE OF FEET
EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
WEST ELEVATION – MECHANICAL ENCLOSURE
+20'-1" T.O. INSULATED METAL WALL
+10'-8"=1706.17 F.F. UPPER FLOOR
0'-0" F.F. LOWER FLOOR
TYP.
OPP.
TITLE OF SHEET
ADMINSTRATION BUILDING
EXTERIOR ELEVATIONS
EAST, NORTH, AND WEST
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DESIGNED: ST, TM
DRAWN: TM, HL
TECH. REVIEW: HL, TM, ST
DATE: 02/08/13
SUB SHEET NO. A
A2.1
DRAWING NO. 102 3152-C
PMS/PRG NO. 158062
SHEET 12 OF 73


GENERAL DEMOLITION ELEVATION NOTES
1. COORDINATE DEMOLITION AND SALVAGE WORK IN CONJUNCTION WITH NEW CONSTRUCTION. SEE NEW PLAN AND ELEVATION DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROTECT IN PLACE (E) ALUMINUM MULLIONS INCLUDING VERTICAL AND HORIZONTAL COMPONENTS
3. REMOVE AND SALVAGE (E) LOUVERS FOR REINSTALLATION AS INDICATED
DEMOLITION LEGEND
(E) MULLION AND FRAMING
DEMO (E) DOOR/WINDOW
DEMO (E) WALL PANEL
REMOVE (E) LIGHTING FIXTURE
(N) OR REHABILITATED DOOR/WINDOW, SEE DOOR AND WINDOW SCHEDULE
(N) INSULATED METAL SKIN PANEL
(N) LIGHTING FIXTURE
KEYNOTES
1 REMOVE (E) LIGHTING FIXTURE AND CONDUIT
2 REMOVE (E) HORN, SWITCH, AND CONDUIT FOR REINSTALLATION AT (E) LOCATION
3 REINSTALL (E) HORN, CONDUIT AND SWITCH
4 SLEEVED AND CAPPED PENETRATION FOR FUTURE USE, COORDINATE W/ C.O. FOR SPECIFIC LOCATION
5 LOCATION OF MOCKUP INCLUDING TEMPORARY SECURITY BARRIER, COORDINATE W/ C.O. FOR SPECIFIC LOCATION
6 PROTECT-IN-PLACE (E) ALUMINUM MULLIONS, TYP. HORIZONTAL AND VERTICAL
SCALE OF FEET
+20'-1" T.O. (N) MTL. WALL
+10'-8"=1706.17 F.F. UPPER FLOOR
0'-0" F.F. LOWER FLOOR
+20'-1" T.O. CURTAIN WALL
TYP. ALUMINUM MULLION FASTENER, SEE A5.1
1 A2.2 DEMOLITION PARTIAL EXTERIOR ELEVATION
2 A2.2 NEW PARTIAL EXTERIOR ELEVATION
3 A2.2 PARTIAL INTERIOR ELEVATION
DESIGNED: ST, TM
DRAWN: TM, HL
TECH. REVIEW: HL, TM, ST
DATE: 02/08/13
SUB SHEET NO. A2.2
TITLE OF SHEET ADMINSTRATION BUILDING ENLARGED DEMO AND NEW ELEVATIONS
SEQUOIA AND KINGS CANYON NATIONAL PARKS ASH MOUNTAIN
DRAWING NO. 102 3152-C
PROJECT NO. 155062
SHEET 13 OF 73


12" X 12" CONCRETE COLUMN
4" X 4" STEEL COLUMN AT UPPER FLOOR
EDGE OF FLOOR SLAB
ALUMINUM SLIDING WINDOW
1-1/8" CEMENT ASBESTOS PANEL
ALUMINUM MULLION
.625"
1.75"
.125"
4"
3.25"
8"
EXTERIOR WALL DETAIL
3"=1'0"
Drawn By:
ASH MOUNTAIN HEADQUARTERS 2013
NATIONAL PARK SERVICE
ASH MOUNTAIN ADMINISTRATION BUILDING
TULARE COUNTY, CALIFORNIA, UNITED STATES
HISTORIC AMERICAN BUILDING SURVEY


GENERAL DEMOLITION ELEVATION NOTES
1. COORDINATE DEMOLITION AND SALVAGE WORK IN CONJUNCTION WITH NEW CONSTRUCTION. SEE NEW PLAN AND ELEVATION DRAWINGS FOR ADDITIONAL INFORMATION
2. PROTECT IN PLACE (E) ALUMINUM MULLIONS, INCLUDING VERTICAL AND HORIZONTAL COMPONENTS
3. REMOVE ALL (E) DOORS FOR REINSTALLATION IN SAME LOCATION, AS INDICATED
4. REMOVE AND SALVAGE (E) LOUVER(S) FOR REINSTALLATION AT SAME LOCATION, AS INDICATED
5. COORDINATE W/ C.O. TO MAINTAIN CONTINUITY OF EMERGENCY INTERCOM SYSTEM DURING DEMOLITION AND CONSTRUCTION ACTIVITIES
6. REMOVE (E) WINDOW SCREENS FOR REINSTALLATION AT (E) LOCATIONS
LEGEND
(E) MULLION AND FRAMING
REMOVE (E) DOOR/WINDOW, CATALOGUE COMPONENTS TO BE REINSTALLED AT ORIGINAL LOCATIONS
DEMO (E) WALL PANEL
DEMO (E) MECHANICAL LOUVER
REMOVE (E) LIGHTING FIXTURE
KEYNOTES
1 REMOVE (E) LIGHT FIXTURE
2 REMOVE (E) MECHANICAL LOUVER
3 REMOVE (E) FIRE HOSE CABINET
4 REMOVE (E) MECH. LOUVER FOR REINSTALLATION
5 REMOVE (E) LIGHTING FIXTURE AND CONDUIT
6 REMOVE (E) HORN, SWITCH, AND CONDUIT FOR REINSTALLATION AT (E) LOCATION
7 REMOVE (E) HOSE BIBB
8 REMOVE (E) DUCTWORK, PIPING, AND ASSOCIATED IRRIGATION POWER AND CONTROL PANEL
SCALE OF FEET
EAST DEMOLITION ELEVATION
NORTH DEMOLITION ELEVATION
WEST DEMOLITION ELEVATION
+20'-1" T.O. CURTAIN WALL
+10'-8"=1706.17 F.F. UPPER FLOOR
0'-0" F.F. LOWER FLOOR
DESIGNED: ST, TM
DRAWN: TM, HL
TECH. REVIEW: HL, TM, ST
DATE: 02/08/13
SUB SHEET NO. A AD2.1
TITLE OF SHEET
ADMINSTRATION BUILDING
DEMO EXT. ELEVATIONS
EAST, NORTH, AND WEST
SEQUOIA AND KINGS CANYON NATIONAL PARKS
ASH MOUNTAIN
DRAWING NO. 102 3349-C
PMIS/PKG NO. 158062
SHEET 11 OF 73