North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

September 24, 2018

John McDade, Cultural Resource Manager
Blue Ridge Parkway
199 Hemphill Knob Road
Asheville, NC 28803

john_mcdade@nps.gov

Re: Bluffs Coffee Shop, Doughton Park, Blue Ridge Parkway, Historic Structures Report, ER 18-1288

Dear Mr. McDade:

Thank you for the August 2018, submittal of the Bluffs Coffee Shop Historic Structure Report 95% draft by Joseph K. Opperman Architect, PA. The document is an outstanding accounting of the history and development of the building and will provide solid direction for upcoming repair and rehabilitation. We have the following comments about content and wording that we believe will document the existing historic status of the Bluffs Coffee Shop and Doughton Park complex and reconcile unclear or conflicting content. With these minor revisions, we believe the Parkway will be in good stead for ongoing planning, design, and rehabilitation at Bluffs.

Page 117 line 12 references a 2013 management plan that states that post-1955 structures "are not considered to contribute to the significance of the parkway…" Recent survey and evaluation in preparation for National Historic Landmark (NHL) designation has, in accordance with federal preservation regulation, updated the period of historic significance for the Parkway, rendering some post-1955 sites, structures, and buildings eligible for the National Register. We suggest including reference to the February 2016 Survey and Assessment report and NHL draft documents within section II.B of the report to fully account for all studies and reports that reference the Doughton complex. Also, for clarity's sake, state in the management summary and any other relevant section that this building and complex are considered eligible and will be listed as contributing structures in the NHL district.

Page 121 line 20 references 2006 Cultural Landscapes Report recommendations related to Doughton Park. We recommend referencing this report along with other guiding policies and documents in Section II.B.

Page 30 line 1 refers to the composite shingle roof selected for the Coffee Shop as a "long-term roofing material," while on page 123 line 26, it is identified as a "semi-long-term solution." We have established in consultation with NPS staff that a compatible composite shingle will be sourced to replace failing concrete shingle on the Coffee Shop, and that NPS will seek to source more durable reproduction concrete shingle for other Doughton structures and other structures on the Parkway. We suggest reconciling and rewording these passages to remove doubt as to NPS' intentions for the Coffee Shop roof. For example, it might be stated that the composite shingle roof is likely to be in place for the foreseeable future, and if resources allow, NPS will assess installation of a reproduction concrete shingle roof on the Coffee Shop.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Renee Gledhill-Earley

for Ramona M. Bartos

United States Department of the Interior

NATIONAL PARK SERVICE
Blue Ridge Parkway
199 Hemphill Knob Road
Asheville, North Carolina 28803

IN REPLY REFER

ER 18-1288

H30
PIN 80750

Due -- 9/12/18

Renee Gledhill-Earley
State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-4617

H- Eletters 9/21/18 DSR

Subject: 95% Draft of the Bluffs Coffee Shop Historic Structure Report

Dear Ms. Gledhill-Earley,

The National Park Service (NPS) has contracted with Joseph K. Oppermann-Architect, P.A. (JKOA) to prepare a historic structure report (HSR) for the Bluffs Coffee Shop located on the Blue Ridge Parkway in Alleghany County, NC. Enclosed are digital and hardcopy versions of the 95% draft of the HSR. We invite your office to review and comment on the draft report. We are particularly interested in feedback regarding the proposed preservation approaches identified in the report.

Blue Ridge Parkway and NPS Southeast Regional Office staff reviewed the 75% draft of the report and are currently reviewing the 95% draft. Once approved, the NPS intends to use the document to guide rehabilitation of the structure. The NPS would also consider the document an approved treatment plan for streamlined review of eligible projects in accordance with the Programmatic Agreement.

Please send any comments on the report to me at john_mcdade@nps.gov.

Sincerely,

John McDade
Cultural Resources Manager

Attachments: CD, Hardcopy Report

Bluffs Coffee Shop

Doughton Park
Blue Ridge Parkway

HISTORIC STRUCTURE REPORT

95% DRAFT

August 2018

JKOA

JOSEPH K. OPPERMANN–ARCHITECT, P.A.

539 N. Trade Street Winston-Salem, NC 27101

Bluffs Coffee Shop

Doughton Park

Blue Ridge Parkway

Historic Structure Report

95% DRAFT

August 2018

for

Blue Ridge Parkway
Southeast Region, National Park Service

by

JKOA

JOSEPH K. OPPERMANN–ARCHITECT, P.A.

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Cultural Resources, Partnerships, and Science Division
Southeast Region
National Park Service
100 Alabama St. SW
Atlanta, GA 30303
(404) 507-5847

DRAFT - August 2018
Historic Structure Report
Bluffs Coffee Shop
Doughton Park
Blue Ridge Parkway
(BLRI)

LCS#: Not Listed
BLRI Building No. 106

The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, at the Southeast Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in digital format through the IRMA Portal, Integrated Resource Management Applications, including the NPS Data Store, accessed at <https://irma.nps.gov/App/Reference/Welcome>, a website of the National Park Service.

Cover image: Joseph K. Oppermann, June 2018

Bluffs Coffee Shop
Doughton Park
Blue Ridge Parkway
Historic Structure Report 2018

Approved by: _____

Superintendent, Blue Ridge Parkway Date

Recommended by: _____

Chief, Cultural Resources Partnerships & Science Division, Southeast Region Date

Recommended by: _____

Deputy Regional Director, Southeast Region Date

Approved by: _____

Regional Director, Southeast Region Date

Foreword

We are pleased to make available this historic structure report, part of our ongoing effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast Region. Many individuals and institutions contributed to the successful completion of this work. We would particularly like to thank the staff of Blue Ridge Parkway for their assistance throughout the process, especially Cultural Resources Manager John McDade, Highlands District Facility Manager Matt Henderson, Museum Curator Jackie Holt, and the park's Superintendent J.D. Lee. We hope that this study will prove valuable to park management in their treatment of Bluffs Coffee Shop, and to everyone in understanding and interpreting the Blue Ridge Parkway.

Dan Scheidt, Chief
Cultural Resource Partnership and Science
Southeast Regional Office
October 2018

HSR, Bluffs Coffee Shop, Doughton Park

Table of Contents

Project Team

Joseph K. Oppermann–Architect, P.A. (JKOA)

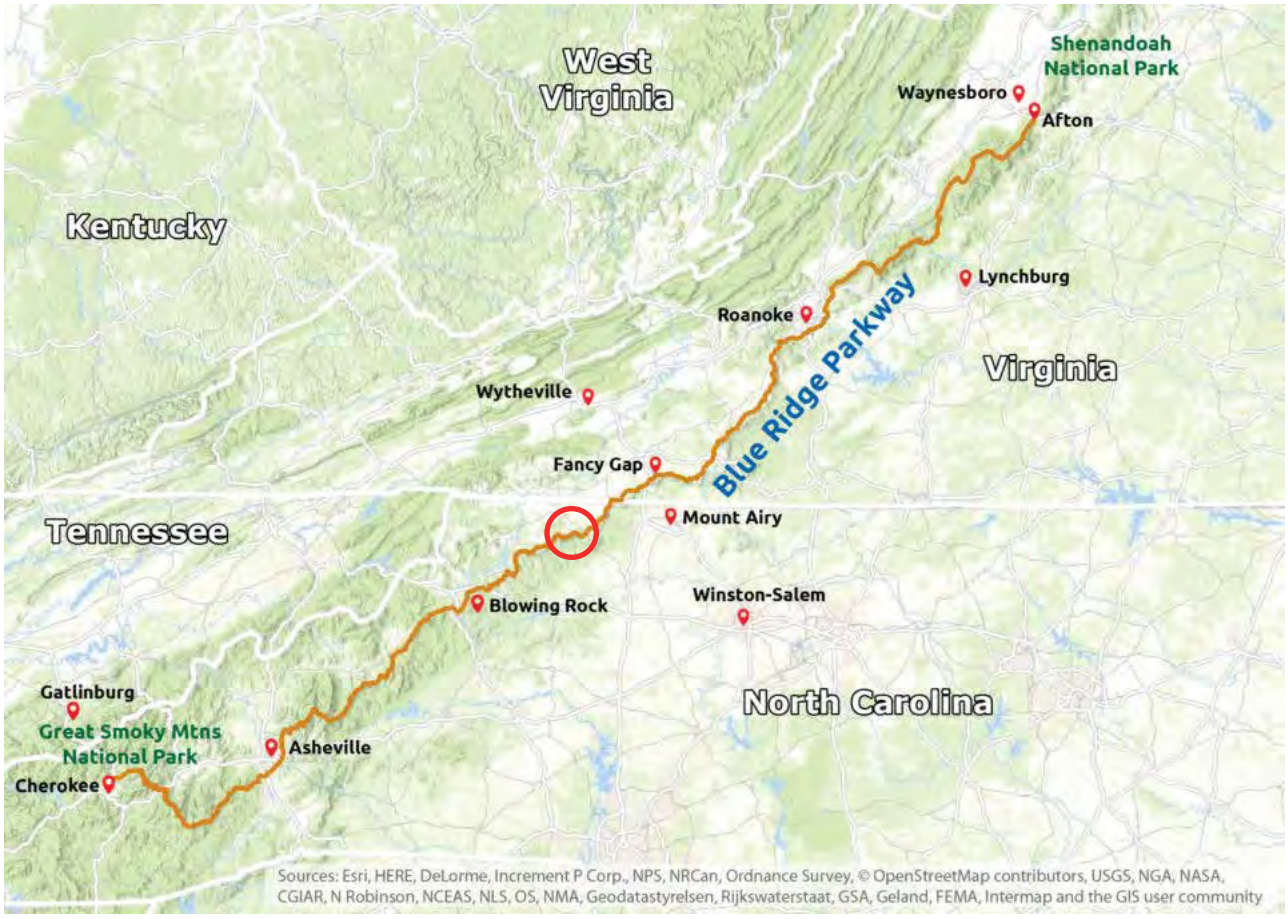
Joseph K. Oppermann, FAIA, Historical Architect
Jeffrey P. Anderson, Associate AIA

National Park Service – North Major Acquisition Buying Office

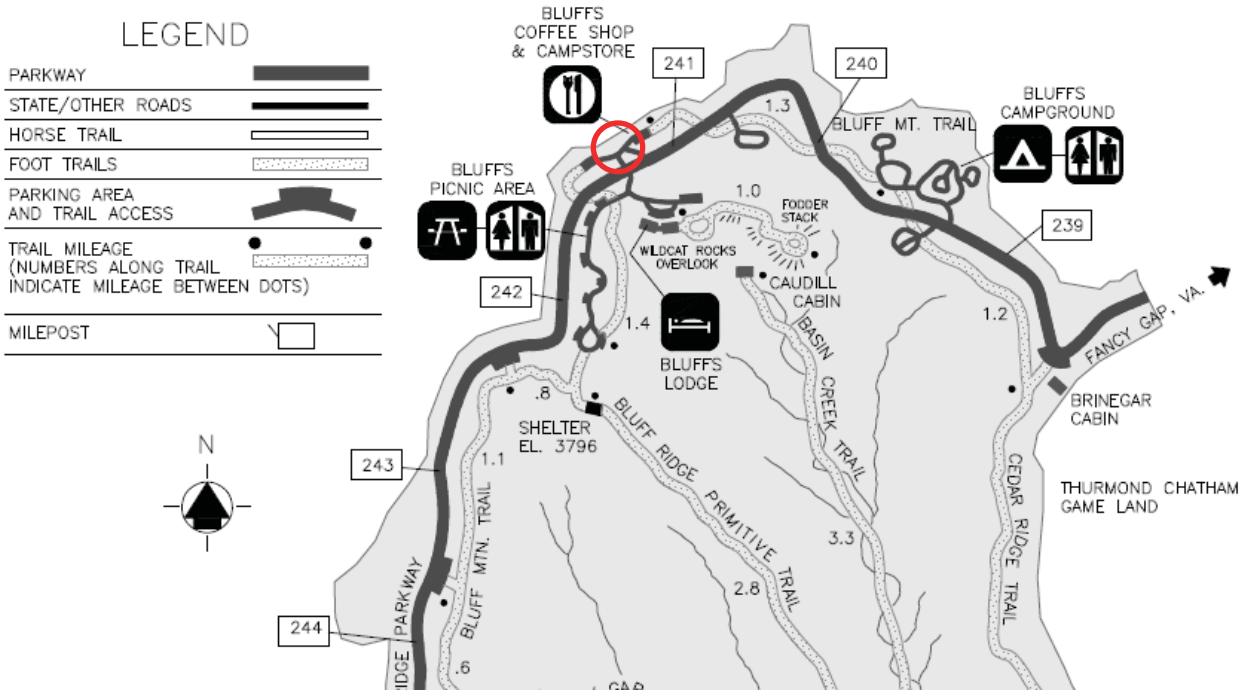
Lara Wood, Contracting Officer

National Park Service – Blue Ridge Parkway (BLRI)

John McDade, Cultural Resources Manager
Matt Henderson, Distric Facility Manager, Highlands District



Red oval shows approximate location of Doughton Park within the context of the entire Blue Ridge Parkway, map courtesy of NPS.



Red oval shows location of Bluffs Coffee Shop within the larger Doughton Park recreation area, map courtesy of NPS.

Management Summary

This Historic Structure Report (HSR) documents the development, use, and current condition of Bluffs Coffee Shop at Doughton Park on the Blue Ridge Parkway (BLRI). It examines options for potential uses and treatments. The National Park Service (NPS) will use this report to inform and guide its stewardship of this historic building.

The report is divided into two major segments, Part I: Developmental History, and Part II: Treatment & Use. Part I is organized into three sections that address the historical background in sequence, first addressing the background and context, followed by a chronology of development and use, and finally a description and assessment of current condition.

Part II: Treatment and Use is divided into four sections which present the recommended "ultimate treatments and uses" for the building, evaluates alternatives, and reviews the requirements that circumscribe them.

A bibliography precedes the appendices, which contain the original 1948 architectural drawings, as well as scaled documentation drawings of the current floor, foundation, roof plan, and characterizing historic details of Bluffs Coffee Shop.

Historical Overview

Begun as part of the New Deal in 1935 and completed in 1987, the Blue Ridge Parkway is a recreational motorway spanning 469 miles from Shenandoah National Park in Virginia to the Great Smoky Mountains National Park in North Carolina. The portion of the parkway containing Doughton Park is Section 2C, one of the earliest completed sections of the route.

Design parameters and context for the parkway were developed by resident landscape architect Stanley W. Abbott and Bureau of Public Roads engineer William M. Austin. Together they worked to create what has been called "a museum of managed American Countryside". The Parkway seeks to present motorists with a wide variety of relationships and engagement with nature.

Figure M1. Access road at MP 241 leading to site of future lodge, viewed from the median just south of Bluffs Coffee Shop site, October 1939. (BLRI Coll.)

Figure M2. Construction of stone walls and steps along parking area east of current coffee shop site, likely photographed in 1938. (BLRI Coll.)

Figure M3. Signpost for Bluffs concession area photographed in October, 1949. (BLRI Coll.)

Along with showcasing the natural beauty of Appalachia, the Parkway placed the development of recreation areas as a high priority since its initial planning phases. The Parkway's master plan, developed in 1934, names The Bluffs (now Doughton Park) as one of four proposed recreation areas. Others named included Natural Bridge, Peaks of Otter, and Pinnacles of Dan. These areas would offer a variety of amenities, including overnight lodging.

Bluffs would be the first comprehensively-designed recreation area that would include all aspects of the planned model, including picnic areas, campground, service station, lodge, and coffee shop. Initial land acquisition and infrastructure installation were completed prior to World War II, with some continuing during the War.

Planning for concessions at Bluffs began in 1937, and included provisions for a service station, lodge, and coffee shop. Roadways, water supply, and parking areas were in place by the early 1940s. Concessionaires initially took little interest in the project; however, as motorists on the Parkway increased exponentially after the war, the idea became much more lucrative, and initial conceptual design was underway by the mid 1940s.

The architectural style employed at Bluffs Coffee Shop, service station, and later the lodge, combine the Parkway's early rustic style, including simple roof geometries, exposed framing, and natural stone, with modern, economical materials and methods. The resulting structures serve their modern purposes while maintaining a distinct, rustic character. In addition, they further the Parkway's directive of maintaining harmony between the built environment and the landscape.

Bluffs' architectural approach was carried on to similar comprehensive concessions areas found at Peaks of Otter in Virginia, and Mount Pisgah in North Carolina, completed in the mid 1960s. The use of rustic materials and treatments were also adapted to the modernist design aesthetics used in Mission 66 projects on the Parkway.

Bluffs Coffee Shop

The coffees shop's design continued to develop throughout 1946 and 1947, with the input of Horace Peaslee, a consulting architect working on behalf of National Park Concessions, Inc. (NPC), the restaurant's initial concessionaire. The final design was completed by Charles E. Grossman, an NPS architect of the Roanoke office, as a prototypical example for the design of future Parkway concession areas. Construction took place during the fall of 1948, and the building was completed, along with the adjacent service station, in time for the 1949 tourist season.

Despite attempts in the early 1980s to modernize the structure, both the interior and exterior of the coffee shop remain remarkably unchanged since its initial construction. Early photographs of the south, east, and west elevations, as well as the dining room, present the opportunity for direct

comparison with present-day conditions. These comparisons help to identify minor changes, many of which are undocumented, such as the reduction of the original serving counter.

Modifications over time are largely cosmetic in nature, and have done little to affect character-defining historical features. An emergency exit doorway was sensitively added to the east elevation in 1981 as part of life-safety renovations. The renovation also included installation of fire protection and life safety equipment, and a full replacement of the electrical system, with the exception of early dining room light fixtures. Sometime after 1981, the coverage of the hot water heating system was greatly reduced, with the majority of radiators being removed from non-public areas.

The original gift shop counter was slightly modified sometime before 1997, and replaced entirely by the current casework around the year 2000.

Figure M4. Dining room of Bluffs Coffee Shop in 1952. (BLRI Coll.)

Figure M5. The dining room in 2018, note consistency with photo above (JKOA 2018)

Other minor changes included the re-tiling of the main-level bathrooms, and new terracotta tile flooring installed over the original terrazzo in the kitchen sometime between 1998 and 2005. In the year 2000, NPC was absorbed by Arizona-based hospitality company Forever Resorts, who assumed control of concessions at Bluffs and several other concessions on the Parkway.

In 2005, Bill Harrison became general manager of both Bluffs Lodge and the coffee shop. In 2006, Bill oversaw the installation of a new walk-in cooler in the basement of the coffee shop, replacing the then-intact men's locker room. A screening partition was added to the dining room at the far east end of the serving counter to conceal bus carts. Beginning in 2010, the original cement shingle roof was replaced in-kind. Completion of the project was delayed into the spring of 2011 due to durability issues with the shingles.

Forever Resorts declined to renew their contract with NPS after the 2010 season. The concessionaire claimed that the scale of operations at bluffs was difficult to market, and was no longer financially viable. Both the coffee shop and lodge did not operate during the 2011 season, and remain closed.

Unfortunately, the recently-installed cement shingle roof had failed by 2016, resulting in water infiltration and mold growth inside the building. Mold remediation efforts and hazardous material testing were carried out between September 2016 and January 2017. Regrettably, the original dining room tables and chairs were discarded during this work. As part of this project, the gutters and downspouts on the south elevation were replaced in-kind, though retaining the original gutter hangers. Additionally, subsurface drains were largely replaced along the south exterior wall. Temporary 3-ply composition roofing was installed on the section of the roof above the main entrance, as well as along the ridge. Currently, installation of a composite shingle roof is planned as a mid-term solution while options are considered for restoring the roof to its original material.

In June 2017, the service station reopened as the Doughton Park Visitor's Center and Park Store operated by Eastern National. This marks the first of the Bluffs concessions to be returned to active use.

Methodology

This HSR, which complies with NPS-28 guidelines, offers a comprehensive, scholarly assessment of the history, fabric, and current physical condition of the building.

Our findings and recommendations for preservation of the coffee shop rely on research of primary and secondary sources, early photographs, and maps, correlated with our physical investigation of extant building fabric.

In accordance with the NPS provision for "limited" historical research, we relied for the most part on primary and secondary research conducted in the Park archives, though additional primary records were studied in online collections. An interview was conducted with the former manager of Bluffs Coffee Shop and Bluffs Lodge. Building archaeology was critical in formulating recommendations, and was combined with extensive study of the original construction drawings provided by the Park.

Our discussion of the background and context was aided by the 2006 Cultural Landscape Report for Doughton Park by The Jaeger Company, the draft of the 2016 National Historic Landmark Nomination for the Parkway prepared by NPS, as well as correspondence and plans from the Park's archives. Digitized photographs from the Parkway archive were accessed through the University of North Carolina's "Digital Blue Ridge Parkway" online repository.

The firm of Joseph K. Oppermann–Architect, P.A. (JKOA) prepared this HSR. The project team included Joseph K. Oppermann, FAIA, historical architect and principal-in-charge; and Jeffrey P. Anderson, Associate AIA. This team researched, investigated, and documented the building and wrote this HSR. The interdisciplinary approach broadens the understanding of the history and conditions , aiding the development of appropriate treatment recommendations.

An initial site visit to the coffee shop was combined with the project kickoff meeting on April 17, 2018. Building measurements were taken with manual tape measures, carpenter's ruler, and laser distance meter. Measurements were recorded on base field drawings traced from scans of the original construction documents. General photographic field-reference documentation was prepared using digital cameras .The resulting field drawings were used to create AutoCAD drawings of foundation, floor, roof, and site plans, as well as detailed documentation of select building features.

A two-day visit to the Blue Ridge Parkway archives took place from May 8-9, 2018. Park staff assisted with locating relevant information and providing assistance.

During a follow up visit on May 15, 2018, standard assessment methodology was used to survey the condition of each exterior feature and interior room, itemizing features and elements and photographing them in detail. Visual observation of surface conditions was used to assess the physical condition of building materials. In accordance with the NPS scope of work, no building system components were tested, and no invasive investigation methods were employed.

A third site visit was conducted on June 6, 2018 in order to gain access to previously locked spaces including the boiler room. Additional photographs and measurements were taken to record areas which had been obscured by plastic sheeting during previous visits.

Findings

The archival research and field investigations brought a better understanding of both the physical evolution of the building over time and its current condition.

Bluffs Coffee Shop appears much as it did when it was constructed in 1949. Early photographs offer extensive documentation of the exterior shortly after construction was completed. Character-defining interior spaces such as the entryway and dining room were photographed in the early 1950s, and provide a near-comprehensive look at early conditions. The original construction documents provided by the NPS were found to be highly-accurate in terms of dimensions and detailing, and were used in conjunction with building archaeology to assist in identifying early fabric. The majority of early building fabric remains intact, and most is in good or repairable condition.

The coffee shop is a critical component of the concession area at Doughton Park, which retains

a remarkably-intact historic context, including original site features, sight lines, and circulation. In its current state, the building boasts many original character-defining features and has great potential for rehabilitation to once again serve its historic purpose.

Summary of Significance

Bluffs Coffee Shop, in conjunction with the service station and Bluffs Lodge, represent a critical period in the development of recreation areas along the Blue Ridge Parkway. The buildings were designed as a prototype for future concession development, and are a highly-intact example of the modern-rustic hybrid architectural style which grew from the Parkway's early rustic aesthetic and predated Mission 66-era modernist construction.

Recommended Treatments and Uses

Recommendations for treatment and use of Bluffs Coffee Shop echo the strategies outlined in the Parkway's 2013 General Management Plan (GMP), its 2003 Long-Range Interpretive Plan (LRIP), and 2016 Foundation Document, which updated the GMP.

The Recommended Ultimate Treatment includes preservation of the exterior of the building and the major public interior spaces, the entrance foyer and dining room, according to its 1949 appearance, and rehabilitation of the interior ancillary spaces.

The Recommended Ultimate Use is a restaurant on the main level operated by a concessionaire with related ancillary uses, such as storage and office spaces, at the basement level.

Recommended specific actions to support these treatments and uses include:

Recommendations for the Site

- Retain the early landscape elements surrounding the coffee shop complex as outlined in the 2006 CLR for Doughton park. Use this document to guide site treatment.
- Evaluate deterioration of concrete retaining wall west of the coffee shop and plan for repair or replacement. The original stone of the upper portion should be retained and reused in the reconstruction.

Recommendations for Achieving Accessibility & Universal Design Standards

- The existing ramp leading to the east doorway provides a good solution for universal accessibility. The existing flagstone walkway in front of the building has curb cuts at its center, east, and west ends, making the ramp easily accessed from all parking areas. A new door jamb design without center post would provide a greater ease of access for wheelchairs.
- ADA compliant bathrooms should be designed within the footprint of the existing main level bathrooms, west of the main entrance. To accommodate the additional space required for accessibility, consider replacing the existing public bathroom designs with two, single-fixture bathrooms which would not require additional space for entry vestibules and could accommodate the turning radius of a wheelchair.

Recommendations for Historic Paints and Finishes

- Prepare an analysis of historic paints and finishes of the interior and exterior for the historic period. Include paint type and color, as well as varnishes. Interior analysis should focus on noted locations of early finishes identified in the dining room and entryway (Rooms 101A and 101B). The results of this analysis should inform the treatment of original trim, exposed structural members, and wood paneling in key public areas.

Recommendation for Exterior Siding

- Inspect underlying sheathing of areas with failed fasteners, particularly those on the east and west walls of the projecting south bay.
- Replace in-kind heavily-warped or split boards that represent a threat to the weathertightness of the building envelope.
- Monitor gaps in vertical plank board siding for insect entry through exposed sheathing boards.
- Maintain natural weathered appearance of exterior cladding as part of future repair or finishing campaigns.

Recommendations for Roofing:

- Continue planned semi-long-term solution of installing composite roofing to replace failing cement shingles and temporary 3-ply composition roofing.

- Plan for eventual replacement of composite roofing with combed cement shingle matching the size and coloration of the original cement roofing material.

Recommendations for Gutters and Downspouts

- Install /reinstall gutters and downspouts on north elevation to effectively collect rainwater runoff from all roof slopes, including the rear porch.

Recommendation for Protecting Historic Windows

- After conducting a comprehensive paint analysis, prepare and paint all elements of window sash and exterior casings. As part of the preparation, remove exfoliating surface rust on steel-sash windows and prime with a rust-inhibiting primer.
- Restore operation of windows in key areas, such as the dining room, by repairing or replacing in-kind missing or damaged awning sash operators.
- Fabricate interior screen sash to allow window operation. Remaining screen sash hardware can serve as a model for replacements.
- Consider fabricating interior thermal sash that could be installed during colder months and in the off-season to reduce drafts.

Recommendations for Exterior Doors

- Restore functionality of locking mechanisms on all exterior doors. Original locksets should be retained, re-keyed, repaired, and reused.
- Replace deteriorated two-panel paired screen doors on west elevation based on the design shown in original drawings.
- Replace three non-original screen doors on the north elevation with doors and hardware modeled after extant early examples.
- Replace deteriorated east doors and door frame with a design sized appropriately for the rough opening. Model the replacement doors according to existing original door designs.

Recommendations for Chimney

- Clean the outside of the chimney with mild, non-ionic detergent to reduce excessive soiling and biocide to address biological growth.

Recommendations for Exterior Lighting

- Remove existing surface-mounted electrical boxes, fixtures, and conduit on the exterior and replace with a more aesthetically-sensitive solution. Rewire original recessed fixture boxes still present above most exterior doorways.
- Replace exterior lighting fixtures with an appropriate design considering both the rustic architectural styling as well as the era in which the building was constructed.

Recommendations for Historic Flooring

- Replace existing asphalt tile floor in the dining room and entryway, which in addition to be worn an incomplete, has tested positive for asbestos content. Care should be taken to match the coloration, texture, pattern, and dimension of the original flooring, all of which relate to the character of the space.

Recommendations for Counter and Stools

- Repair and reuse existing serving counter and use as a model to reconstruct missing sections, matching the original in appearance and materials.
- Repair and reuse existing counter stools. Use existing stools as a model for fabricating missing stools. If any original stools cannot be repaired, retain in the Park's archive.
- Restore original serving counter length and number of stools as shown in early photographs.

Recommendations for Mechanical Systems

- Install new heating and cooling systems to cover all major interior spaces. The designed system should have minimal visual impact on the character of the coffee shop's historic dining room and entryway, especially.

Recommendations for Electrical System

- Replace entirety of electrical system, including wiring, receptacles, switches and panels. Provide necessary service to support a commercial kitchen.
- Clean, repair, and rewire existing original and early light fixtures in the dining room. Replace missing glass chimneys based on those in historic photographs.

Recommendation for Plumbing System

- Remove remnants of existing plumbing system and install new system.

Fire Protection and Life Safety System

- Remove remnants of existing fire protection system and install new system.

Administrative Data

Locational Data

Building Name: Bluffs Coffee Shop

Location: Milepost 241.1, Doughton Park, Laurel Springs
Blue Ridge Parkway, Highlands District

County: Alleghany County

State: North Carolina

Real Property Information

Acquisition Date: 1949 (Construction Completed)

Numbering Information

BLRI Structure No. : *106*
LCS ID: Not Listed, DOE not completed

Size Information

Total Floor Area: 5,253 square feet ±
Roof Area: 3,000 square feet ±
Number of Stories: 2
Number of Rooms: 18
Number of Bathrooms: 4

Cultural Resource Data

National Register Status: Determined as eligible by 2016 NHL survey; however SHPO concurrence has not yet been sought.

Listed as contributing to proposed Blue Ridge Parkway Historic District.

Proposed Treatment

The Recommended Ultimate Treatment includes preservation of the exterior of the building and the major public interior spaces, the entrance foyer and dining room, according to its 1949 appearance, and rehabilitation of the interior ancillary spaces.

The Recommended Ultimate Use is a restaurant on the main level operated by a concessionaire with related ancillary uses, such as storage and office spaces, at the basement level.

Related NPS Studies

The Jaeger Company, C*ultural Landscape Report, Doughton Park and Sections 2A, B , and C, Blue Ridge Parkway*. Atlanta: National Park Service, 2006).

National Park Service. *Final General Management Plan /Environmental Impact Statement, Blue Ridge Parkway, Virginia and North Carolina*. Southeast Regional Office, 2013

National Park Service. *Long-term Interpretive Plan, Blue Ridge Parkway.* Blue Ridge Parkway Branch of Interpretation, Harpers Ferry Center Interpretive Planning, 2002.

National Park Service. *Foundation Document, Blue Ridge Parkway, North Carolina /Virginia*. Southeast Regional Office, 2016.

National Park Service. *Draft: National Historic Landmark Nomination, Blue Ridge Parkway Historic District.* Unpublished, 2016.

Quin, Richard and Christopher Marston. *Blue Ridge Parkway Historic American Engineering Record, HAER No. NC-42*. 1996-1997.

I.A Historical Background and Context

The Parkway

Blue Ridge Parkway is a unique linear park serving as both a route and destination, showcasing the natural beauty of the landscape and providing man-made amenities for the traveler. Connecting Shenandoah National Park in Virginia to the Great Smoky Mountains National Park in North Carolina, construction of the Parkway began under the New Deal in 1935 and was completed in 1987. The Parkway spans some 469 miles through the Southern Appalachian Mountains, and stands as a feat of landscape architecture, engineering, recreation, and conservation.

Construction of the roadway was completed in forty-five sections. Sections are identified by either the number 1 for Virginia or 2 for North Carolina, followed by a letter. The Bluffs, for example is part of Section 2C and is among the first completed sections of the Parkway (*Figs. A1-A2*).

Addressing the Landscape

Stanley W. Abbott was the resident landscape architect for the development of the Parkway. Abbott, in combination with Bureau of Public Roads engineer William M. Austin, developed design parameters to establish a context for the Parkway as part of the landscape.[1] Abbott felt that the Parkway should showcase the variety of the landscapes throughout the two states, saying,

1. The Jaeger Company, *Cultural Landscape Report, Doughton Park and Sections 2A, B , and C, Blue Ridge Parkway* (Atlanta: National Park Service Southeast Regional Office, 2006), 2.

Figure A1. Undated photograph of the Parkway in Section 2C, near milepost 238. (BLRI Coll.)

> The location of the road, therefore, in combined woodlands, over rolling hill, along small creeks, in the broader river valley, as well as in varied relationship to the mountains is desirable. . .Similarly, it will be helpful to introduce historical features and occasional pictures of the native country life.[2]

The goal of Abbott's design for the Parkway was to form "a museum of managed American countryside."[3] Part of that managed countryside took the form of dedicated recreation areas along the Parkway.

Developing Recreation at Bluffs

The area now known as Doughton Park was one of the first recreation areas to be established along Parkway.[4] Called The Bluffs until 1950, the Park was renamed for noted Parkway advocate and North Carolina State Representative Robert Doughton.[5] The master plan for the parkway developed in December 1934 names The Bluffs among four original proposed recreation areas and the only one in North Carolina. Listed in addition to Bluffs were Natural Bridge, Peaks of Otter, and Pinnacles of Dan, Virginia.[6] Recreation areas played a critical role in furthering the Parkway's goal to be a scenic motorway designed for leisure. Travelers would be invited to make frequent stops by providing areas to rest, including overnight lodging at each major recreation area.[7]

The appraisal and acquisition of an over 6,000 acre site of The Bluffs was largely secured thanks to Sam Weems, Project Manager for recreation areas and later Superintendent of the Parkway, along with his staff of landscape architects (*Fig. A3*).[8] Initial infrastructure was constructed by WPA and CCC camps before World War II, and Conscientious Objectors Camps during World War II. After the war, labor was performed by force account or under contract.[9]

By 1937, planning and provisions for concessions including lodging, a restaurant, and service station at Bluffs were already underway.[10] A curving road with stone gutter at mile post 241.1 was constructed in 1938, and initially led to the parking area for Wildcat Rocks Overlook (*Fig. A4*).[11] Later, this road would also lead to Bluffs Lodge. The

2. Harley Jolley, *Painting with a Comet's Tail: The Touch of the Landscape Architect on the Blue Ridge Parkway* (Boone, NC: Appalachian Consortium Press, 1987), 12. (As cited in CLR, 17.)
3. Jaeger, *Cultural Landscape Report*, 17
4. Ibid., 5.
5. Ibid., 53.
6. Ibid., 37.
7. Ibid.
8. Ibid.
9. Ibid., 38.
10. Ibid., 40.
11. Ibid.

Figure A2. View of Parkway under construction at milepost 240, October 1937. (BLRI Coll.)

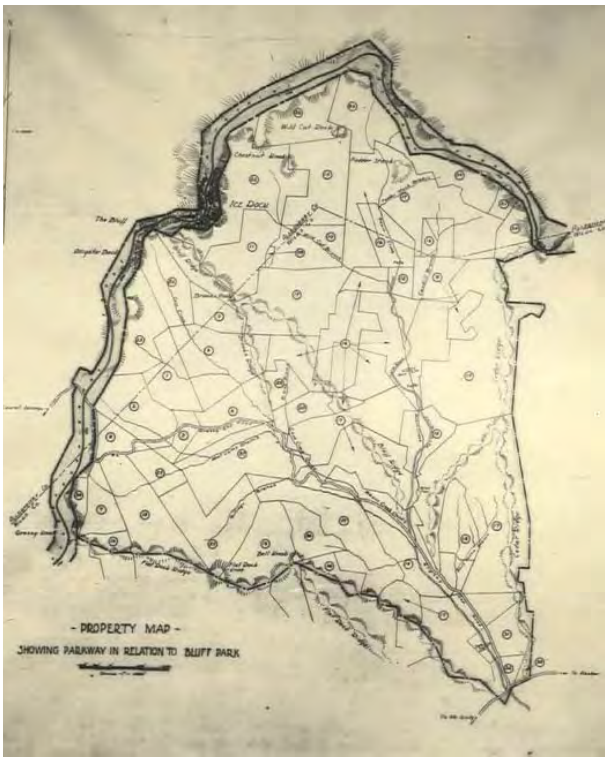


Figure A3. Property map showing the Parkway and boundary of Bluffs Park. (BLRI Coll.)

Figure A4. Undated photo of completed access road to Wildcat Rocks Overlook. Photograph taken from the grass median between the Parkway and future coffee shop. (BLRI Coll.)

roadways for the campground at Bluffs were also laid out around this time.[12]

By 1939, the water supply system for the recreation development at Bluffs was in place, and consisted of a water tank near Wildcat Rocks Overlook connected to a pump house (*Fig. A5*).[13]

The roadway and parking lot portion of the plan for the coffee shop and gas station was implemented in 1938-1939 at milepost 241.1 (*Figs A6-A7*).[14] Along with the roadwork, rustic stone retaining walls and stone steps at the edge of the parking area were constructed leading to the Woods Picnic Area on the slope below (Fig. A7).[15] The water supply was extended to serve the new comfort station at the picnic area between 1941 and 1942.[16] As part of racial segregation planning, this picnic area was designated for African Americans, while the Meadow Picnic Area was reserved for whites.[17]

12. Ibid., 44.
13. Ibid., 41.
14. Ibid., 43.
15. Ibid., 44.
16. Ibid.
17. Ibid.

Figure A5. Water tank near Wildcat Rocks Overlook in October 1939. (BLRI Col.)

Figure A6. Work camp at future site of coffee shop and service station in 1941. Note roadway and stone curbs already in place. (BLRI Coll.)

Figure A7. Construction of stone retaining wall of parking area for the Woods Picnic Area, east of future coffee shop site, July 1938. (BLRI Coll.)

By the early 1940s, the majority of the infrastructure required for the coffee shop and service station were in place; however, design would not begin until after World War II.

Rustic Pre-war Architecture

Developments on the Blue Ridge Parkway prior to World War II were typically of a rustic design. Three prime examples of the rustic style include the trail shelters at Rocky Knob, Cumberland Knob, and Doughton Park.[18] The guiding principles of rustic architecture can be seen in the design of comfort stations, picnic shelters, and other small structures associated with campgrounds and picnic areas. Structures of this style are characterized by their ability to adapt to their site conditions and context, as well as their use of stone, timber, and logs.

At Doughton, examples of pre-war rustic architecture can be found in the early trail shelter. The structure is set into a sloping grade, constructed of squared logs, and has a flagstone porch (*Fig. A8*). Rustic comfort stations were generally of frame construction and clad with board-and-batten siding. The comfort station at the Woods Picnic Area, northeast of the coffee shop, is a prime example of the rustic style used on this building type (*Fig. A9*). In addition to nearby structures, rustic elements such as stone retaining walls, stairs, picnic tables and water fountains characterize the immediate area around the coffee shop and service station.

An Adapted Style for the Post-War Parkway

The Park Service had little luck in finding interested companies to operate concessions before the war. Parkway planning had established an eventual goal that recreation areas would have facilities to provide food, gas, and in the case of larger complexes, lodging. Although this goal has yet to be realized even today, the ever-increasing motorists taking to the Parkway after the war did help to spur development. Thus, operating

18. National Park Service, *Draft: National Historic Landmark Nomination, Blue Ridge Parkway Historic District*, (unpublished), 33-34.

Figure A8. Trail shelter at Doughton Park in the 1940s. Note that structure is partially-embeded in the slope, also note squared log construction and stone foundation walls. (BLRI Coll.)

concessions became a much more attractive proposition for concessionaires.[19]

Bluffs was the first example of a comprehensive concession area including service station, coffee shop, and lodge.[20] The parkway initially engaged with an architecture firm to design the complex; however, as planning continued, it was decided that NPS architects would design the buildings to serve as a model for concession developments on the Parkway.[21]

The final design for the coffee shop blends the character of the pre-war rustic style with modern construction methods and materials, including an economical concrete structure and steel-sash windows. Cement shingles combed to resemble wood shakes are used in the interest of economy in place of wood shakes.[22] Still, influences of the pre-war period on the coffee shop design are obvious; the building is sunken into the slope of the site, uses exposed timber framing on the interior, and native stone and weathered cladding on the exterior. The hybrid design allows the building to serve its modern purpose while still addressing the original intent of buildings on the parkway, to engage and harmonize with the landscape.[23]

Charles Grossman, NPS design architect for the coffee shop, noted the influence of rustic mountain themes in the design of the building, saying:

> The exterior of the building reflects the architecture of the region in general proportions, roof slopes, and the materials used. The interior of the building we visualize as

19. Draft of National Historic Landmark Nomination, Blue Ridge Parkway Historic District (unpublished), 37, 38
20. Ibid., 37.
21. Ibid., 37.
22. Ibid., 38.
23. Ibid.

Figure A9. Rustic comfort station at the Woods Picnic Area, northeast of the coffee shop site. Note board-and-batten siding and stone foundation walls. (BLRI Coll.)

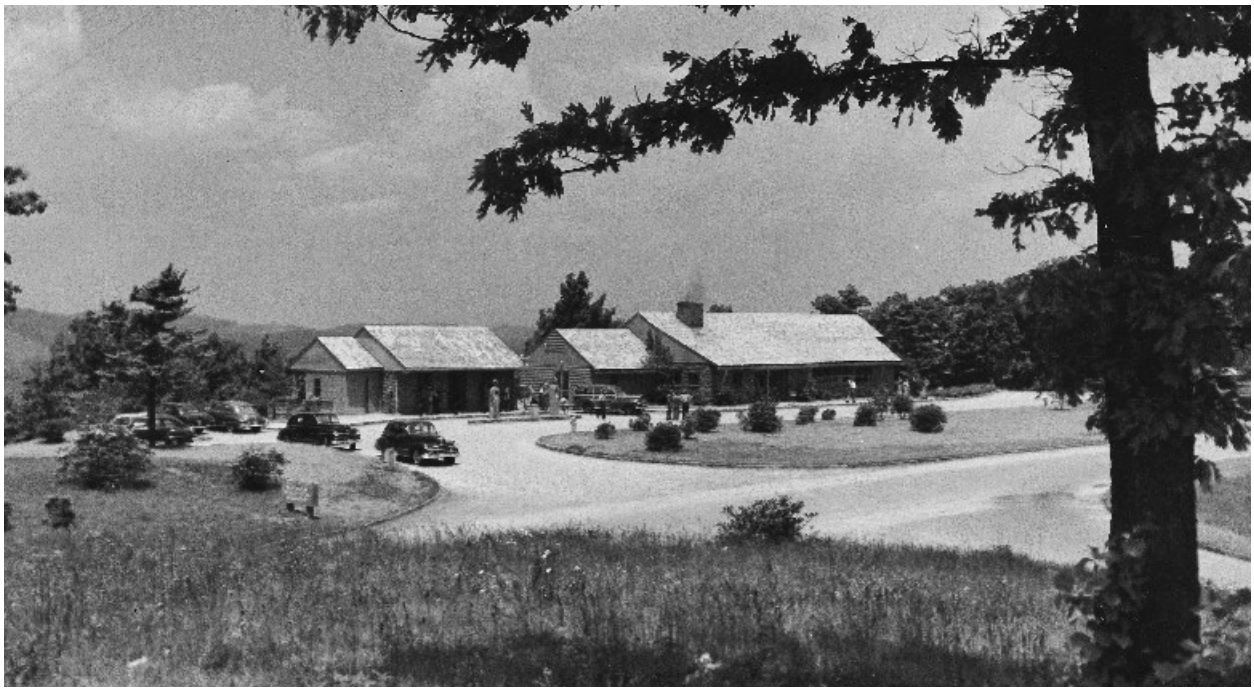


Figure A10. View of Bluffs Coffee Shop from south of the parkway before 1953. (BLRI Coll.)

being first "functional" but it is recommended that local feeling be striven for in the coffee shop, the fountain room and most assuredly in the gift shop. This might be accomplished through the use of bead jointed chestnut boards on certain wall surfaces, together with characteristic soft grey and blue mountain colors on any plaster wall, and, of course, in the decorative fabrics of the mountain looms in hangings, table decorations, etc. Mountain handicrafts should supply furniture and casual items for decorative interest. In coffee room only it is contemplated to open the ceiling to the truss and roof framing, common practice in many native barns.[24]

Legacy

The impact of the Bluffs model can be seen at similar comprehensive concession developments at Peaks of Otter in Virginia and Mount Pisgah in North Carolina, completed in 1964 and 1965, respectively. Structures in these complexes use similar techniques to blend large structures into the landscape and employ a hybrid rustic style.[25]

Four other coffee shops and restaurants along the parkway include Whetstone Ridge, Otter Creek, Crabtree Falls, and Mabry Mill. Of these four, only Mabry Mill employs rustic styling, the remainder exhibit a modernist aesthetic consistent with Mission 66-era construction.[26, 27]

Figure A11. Peaks of Otter Lodge embodies the same hybrid rustic style seen at Bluffs Coffee Shop and Bluffs Lodge. Photo taken October 1964. (BLRI Coll.)

The concession buildings at Bluffs, including the coffee shop, lodge, and service station, remain as remarkably-intact examples of a critical period of development in both the experience and architectural character of the Blue Ridge Parkway.

24. Jaeger, *Cultural Landscape Report*, 55.
25. *Draft: National Historic Landmark Nomination*, 38.
26. Ibid.
27. Mission 66 was a ten-year program begun in 1955 with the goal of greatly expanding and modernizing visitor services as well as infastructure by 1966. The program also served to commemorate the 50th anniversary of the establishment of NPS.

I.B Chronology of Development and Use

Figure B1. View of Bluffs Coffee Shop from the southeast in April 2018. (Photo by JKOA)

The Design Develops

Drawings outlining the design for the coffee shop at Bluffs evolved throughout 1946 and 1947. Design concepts for the coffee shop and service station were initially prepared by the office of Horace Peaslee, consultant architect under contract with National Park Concessions, Inc., the coffee shop's initial concessionaire. A variety of iterations were prepared during the summer of 1946.[28] These concepts applied to an alternate site at the east end of the parking area, considered for its superior northern views (*Fig. B2*). Peaslee preferred this site over the one outlined in the project plan, which had been determined in the initial planning period.[29] Peaslee felt that the planned site offered little in the way of noteworthy views from the dining room.[30] As part of the early scheme, the dining room was to be a partially-screened space with large outdoor dining terrace (*Fig. B2*).[31]

28. Sam P. Weems, "Superintendents Memorandum for the Regional Director", Region One, September 28, 1946., BLRI Archives Series 16, Box 89, Folder 41, 1-2.)

29. Jaeger, *Cultural Landscape Report*, 40.
30. Horace Peaslee "Report to the National Park Service and National Park Concessions, Inc. on the Bluff Park Coffee Shop and Service Station", June 22, 1946, BLRI Archives Series 16, Box 89, Folder 35, 5)
31. Ibid., 4.

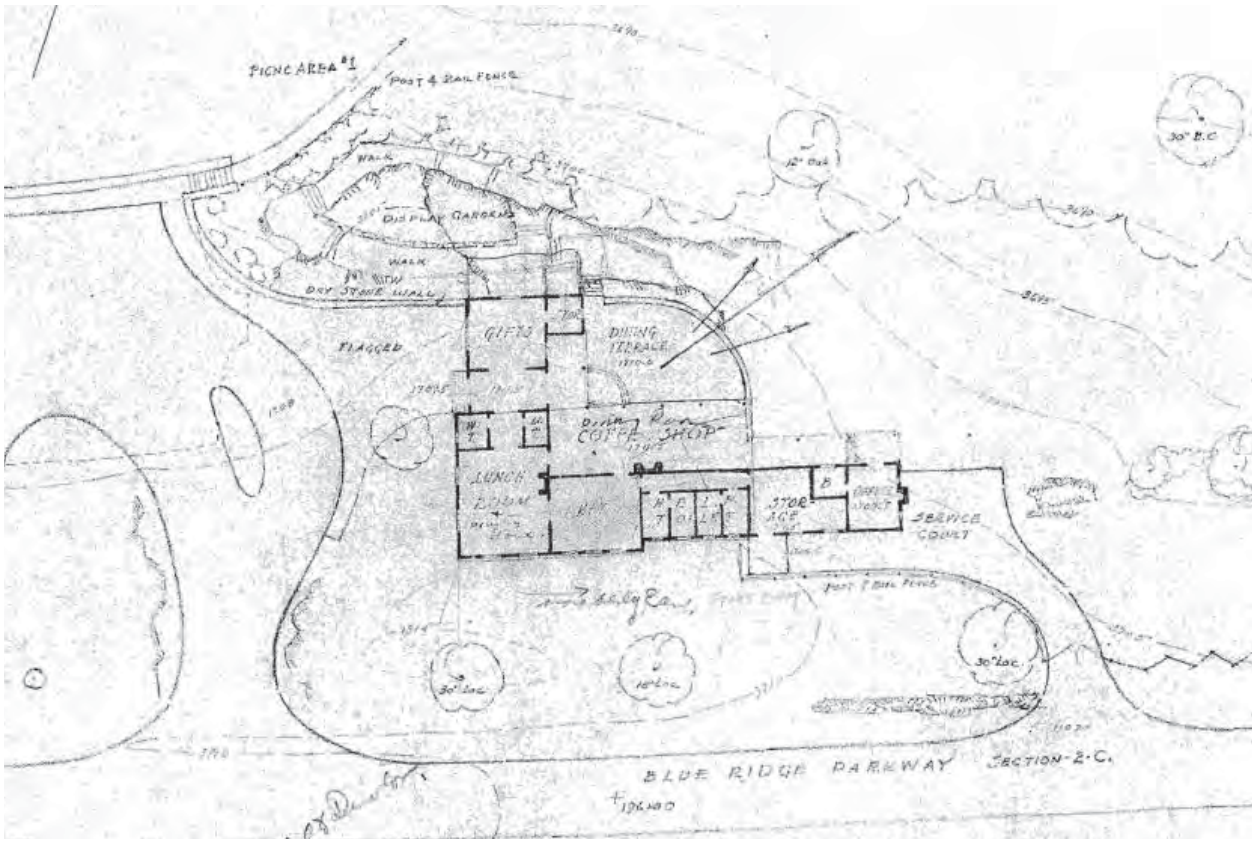


Figure B2. Conceptual plan for Bluffs Coffee Shop on alternate site, August 1946. Existing picnic parking area visible to the west (left). The drawing is annotated with sight lines projecting north-northeast from the dining room and terrace. (BLRI Coll.,PKY-BR BL-2066B, ETIC)

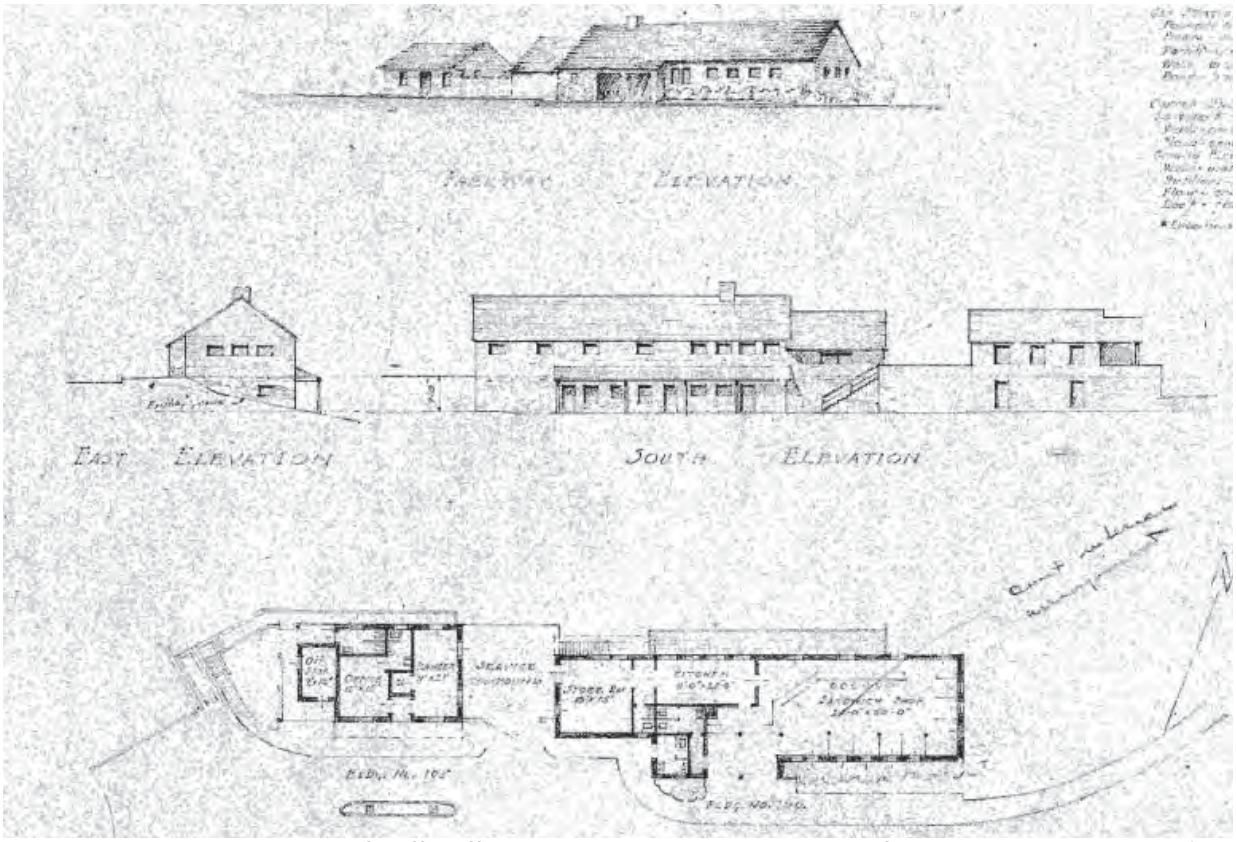


Figure B3. Preliminary drawings of Bluffs Coffee Shop and adjacent service station on final site, Revised March 1947. (BLRI Coll., PKY-BR BL-2047A, ETIC)

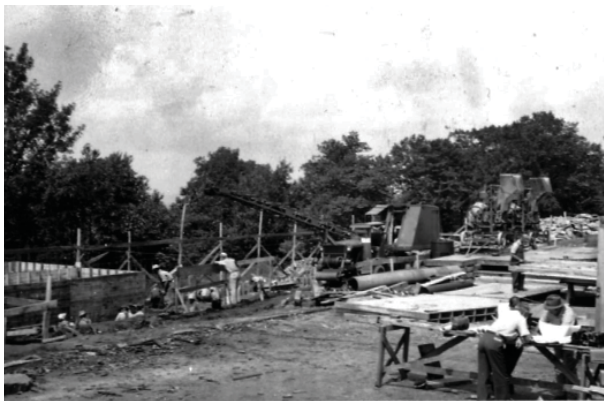


Figure B4. The coffee shop under construction in September 1948, looking northeast. Photograph by Construction photos by Superintendent Weems. (BLRI Coll.)

Figure B6. The coffee shop under construction in September 1948, looking west. The service station, appearing near completion is visible in the distance. (BLRI Coll.)

Figure B5. The coffee shop under construction in September 1948, looking east. (BLRI Coll.)

Although this early plan was championed for several months, the design was returned to the originally-planned site adjacent to the service station by early 1947.[32] Issues of budget, combined with concerns about the alternate site's relation to the parkway likely helped to fuel this decision.[33] Peaslee's involvement with the project was limited to the conceptual design phase, as it was decided that NPS architects would design the concession buildings at Bluffs to serve as an example for future developments.[34]

A preliminary plan filed for review in January 1947 bears striking similarity to the one eventually built.[35] A revised version of this plan dated March 1947 was prepared by Charles E. Grossman, an NPS architect in the Roanoke office (*Fig. B3*). Gone was the L-shaped plan and terrace, replaced with a rectangular plan with elongated dining room paralleling the parkway (*Fig. B3*).

Grossman continued to develop the scheme throughout late 1947. Equipment and storage layouts were provided by National Park Concessions, Inc. Much of the kitchen equipment made use of surplus obtained from Fort Washington[36], which was transferred to the Blue Ridge Parkway.[37]

In February 1948, correspondence between the regional director and acting superintendent call for the coffee shop to operate between April 1 and December 1. The heating system and insulation were designed considering this operating schedule.[38] It was also noted that the employee quarters would likely house the service station attendant during the season.[39]

The final construction drawings were approved on August 23, 1948; construction was underway by the following month (*Figs B4-B6*). Both the coffee

32. Ralph W. Emerson, Regional Landscape Architect, Memorandum to the Superintendent, January 24, 1947, BLRI Archives Series 16, Box 90, Folder 45.
33. Various correspondence between NPS, NPC, and Peaslee regarding plan layouts at the proposed east site voice concerns regarding budget, as well as the building's relation to the Parkway. No information has been found that documents the exact date or circumstances surrounding the decision to return the design to the originally-planned site.
34. National Park Service, *Draft: National Historic Landmark Nomination*, 38.
35. Ralph W. Emerson, "Regional Landscape Architect Memorandum to the Superintendent", January 24, 1947.
36. Fort Washington likely refers to Fort Washington Park in Maryland, an ex-military fort overlooking the Potomac River originally constructed in 1809 and transferred to the Department of the Interior after World War II. The Fort has been maintained as a park by the NPS since 1946. It is assumed that the surplus kitchen equipment in question was in storage there and was transferred to the Blue Ridge Parkway as the coffee shop neared completion.
37. H.S. Sanborn, "Memorandum to the Superintendent", December 7, 1947, BLRI Archives Series 16, Box 90, Folder 52.
38. J. Carlisle Crouch, "Acting Superintendent Memorandum for the Regional Director", Region 1, February 17, 1948, BLRI Archives Series 16, Box 90, Folder 53.
39. Ibid.

Figure B7. Photo dated 1949 showing Bluffs Coffee Shop from the southeast during its premiere season. Note cased exterior openings at the main entrance and diagonal downspouts. (BLRI Coll.)

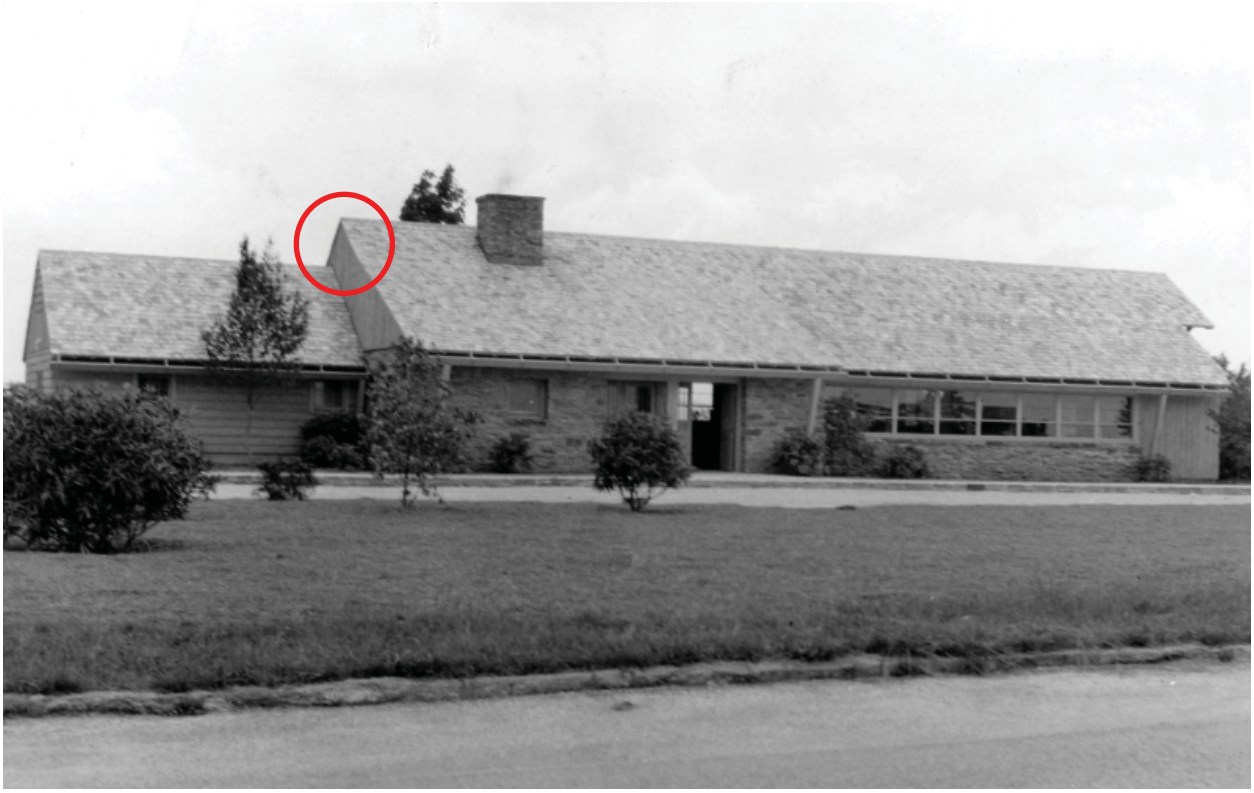


Figure B8. Undated photo taken before September 1953 showing south and partial west elevations. Similar conditions suggest that this picture was taken at or near the same time as the photo above. Note lack of vent on west gable. Also note doors propped open within the exterior vestibule. (BLRI Coll.)

Figure B9. September 1953 photograph taken from the southwest. Attic vent, exterior screen doors, and redesigned downspouts are visible. (BLRI Coll.)

shop and service station opened during the 1949 season[40].

A Timeless Landmark

Today's view of Bluffs Coffee Shop from the Parkway remains remarkably unchanged from the one that greeted tourists in its 1949 premiere season (*Figs. B1, B7*). The building's exterior and the surrounding site retain the vast majority of original historic elements.

Several undated photographs capture the building's original appearance. Photos taken in 1952 and 1953 provide comparisons to document some of the earliest exterior modifications.

The first modification may have been the addition of a louvered vent opening on the west gable end of the main body (Fig. B6). The first dated photograph showing the opening was taken in September 1953.

The 1949 photographs show diagonal downspouts connecting the hanging wood gutters directly to the underground drainage system (*Figs. B7-B8*). By 1953, these downspouts had been changed to a more typical elbow design shown in the original drawings (*Figs. B10-B11*). The most logical reason for this change, other than aesthetics, would be to slow down rainwater runoff from the roof before it enters the underground drainage system.

The final of the early exterior changes is the addition of paired one-screened-light-over-one-panel doors in the two outer openings of the main entrance. These doors are not shown in the original drawings. In 1949 photographs, it is evident that the two outer "doorways" are, in fact, cased openings (*Figs. B7-B8*). Photographs prove that the doors were certainly in place by September 1953 (*Fig. B9*). Given the climate of the area, it is

40. *Superintendent's Annual Report to the Director*, 1949, 2.

Figure B10. Undated image showing detail of west elevation by 1953. The revised downspout design is visible at main entrance, as is the added vent. Original gate is seen open between the two buildings. Vehicle license plates read 1949 and 1950. (BLRI Coll.)

Photo Comparisons: 1952 and 2018

Figure B11. The dining room in 1952, looking northeast. Note three-and-a-half bay counter with fifteen stools. Items can be seen resting on a perpendicular portion of the counter meeting the north wall. Glass gift shop cases can be seen at right. Original flood light fixtures can be seen along the left side of the ceiling beam above the counter. (BLRI Coll.)

Figure B12. The view above in 2018. Note many remaining original fixtures and finishes, including flooring, central light fixtures, counter, and bar stools. The original hood at right, though repositioned, is also present. Changes include the removal of the far east bay of the counter and stools and addition of screening partition, as well as the installation of modern gift shop cabinets at right. Early rustic-design fixtures have been added to the underside of the beams on the north and south structural bays. Modern track lighting over counter replaces flood fixtures. (JKOA)

Figure B13. View of the dining room in May 1952. Note original length of counter at right. The east side of the original gift shop is visible in the background at left. A low gate, seemingly matching that shown on original drawings, provides employee access behind the counter. (BLRI Coll.)

Figure B14. The view above in 2018. The reduction of the counter is evident at right. Modern casework has replaced the original gift shop design. The far west wall and its openings remain unchanged. (JKOA)

Figure B15. Gift Shop area photographed in 1952. Note low glass showcases with wood cabinets on the outside corners. The gift shop appears to wrap around the corner and into the entryway as outlined in the original drawings, included in *Appendix A*. (BLRI Coll.)

Figure B16. The same area in 2018. Note new wood partitions installed as part of new casework that encompass a larger footprint than the original design and limit the view of the dining room from the entryway. (JKOA)

Figure B17. Asphalt tile patch where original section of counter was removed (JKOA, 2018)

Figure B18. An enhanced view of the gift shop as shown in 1953 photograph. A low gate can be seen beneath the window, attached to the west end of the casework along the south wall. (BLRI Coll.)

plausible that this change was made after a single winter season.

Similar to the exterior, the coffee shop's principal public space, the dining room, has also seen few changes. The earliest photographs of the interior are dated 1952, and likely represent original conditions. The following pages include three pairs of photos comparing the dining room in 1952 and 2018 (*Figs. B11-B16*).

The most evident of the changes is the removal of the easternmost section of the counter and its stools (Figs. B11-B14). The east end of the bar was originally L-shaped, turning to meet the north wall and creating a dead end (Fig. B11). The date of the modification is unknown; however, the use of early asphalt tiles to patch the area may suggest this was an early change made to improve circulation around the counter (*Fig. B17*). Photographic evidence shows that the counter had been removed by 1997.

The original gift shop in the southwest portion of the dining room is clearly depicted in two 1952 photographs, and appears to follow the design shown in the original drawings. The three-sided counter is largely formed by glass showcases, two on the northern face and one on the west. Built-in casework lining the south wall makes up the rear counter. Two angled wood cabinets form the outside corners, and a small swinging gate on the east end allows access to the resulting enclosed space (*Figs. B15, B18*).

The gift shop area was reduced by 1997, with the east end pushed back and the original cabinet and gate apparently removed (*Fig. B19*). A photograph shows

Figure B19. A1997 photograph showing reduced floor area of gift shop. A glass display case extends perpendicular to the south wall. Casework previously behind the counter is visible below the window at left. (Library of Congress, HAER NC,11-ASHV.V,2--106)

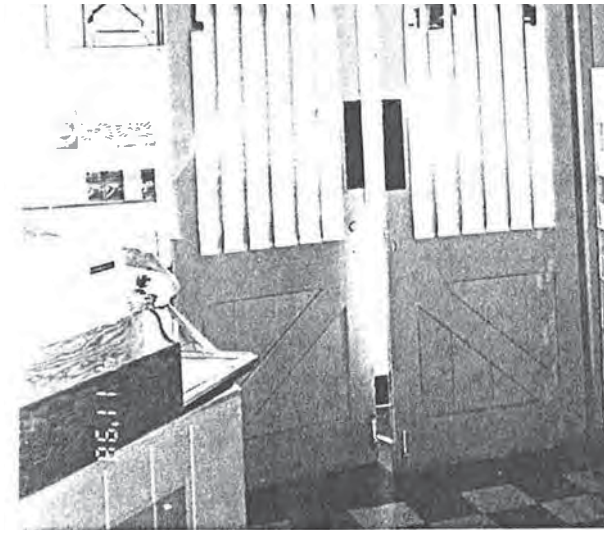


Figure B20. Photograph of main entrance in 1998. What appears to be an original wood corner cabinet is visible at left. (ICAP Memorandum, 1999, Roll 2, Neg. 4 1999)

Figure B21. View of coffee shop from the parkway looking northeast. (BLRI Coll.)

the western end of what appears to be the original counter still in place in 1998 (*Fig. B20*). Regardless of whether the counter depicted is the original, the original footprint of the west end of the gift shop was intact at this time. The entirety of the counter, with the exception of the casework on the south wall, was replaced by modern casework around 2000.

1980 Renovation Study

A study prepared for NPS in February 1980 by Lee Wan and Associates, Inc. proposes radical changes to both the Lodge and Coffee Shop, including extensive re-configuration of the historic interior.[41] Although the proposed design was not implemented, the study did bring critical electrical and life safety issues to light.

The scope of the study was to outline repairs and improvements necessary to modernize the facility, provide handicapped accessibility, and improve life safety systems.[42] The study also identifies the layout of both the kitchen and dining room to be inadequate and requiring redesign.[43]

Utility systems were noted as being generally deteriorated and undersized, with overloaded electrical panels.[44] The original terrazzo kitchen flooring is described as deteriorated and posing sanitation problems.[45] Other issues included a lack of air conditioning, inadequate ventilation, lack of insulation, and insufficient fire protection systems in the kitchen.[46]

At the basement level, heating units were described as having "little temperature control", suggesting that the basement radiators were still in place in 1980. The coal-fired boiler was also still in operation.[47]

Plans prepared as part of the report propose extensive changes to the interior layout, as well as an eight-foot addition to the north, expanding the dining room and kitchen (Fig. B22).[48]

Seven guest rooms, each with its own bathroom, were proposed for the basement level (Fig. B23).[49]

1981 Renovations

Although the extensive redesign proposed by the 1980 study was never implemented, in May of the following year the same firm prepared recommendations to overhaul the electrical system and make life safety modifications. A set of drawings including wiring diagrams, fixture locations, and emergency exit design were filed in June 1981, and revised in August of the same year.[50] Most if not all of the changes proposed appear to have been implemented, based on remaining visual evidence.

41. Lee Wan and Associates, Inc., "Renovation Study, Bluffs Lodge and Bluffs Coffee Shop", unpublished, February 1980, BLRI collection 601/D644, ETIC, 1.
42. Ibid.
43. Ibid., 3.
44. Ibid.
45. Ibid.
46. Ibid.
47. Ibid., 4.
48. Ibid., 9, Plate A.
49. Ibid., Plate A.
50. Lee Wan and Associates, Inc., "Doughton Park Lodge, Coffee Shop & Service Station, Blue Ridge Parkway, N.C., Electrical and Life Safety Renovations", June 1981, Drawings, BLRI Collection, ETIC.

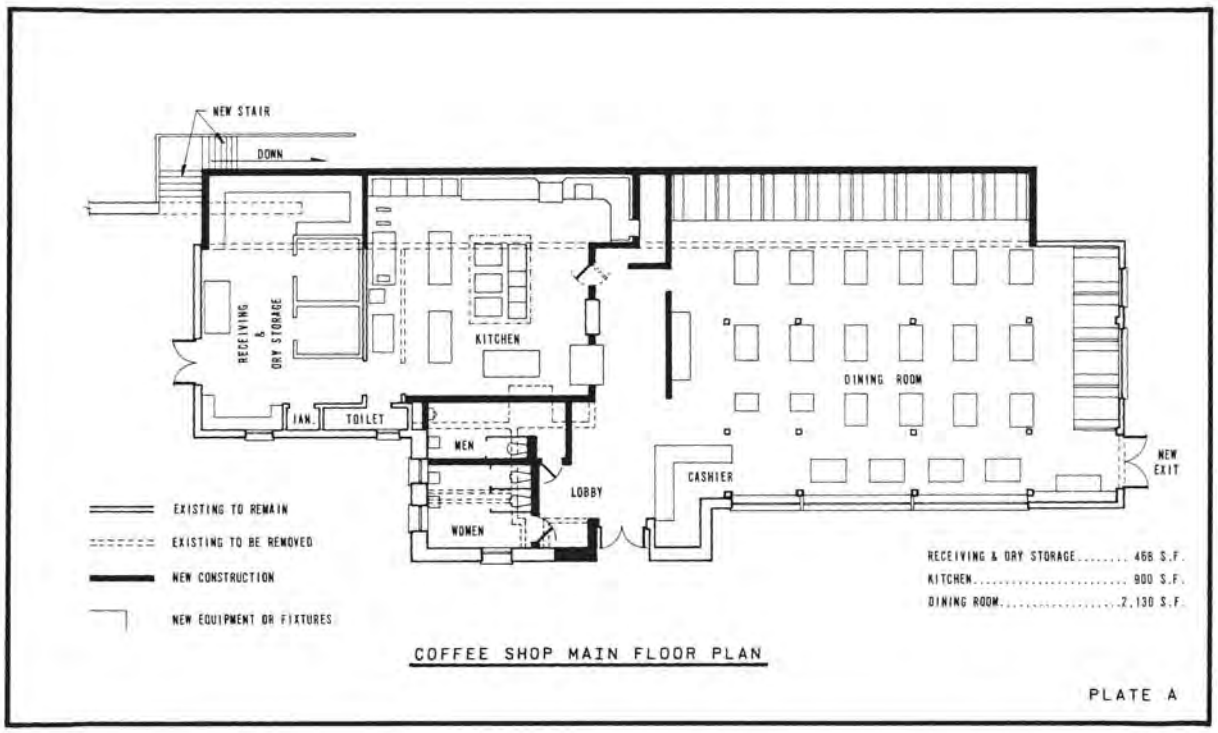


Figure B22. Proposed redesign of main level of the coffee shop as outlined by the 1980 study; filled walls represent new construction; north is oriented toward the top of the page. Of note is the significant extension of the building to the north, adding space to both the dining room and kitchen at the expense of the original counter and north exterior wall. The kitchen would have been significantly increased, and new men's and women's bathrooms would consume portions of the lobby and chimney space. Interior circulation to the basement was to be removed. (Lee Wan and Associates, Inc., "Bluffs Lodge and Coffee Shop Renovation Study", February 1980, BLRI Coll., ETIC)

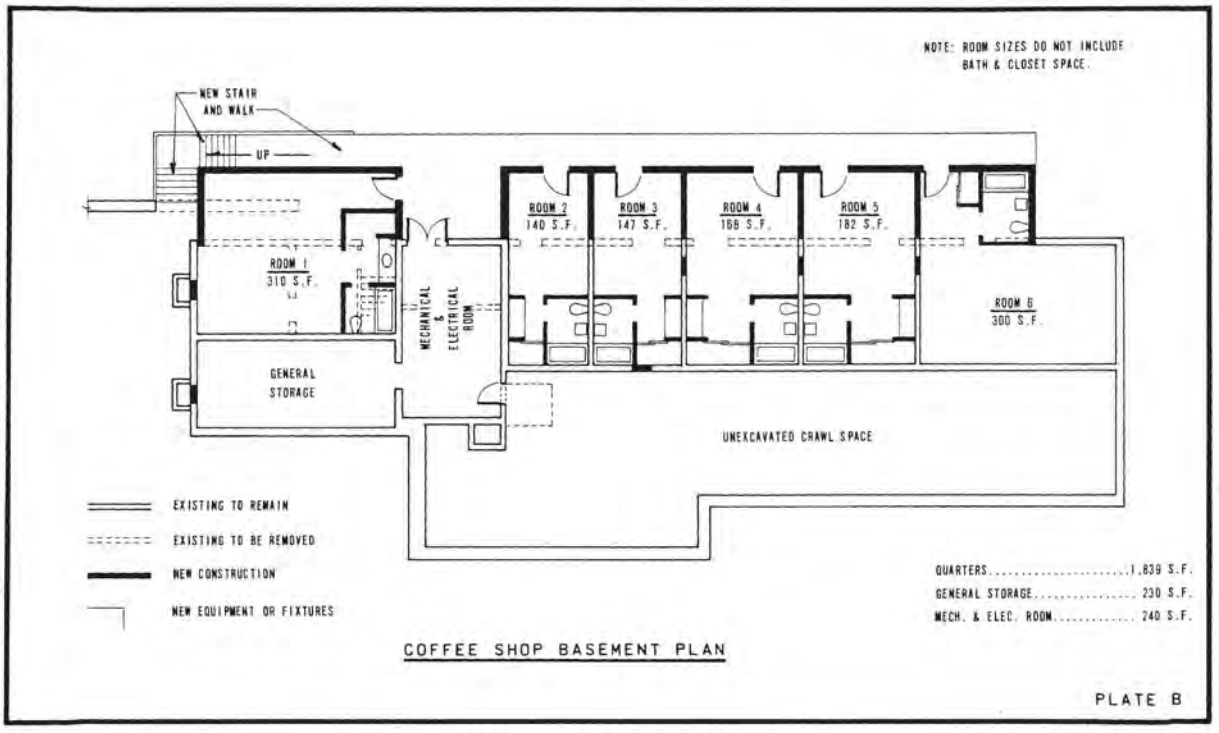


Figure B23. Proposed redesign of basement of the coffee shop as outlined by the 1980 study; filled walls represent new construction; north is oriented toward the top of the page. Seven guest rooms with bathrooms are created at the basement level by extending the building footprint to the north and eliminating the interior stair and western rooms. A new walkway would allow all guest rooms to be accessed from the exterior. (Lee Wan and Associates, Inc. "Bluffs Lodge and Coffee Shop Renovation Study", , February 1980, BLRI Coll., ETIC)

Emergency work was performed to increase electrical capacity for the kitchen, and by extension the entire building. A new 800 amp main panel was installed in the kitchen, coupled with a new electrical drop and wiring to existing loads and circuits.[51] Existing appliances were reconnected to new breakers in the new main panel.[52]

As part of non-emergency work, all wiring, switches, and receptacles were replaced.[53] The electrical panel in the entryway closet was replaced, and a new ventilating fan was added to the kitchen. Smoke detectors were added at the basement level, and connected to a new alarm panel. Fire suppression systems were installed beneath the kitchen hood, and fire extinguishing and suppression devices were tested and replaced as necessary. Emergency lighting was installed in key areas, including the dining room, as were lighted exit signs.[54]

A paired emergency exit door with ramp was added to the east elevation, at the location of the original southernmost window.[55] Plans note that the doors should match the existing front doors; however, the doors have since been replaced.(*Fig. B24-25*).

With the exception of the thirteen early rustic fixtures in the dining room, light fixtures were generally replaced. The dining room fixtures were cleaned, repaired, and re-lamped .[56] Based on this evidence, the single-lamp rustic fixtures had been added to the dining room by 1981, and were old enough to require repair. New track lights were connected to the ceiling joists above the counter, gift shop, and entryway areas. These track fixtures replaced original fixed flood light fixtures mounted on the outside of the major roof beams (*Fig. B11*).[57]

The electrical plans depict the original length of the bar with L-shaped return connecting to the north wall, as well as the original configuration of the gift shop.[58] Given that these plans were likely prepared by tracing the original set, this is not definitive evidence that these elements remained in 1981.

51. Lee Wan and Associates, Inc.,"Comprehensive study and Recommendations for Unsafe Electrical System Life Safety Corrections, Doughton Park Lodge, Coffee Shop/Dining Facilities, Blue Ridge Parkway", unpublished, May 1981, BLRI Collection, ETIC, 4.
52. Ibid., 7.
53. Ibid., 10.
54. Ibid., 10-11.
55. "Electrical and Life Safety Renovations", Sheet 3.
56. Ibid., Sheet 2.
57. Ibid.
58. Ibid.

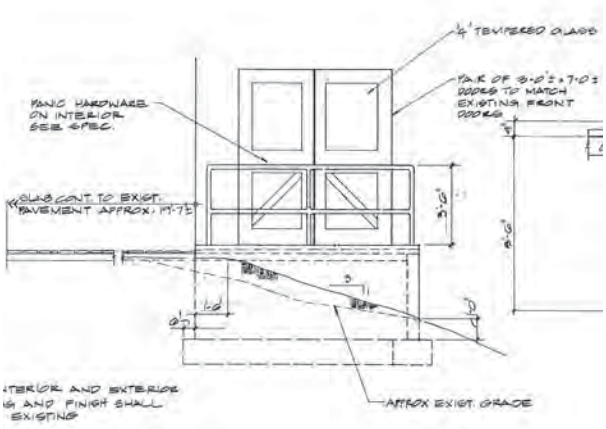


Figure B24. Drawing showing design added east doorway. Note single light-over-single panel design matching that of original doors. No photographic record of these doors has been found; however, the doors currently in place are replacements, as determined by visual inspection of the frame. (BLRI Coll., Drawing No. 106-80002, ETIC)

Figure B25. Current flagstone-paved ramp, railing, and replacement steel doors. Blocking at the top of the doorway suggests the height of the original doors. (JKOA, 2018)

Later Twentieth-Century Changes

The original coal-powered boiler was replaced with a gas-powered one sometime after 1981 and before 2005 when the final manager began work.[59] Likely at the same time, the coverage of the heating system was greatly reduced. All radiators were removed from the basement level, and roughly half were removed from the main level. Supply and return pipes for the basement radiators likely remain beneath the basement floor slab, and can be seen extending through the base of the north wall of the crawl space. Though the original heating plan shows the location of the basement radiators,

59. Bill Harrison, (General Manager, Bluffs Lodge and Coffee Shop), interviewed by Jeffrey Anderson, phone interview, July 5, 2018.

no obvious visual evidence remains.[60] Radiators remaining on the main level are limited largely to areas occupied by the public, such as the dining room. In an interview with general manager Bill Harrison, he explains that the hot water heating system was fully drained during the off season, meaning that heat was only required for a short time each year.[61] It is reasonable to assume that the original system was sized and designed for service into the winter months, if not year-round.

Likely during this period, the entirety of the men's and women's bathrooms and bathroom vestibules on the main level were covered with 4x4 glazed ceramic tile. The new tile likely conceals the salt-glazed tile wainscoting shown in the original drawings, as well as a radiator niche below the south window in the men's bathroom (Room 107B). [62] Terracotta tile which appears to cover the original terrazzo floors was likely installed concurrently with the wall tile. A photograph taken during a 1999 inspection by National Park Concessions, Inc. shows the current tile in place. The employee bathroom (Room 104) likely reflects the original appearance of the main bathrooms.

Forever Resorts

Arizona-based hospitality company Forever Resorts, a sister company of Forever Living Products, Inc., absorbed National Park Concessions, Inc. in the year 2000.[63] Garner Hanson, CEO of NPC was in failing health by the late 1990s, and reached out to long-time friend and CEO of Forever Living Products, Inc., Rex Maughan to assume operation NPC's properties, including Bluffs.

An agreement was reached that Forever would retain the current staff, consisting of about 50 people between all the facilities at Bluffs.[64] Nearly all staff members had been working at the coffee shop or lodge for a decade or more. One waitress, Ellen Smith, had worked at the coffee shop since its second season in operation in 1950, and several others weren't far behind.[65]

60. Heating Plan, Coffee Shop Bldg. No. 106, Drawing BL-5323A, August 1948, Sheet 1.
61. Bill Harrison, interview, July 2018.
62. Heating Plan, Coffee Shop Bldg. No. 106, Drawing BL-5323A, August 1948, Sheet 1.
63. Bill Harrison, interview, July 2018.
64. Ibid.
65. Ibid.

Figure B26. Current casework in gift shop installed in c.2000. (JKOA, 2018)

Figure B27. Original terrazzo flooring and salt-glazed tile base in kitchen in 1998. (ICAP Memorandum, 1999, Roll 2, Neg. 11, BLRI Col.)

Shortly after Forever stepped in as concessionaire, the current gift shop casework and shelving was installed (*Fig. B26*).[66] The new gift shop was designed to focus on the sale of dishes and decorative items, coupled with the camp store in the adjacent service station, which provided basic camping times.[67]

At some point between 1998 and 2005, 6x6 terracotta tile was installed in the kitchen and store

66. Ibid.
67. Ibid.

Figure B28. Re-roofing underway in 2010. Exposed sheathing is visible on the service station at left. (Superintendents Annual Report, 2010)

rooms. Based on a difference in floor height at the doorway between the kitchen and dining room, it appears that the new tile was laid on top of the original terrazzo kitchen flooring (Fig. B27).

In 2003, plans for accessible bathroom addition to the rear of the building were submitted for compliance review with the Southeast Regional Office.[68] This project never came to fruition.

In 2005, Bill Harrison took over as general manager of the coffee shop and lodge, a position he would hold until their closure in 2010.[69] Bill placed emphasis on modernizing and streamlining operations that had remained largely unchanged since restaurant opened.[70]

New equipment included a walk-in cooler installed at the basement level in 2006.[71] The cooler occupies the majority of the original men's locker room (Room 005). The locker room had previously served as maintenance storage for NPS for many years; however, the original fixtures, including toilet, urinal, shower, and sink were still in place in 2006. [72]

Also in 2006, a wood partition was constructed at the east end of the counter in the dining Room, where the counter had previously been removed (*Figs. B12, B17*).[73] This addition served to hide the bus carts and other service items from the public view Repairs were made to the roof in 2006, which spurred planning to replace the original roof. [74]

Original furniture including dining tables and chairs, as well as bar stools were carefully maintained, with upholstery being completed as necessary.[75]

Replacement of the original cement shingle roof began during the 2010 operating season (*Fig. B28*).[76] Complications involving the replacement shingles "breaking as they were being placed on the roofs" resulted in the delay of the project pending the contractor contacting the manufacturer. The project was to be resumed in spring 2011.[77]

Closure

Forever Resorts provided a letter to the Park in August of 2010 stating that they did not wish to continue providing concessions services for the

68. *Superintendent's Annual Report*, 2003, p. 86.
69. Bill Harrison, interview, July 2018.
70. Ibid.
71. Ibid.
72. Ibid.
73. Ibid.
74. Ibid.
75. In his interview with the author, Bill Harrison noted that the maintaining the counter stools was an ongoing challenge, and that stools were often un-installed and reinstalled as parts became available. When reupholstering of the stools and dining chairs was necessary, great care was taken to ensure that the earlier vinyl color and pattern was closely matched.
76. *Superintendent's Annual Report*, 2010, p.30.
77. Ibid.

2011 season.[78] The concessionaire cited a lack of financial viability and difficulty marketing such small-scale locations as the main reasons for ending the contract.[79] Forever operated several concession locations in addition to those at Bluffs, including Mabry Mill, Rocky Knob Cabins, Crabtree Falls, and Price Lake. With the exception of Crabtree Falls and Bluffs Coffee Shop and Lodge, Forever Resorts properties were operated on two-year temporary contracts with new concessionaires beginning in 2011.[80] Bluffs Lodge and the Coffee Shop has remained closed and without concessionaire since the contract ended.

Post-closure

A substantial roof leak at the chimney combined with subsurface drainage issues in front of the building resulted in interior mold growth. In September 2016, mold remediation and roof and site drainage work began, and continued into January 2017.[81] Asbestos surveying and lead paint sampling were carried out concurrently. Both mold remediation and hazardous material testing were completed by Workplace Hygiene, Inc. of Greensboro, North Carolina, who were authorized by Lightsey Corporation of Atlanta, Georgia.[82] Both the coffee shop and service station gift shop were noted as having passed air quality testing for mold spores in a letter dated December 12, 2016.[83]

As part of the project, rainwater collection and drainage systems at the front of the building were largely replaced, and portable dehumidifiers were installed in the coffee shop.[84] The underground culvert beneath the roadway was replaced, as was the perimeter drain tile that serves all but the easternmost downspout on the south elevation (*Fig. B29*).[85] The exposed portion of the foundation wall was given a waterproof coating.[86] A metal cover was fabricated to cap the catch basin in the crawl space.[87] The downspouts and aluminum-lined wood gutters on the south elevation, with the exception of the metal hangers, were also replaced as part of this work.[88]

Figure B29. Drainage work in progress in November 2016. Note excavated foundation wall left of the doors. (https://goo.gl/images/UbngBb)

Many interior elements were disturbed during this time period, and likely relate to the mold cleanup efforts. The majority of light fixtures were partially or fully detached from walls and ceilings. The majority of fixture globes and diffusers were removed and stored or discarded. Glass chimneys associated with both the early and original fixtures in the dining room were removed. Switch plates and receptacle covers were removed. Bathroom stall partitions in the main bathrooms were removed. Both the main counter and rear cabinets in the dining room were lifted and set on wood blocks. The sliding doors for the rear cabinets were removed and stored.

Most regrettably, the original dining room tables and chairs were discarded.[89]

Temporary three-ply composition shingles were installed on the section of roof extending above the main entrance, as well as the roof ridge in August 2017.[90] Chimney flashing was also replaced as part of this project.[91] Currently, a composite shake

78. Ibid.
79. Ibid.
80. *Superintendent's Annual Report on Commercial Services*, 2011, 1.
81. Henderson, Matt (District Facility Manager, Highlands District, BLRI), email correspondence with the author, July 9, 2018.
82. Dennis Forbis, "Report of Asbestos Survey and Lead Paint Sampling, Gift Shop and Coffee Shops Renovation Areas", unpublished, September 16, 2016, 1.
83. Dennis Forbis, "Mold Remediation at the Bluffs Coffee Shop and Gift Shop – Post Remediation Assessment Results – Coffee Shop Building", unpublished, December 12, 2016, 2.
84. Ibid.
85. Henderson, Matt, email correspondence with the author, July 9, 2018.
86. Ibid.
87. Ibid.
88. Ibid.
89. In his interview with the author, Bill Harrison recalls receiving a telephone call from an Alleghany county recycler in 2016, informing him that the tables and chairs from the coffee shop had been brought in.
90. Henderson, Matt, email correspondence with the author, July 9, 2018.
91. Ibid.

roof is being considered as a long-term roofing material.[92]

In June 2017, the adjacent service station reopened as the Doughton Park Visitor's Center and store, operated by Eastern National.[93]

Figure B30. Ribbon-cutting for the Doughton Park Visitors Center and Park Store, June 29, 2017. (https://www.wataugademocrat.com/mountaintimes/blue-ridge-parkway-opens-doughton-park-visitor-center-and-park/article_8a906fdf-851c-5241-a1ea-a52e58a363a0.html)

92. Ibid.
93. Bridgette Sturgill, "Blue Ridge Parkway opens Doughton Park Visitor Center and Park Store" mountaintimes.com, June 29, 2017.

Timeline

Dec. 1934	The Master Plan for the Blue Ridge Parkway is prepared, and includes locations of planned recreational developments including the future Bluffs/Doughton Park.
1935	Construction begins on the Blue Ridge Parkway as part of the New Deal.
1937	Preliminary planning begins for future recreation area at The Bluffs, including coffee shop, lodging, and service station.
1938	Access road to Wildcat Rocks Overlook and future site of Bluffs Lodge constructed.
By 1939	Water supply including water tank and pump house are constructed for Bluffs recreation area.
1938-39	Roadway and parking lot portion of Bluffs Coffee Shop and service station completed, serving initially as parking for Picnic Area #1.
1941-42	Water supply extended to serve comfort station in Picnic Area #1.
1946-47	Design concepts are explored for both Bluffs Coffee Shop and the service station.
Mar 1947	Preliminary plan for coffee shop resembling final design is approved.
Aug 1948	Final construction drawings for the coffee shop are approved.
Sep. 1948	Construction on coffee shop underway.
1949	Bluffs Coffee Shop and the service station welcome their first customers during the operating season.
Sep. 1950	The first unit of Bluffs Lodge opens to the public.
Bef. Sep. 1953	Exterior screen-sash doors are added to the main entrance; a louvered vent was added to the west gable end of the main body; the south elevation downspouts were reworked.
1980	Renovation study prepared for extensive design modifications to coffee shop and lodge. The plan included an overhaul of the utility systems and improving life safety systems.
June 1981	Plans for electrical renovations and life safety improvements are filed. Electrical systems, including interior wiring, most fixtures, and panels were replaced at this time. The east door and ramp was added at the location of previous window. Various life safety systems were installed or upgraded.
Before 1981	Single-lamp rustic fixtures installed in north and south bays of dining room.
1981-2005	Coal-powered hot-water boiler replaced with gas-powered boiler. The coverage of the original heating system was likely reduced at this time.

Before 1997	Original gift shop layout modified at east end, removing original gate and corner casework.
Before 1997	Far eastern portion of the counter and associated stools removed.
Before 1998	Original salt-glazed tile wainscoting in men and women's bathrooms on the main level covered with floor-to-ceiling ceramic tile. Terracotta tile flooring was likely installed simultaneously.
1998-2005	Original terrazzo flooring in kitchen covered with terracotta tile, with matching tile installed in the adjacent stair hall and store room.
2000	Forever Resorts replaces National Park Concessions, Inc. as concessionaire.
c.2000	New cabinets and shelves installed in gift shop. Original casework on south wall of dining room and east wall of entryway remain.
2003	Plans for addition containing ADA accessible restrooms submitted to SERO for approval. The project never came to fruition.
2005	Bill Harrison replaces Bill Oliver as general manager of Bluffs Coffee Shop and Bluffs Lodge.
2006	Partition screening wall constructed at east end of counter in dining room.
2006	Walk-in cooler installed in former men's locker room.
2006	Roof leaks repaired around chimney and at ridge.
2006	Cultural Landscape Report on Doughton Park
2010-2011	Replacement of original cement shingle roof.
Aug 2010	Forever Resorts states intent to end concessionaire services at the Parkway.
Oct 2010	Bluffs Coffee Shop and Lodge close at the end of the 2010 operating season.
Sep. '16-Jan. '17	Mold remediation and hazardous material testing performed. The original dining room tables and chairs were likely discarded at this time. Drainage system in front of the building was largely replaced, including wood gutters, downspouts, drain tile, and culvert beneath the roadway. A cover was installed on the collection basin in the crawlspace.
Aug 2017	Temporary composition shingle roof installed on ridge and western portion of south roof slope.
June 2017	Service station reopens as Doughton Park Visitors' Center and store.
2018	Historic Structure Report.

I.C Physical Description

Figure C1. Bluffs Coffee Shop (right) and service station visitor's center (left) viewed from the southeast, across the Blue Ridge Parkway. Unless otherwise stated, all photos in this section were taken by JKOA in 2018.

General Description

Doughton Park

Part of the Parkway's Highlands District, Doughton Park, originally known as Bluffs Park, offered one of the first recreation areas along the Parkway. Concentrated in the northern portion of Doughton Park near milepost 241, the recreation area at Doughton included a coffee shop, service station, two-building lodge, and two picnic areas by 1950. Just east of coffee shop site, between mileposts 239 and 240, is Doughton Park Campground.

The coffee shop sits about 120 feet from the Parkway, and is readily visible by passing motorists. An access road parallels the Parkway and provides convenient access to both the coffee shop and adjacent gift shop and visitors center (*Fig. C.1*). Parking areas to the east and west serve both buildings.

Across the Parkway to the south, a loop road leads to the nearby Bluffs Lodge and current Doughton Park picnic area. Immediately northeast of the coffee shop is a picnic area with its c.1942 comfort station and stone picnic tables.

Climate

Robert Hellmann's 2005 Archeological Investigations conducted at the Blue Ridge Parkway describe the climate at Doughton Park as follows:

> "According to data provided by the Southeast Regional Climate Center, average maximum temperatures in January are 43.0° F and a minimum of 22.1° F. The highest temperatures

are recorded in July with a maximum high of 80.1° F and a minimum of 56.9° F. The highest and lowest averages of total precipitation are recorded in March at 5.38 inches, and December at 3.85 inches. Total rainfall, however, is relatively even throughout the year with a total annual average of 55.20 inches. The highest average of snowfall is recorded in January at 7.9 inches. The total average of snowfall is 23.6 inches per year."[91]

Bluffs Coffee Shop Site

The coffee shop sits about 120 feet off the parkway, near the northern boundary of Doughton Park. The approximately six acre site includes the coffee shop, former service station, two parking lots to the east and west of the complex, and a picnic area to the northeast (*Figs. C2-C3*).

The coffee shop and service station are built into a substantial slope, allowing a full height walk-out basement at the rear of both buildings. A nearly 30'-0" wide loop road parallels the Parkway and accommodates two-way traffic as well as parallel parking spaces along its southern curb (*Fig. C3*). A mowed grassy median separates the access road from the Parkway. Parallel parking spaces are close by, along the southern edge of the access road. Parking lots provide additional parking. Stone steps at the eastern lot lead to the picnic area below.

Pedestrian walkways surrounding the coffee shop are paved with mortared flagstone. Stone curbing borders the edges of the roadway (*Figs. C4-C5*). Two wood barrier rails measuring about 12'-0" long are placed at the north curb, flanking the entry doors (*Fig. C4*).

A collection basin is along the south curb of the loop road, opposite the main entrance of the coffee shop. Parking lot rainwater runoff is collected here and carried by underground pipe through the crawl space and finally discharges to grade a short distance north of the building.

A poured concrete-paved service area measuring about 20'-0" east-west and 22'-6" in the north-south direction separates the coffee shop from the service station (*Figs. C6-C7*). The area is retained on its north side by a stone and concrete wall measuring 2'-3" thick (*Figs. C8-C9*). A pair of board-and-batten gates along the south end of the service area measure 13'-0" wide overall; the eastern leaf is sized for pedestrian use, while the other is considerably larger to accommodate vehicular access. East and west gate posts measure 6x6 and 4x6, respectively. A section of horizontal wood rail fencing spans between the east gate post

Figure C2. Parking area east of the coffee shop, note low stone walls and stairs to Woods Picnic Area at right.

Figure C3. Loop road viewed from west parking area.

Figure C4. Flagstone walkways and wood barriers.

91. Robert Hellmann. *Archeological Investigations Conducted at the Blue Ridge Parkway: Doughton Park, North Carolina.* (Southeast Archeological Center, 2002), 11. (As cited in Jaeger, *Cultural Landscape Report*).

Figure C5. Storm water collection basin, note asphalt patch from recent drainage repair.

Figure C6. Service area viewed from the south. Coffee shop at right, service station at left.

Figure C7. Service area looking northeast.

and the west elevation of the coffee shop. A 2'-3" thick stone wall extends from the service station to the western gate post, completing the barrier (*Fig. C6*). The larger gate has a wheel-guide and metal rod keeper secured in the concrete paving.

Figure C8. Concrete retaining wall and stone railing. Note heavy deterioration of concrete due to moisture.

Figure C9. Hand-operated winch on north retaining wall.

Figure C10. Concrete exterior stair.

A hand-operated winch mounted on the top of the stone wall was likely used to bring refuse from the lower level of both the service station and coffee shop (*Fig. C9*).

A poured-in-place concrete exterior stair descends eastward from the service area along the north elevation of the coffee shop. The stair measures 4'-0" wide with ten 9 ½" treads and eleven 8 ½" tall risers. A pipe railing along the outside edge measures 1 ¾" in diameter (*Fig. C10*). A large propane tank sits on a concrete pad near the base of the stairs (*Fig. C11*).

Figure C11. Propane tank at base of exterior stair.

Bluffs Coffee Shop - Architecture

Architectural Description

The coffee shop faces south-southeast, for the purposes of this report, the building is said to face south.

Bluffs Coffee Shop is a two-story building built into a steeply-sloped site, resulting in a walk-out basement at the rear and at-grade access to the main level at the front (*Figs. C12-C15*). The building's massing can be divided into an eastern main body and a western wing. Both portions of the building are side gabled. The western bay of the main body extends toward the parkway, giving prominence to the main entrance and introducing a second, shallower roof slope (*Figs. C12, C14*).

Figure C12. South elevation.

Figure C13. East Elevation.

Figure C14. West Elevation.

The smaller wing to the west recedes to match the depth of the adjacent service station building, but matches the roof slope of the main body.

The main level is accessed from grade on the south side, while most basement areas are accessed from the exterior at the rear, or north side. The concrete walls of the lower level are exposed on the north and east elevations, where grade drops away. A shed-roofed covering protects the exterior walkway that accesses the basement level rooms (*Fig. C15*).

The upper level of the main body uses a timber frame, supported by concrete beams, engaged columns, and poured-in-place concrete walls at the basement level (*Fig. C15*). The western wing has CMU exterior walls and a wood-framed roof.

Exterior cladding includes horizontal weatherboard, vertical wood siding, and local stone masonry. The roof is clad primarily in cement shingles; however asphalt shingles have recently been installed on the roof slope above the entrance and across the ridge of the main body. A rectangular interior chimney with stone veneer extends from the roof, roughly-centered on the main entrance (*Figs. C12-C15*).

There are three window designs; the first and most prevalent are three-light steel awning windows; the

Figure C15. North elevation.

second are two-light steel awning windows, and the third are six-light wood hopper-type windows. Exterior doors consist of wood sash doors at the main entrance, and nine-light over two-vertical-panel sash doors at all other locations, with the exception of the east exterior doors which are flush-panel steel sash doors.

The main body holds the main public spaces, as well as the main kitchen, while the wing and basement hold mostly support spaces. Most spaces on the basement level can be accessed by exterior doorways along the north elevation. The southern half of the basement beneath the main body is a partially-excavated crawl space. The first-floor plan measures approximately 3,411 square feet. The basement plan measures about 1,842 square feet, not including the crawl space.

Architectural Style

The building is a unique coupling of rustic vernacular architecture with a modern aesthetic reflecting the era in which it was built. Vernacular roof forms and the use of stone and naturally-weathered wood connect the building to the rustic heritage of earlier structures along the Parkway. On the interior, this rustic theme is carried through the use of exposed timber framing and wood paneling throughout the dining room and gift shop areas. The extension of the timber frame to the exterior in the form of a projecting hood at the east gable end gives the structure a barn-like quality.

More modern are the design and arrangement of window openings; which transition from a more traditional punched opening with six-light wood sash windows at the western end, to a decidedly modern steel-sash ribbon window at the eastern end. The use of steel windows continues across the north and east elevations. The design of the windows places an emphasis on horizontality, an idea typically associated with modernism.

Construction Characteristics

Structural System

Foundation and Footings

The foundation consists of poured-in-place concrete walls and columns with concrete masonry unit (CMU) infill walls (*Fig. C16*). A poured-in-place floor slab is consistent throughout the majority of the basement level, with the exception of the crawl space, which has a dirt floor and is largely occupied by a stone outcropping.

Floor Framing

A poured-in-place concrete floor slab measuring approximately 6” thick is consistent throughout the first floor.

Concrete beams running in the north-south direction measure 1’-0” wide by 1’-4” deep and are spaced according to the structural bays of the timber-framed main body of the building. On the north exterior wall, these beams bear on engaged concrete columns measuring about 1’-0” by 1’-0” square (*Fig. C17*).

At the center and southern bearing points, the beams rest on a poured-in place concrete wall. The edges of the beams are chamfered; in all but Room 001, the beam spacing corresponds with the placement of basement partition walls (*Fig. C17*).

Figure C16. Typical concrete foundation walls.

Figure C17. Engaged concrete column (left) and concrete beam in Room 001.

Two freestanding columns at the western end of the crawl space, matching the dimensions of those in the north wall, provide bearing points for posts at the southeast corner of the kitchen (Room 102) and between the two main bathroom vestibules (Rooms 106A and 107A) (*Fig. C18*).

Wall Framing

Basement - Exterior Walls

With the exception of the north wall, exterior basement walls are poured-in-place concrete and measure 10" thick.

Beginning at the west wall of the refuse room (Room 007) and moving east, the north exterior wall is constructed of CMU infill panels measuring 8" thick between the concrete columns described in the previous section. A concrete header, formed as part of the floor slab above, extends about 2" from in the face of the interior wall, resulting in an overall thickness of about 10" by about 1'-0" tall (*Fig. C19*).

Basement - Interior Walls

Basement level interior walls are generally of CMU construction; however, a poured-in-place concrete wall measuring 8" thick separates rooms on the northern half of the building from the crawl space on the southern half. The east wall of Rooms 006 and 007, and the north wall of Room 008 are also of poured-in-place concrete construction. CMU walls dividing the three living quarters and locker rooms (Rooms 001-005) measure 6" thick. The wall between the boiler room (Room 006) and the coal bunker (Room 008) measures 8" thick.

Main Level - Exterior Walls

Three different wall systems are used on the main level. Stone walls on the south elevation measure approximately 1'-6" thick (*Fig. C20*). CMU walls measuring 4" thick line the walls of the men's and women's bathrooms and bathroom vestibules on the main level (Rooms 106 A and B, and Rooms 107A and B). Based on the original drawings, the

Figure C18. Concrete column in crawl space. CMU column to immediate left is not structural.

Figure C20. Stone exterior wall on south elevation, note depth at window opening.

Figure C19. CMU infill section on north basement wall. Note concrete header above window and doorway, and concrete beams at left and right.

Figure C21. Termination point of stone exterior wall at eastern end of south dining room windows. Wood-framed exterior wall at right.

Figure C22. Exterior wall framing at west wall of extending southern bay.

base of these walls has salt-glazed structural tile wainscoting to a height of 4'-0". The presence of this wainscoting has not been verified, as it is currently concealed by ceramic tile.

Stone walls measuring about 1'-4" thick on the south face of the dining room (Room 101A) have interior furring walls, likely of 2x4 construction.

Wood-framed walls with likely 2x4 studs are typical on the north and east walls of the dining room (Room 101A). The east and west walls of the projecting southern bay have 2x4 studs spaced at 16" on center. Diagonal sheathing measures 5" wide (*Fig. C22*).

CMU walls measuring 8” thick are typical on the north exterior wall, beginning at the kitchen (Room 102) and moving west. Wood furring on the exterior provides a nailing surface for wood exterior siding. This wall system is common on the entirety of the west wing.

Main Level - Interior Walls

The majority of the interior walls at the main level are constructed of CMU. Rooms with tile wainscotting have a hybrid wall of salt-glazed tile and CMU construction.

Ceiling and Roof Framing

Main Body

The roof framing of the main body is a braced timber frame that is fully exposed in the dining room and entry (Rooms 101A and 101B), and partially exposed in the kitchen (Room 102) (*Figs. C23-C28*).

The roof framing is divided into seven bays by trusses running north-south. Each truss typically has four 8” by 8” chamfered posts that form 3 bays running east-west; however, the truss between the fifth and sixth bays from the east has no southern post due to the entry door placement, and instead relies on two 10” by 10” posts at trusses 5 and 7 to carry a larger beam across the entryway (*Fig. C24*). The posts along both the north and east walls are embedded within the exterior wall framing (*Fig. C25*). Each post rests on a concrete plinth measuring about 6” tall.

Truss spacing, moving from east to west, measures 9’-2”, 13’-1”, 12’-11”, 13’-0”, 11’-1”, 10’-3”, and 11’-6” on center. From north to south, posts measure 7’-8” on center off both the north and south walls, and 12’-8” on center in the central aisle.

Chamfered diagonal braces at the top of each post generally measure 4x6 (*Fig. C25*). Beams running in the east west direction measure about 8x8. The major beams of the center aisle have an additional

Figure C23. Overview of timber framing in Room 101A, looking west.

Figure C24. Larger 10x10 post and increased-depth beam spanning main entrance.

member measuring approximately 6x8 that runs beneath the main beam at each post, and appear to be connected with wood keys (*Fig. C26*). Beams along the north and south walls and have lap joints at each truss, some of which appear to be tied by a steel plate (*Fig. C25*). The beams running north-south, over the two side aisles, measures about 6x6.

The timber frame above Room 102 lacks diagonal braces below the ceiling level, and instead uses steel angle plates. Metal straps connect the beam running east-west across the center of the ceiling. The majority of the trusses above are concealed within the attic level (*Figs. C27-C28*).

Rafters measure 4x6, spaced at 24" on center and are lapped at the two major beams. Ceiling joists above the kitchen are 2x10s, spaced at 16" on center, running north-south (*Fig. C29*). The ridge beam appears be a 2x10.

Figure C25. Typical chamfered bracket and embedded timber post on north wall. Note lap joint at top of post.

Figure C26. Typical beam at main center aisle post. Arrow indicates a wood key. Note exposed rafters.

Fiberboard insulation is continuous between the roof decking and the rafters, and is exposed on the interior (*Figs. C26, C28*). Tongue-and-groove decking boards measure 4 ⅞" wide by about 1" thick and are exposed at the eaves (*Fig. C31*).

West Wing

Rafters above the west wing are 2x8s, spaced at 16" on center. Rafter tails measuring 4x6 are sistered to the ends of the rafters. The ridge beam measures 2x10. Ceiling joists are 2x4s spaced at 16" on center. Every third joist is sistered at its center

Figure C27. Metal plates and ties at ceiling beam in Room 102.

Figure C28. Timber frame extending into attic above Room 102.

Figure C29. Roof framing above Room 102.

Figure C30. Roof framing of west wing.

Figure C32. Hot-water boiler in Room 006.

Figure C31. Typical roof decking at eave.

Figure C33. Typical boiler pump.

and has a 2x4 vertical member extending to the ridge, connected to what are likely 2x8 collar ties. Decking boards match those of the main body, and are exposed at the eaves (*Figs. C30-C31*).

Utility Systems

Heating and Cooling

A Lochinvar model CBL0645 boiler provides hot water for the heating system and is located in Room 006 (*Fig. C32*).

Five boiler pumps are connected the various branches of the hot water piping extending from the boiler. Each is a Bell & Gossett ITT Industries model 8-A56A117D57E (*Fig. C33*).

Wall-mounted radiators with fan are mounted in the northeast and southeast corners of the dining room (Room 101A), and the northwest corner of the entryway (Room 101B). Floor-mounted radiators are used in the storage room (Room 105A) and women's bathroom (Room 106B) (*Figs. C34-C36*).

Figure C34. Typical wall-mounted unit in Room 101A

Figure C35. Floor-mounted radiator in Room 105A.

Figure C36. Floor-mounted radiator in Room 106B.

The building has no cooling system; relying instead on operable awning windows for ventilation.

Electrical System

Electric service enters the building on the north roof slope, above the north exterior wall of the kitchen (Room 102). An 800 amperes electrical panel is mounted on the north wall of the kitchen, between the two window openings (*Figs. C37-C38*).

A secondary 225 amperes electrical panel in the west closet in the entryway (Room 101B) is connected to the panel in the kitchen (*Fig. C39*).

Another panel is mounted on the west wall of the refuse room (Room 007), and appears to have served kitchen equipment and likely basement walk-in cooler (Fig. C40).

What appears to be a large junction box is mounted in the northwest corner of the boiler room (Room 006) (*Fig. C41*).

An attic fan on the west gable end of the main body of the building is controlled by a thermostat in the attic. The fan is mounted behind an opening with operable metal louvers (*Fig. C42*).

Figure C37. Weatherheads on north roof slope.

Figure C38. Main electrical panel on north wall of Room 102.

Figure C39. Electrical panel in closet of Room 101B.

Figure C40. Electrical panel on west wall of Room 007.

Figure C42. Electric attic ventilation fan. Note thermostat at left.

Figure C43. Example of typical surface-mounted receptacle.

Figure C41. Junction box in Room 006.

The majority of receptacles and switches on the first floor are mounted in recessed boxes. Most if not all receptacle and switch cover plates have been removed as part of the mold remediation efforts. Receptacles and switches at the basement level are typically surface-mounted, as are some likely later additions on the first-floor (*Fig. C43*).

The majority of interior and exterior lighting fixtures appear to be replacements installed as part of the 1981 electrical work. Examples of early fixtures can be found in the dining room entryway, and vestibule (Rooms 101A, 101B, and 108). Other fixtures throughout the building are utilitarian in nature. More detailed descriptions of fixtures can be found in the *Interior Features Room-by-Room* section.

Plumbing System

Plumbing throughout the building reflects multiple generations of improvised modifications. Pipes vary between earlier galvanized supply lines and cast-iron drains to more modern copper and both rigid and flexible PVC supply lines.

The majority of the plumbing for the main level is exposed on the basement ceiling. The haphazard nature of the work suggests that little planning was involved in making modifications to the system. In

Figure C44. Electric hot water heater in Room 000.

Figure C45. Electric hot water heater in Room 006.

several cases, multiple different types of pipe are used in a single line, such as PEX tubing being used in conjunction with copper and galvanized lines.

The building has three hot water heaters, one in the crawl space (Room 000), and two in the boiler room (Room 006).

A State Industries Inc. brand electric hot water heater, model number P6402DRS is near the north wall of Room 000 (*Fig. C44*).

An eighty-gallon Bradford-White electric hot water heater, model MI80R6DS13, is near the north wall of Room 006 (*Fig. C45*).

An indirect hot water heater, model RJA100-6837 is in the southwest corner of Room 006. The tank is connected to the hot water heating system and reportedly provided domestic hot water to the kitchen (*Fig. C46*).

At the basement level, the women's locker room and coal bunker no. 2 (Rooms 004 and 011, respectively) contain lavatories; Room 004 also has a toilet.

On the main level, the kitchen (Room102) has a three-basin stainless steel sink and a wall-mounted

Figure C46. Indirect hot water heater connected to boiler in Room 006.

lavatory. The employee toilet (Room 104) contains a toilet and wall-mounted lavatory. The storage room (Room 105A) has a two-basin stainless steel sink and a wall-mounted janitor's sink. The men's bathroom vestibule (Room 107A) contains a wall-mounted lavatory, and the adjacent men's bathroom (Room 107B) has a toilet and floor-mounted urinal. The women's bathroom (Room 106B) contains two wall-mounted lavatories and two toilets.

Photographs of fixtures can be found in the *Interior features Room-by-Room* section.

Fire Detection and Life Safety

The majority of the current fire detection and emergency lighting system was initially installed as part of the 1981 electrical upgrades, though the system has seen later modifications. Wired smoke detectors are placed throughout both levels. The majority of smoke detectors have been detached from walls and ceilings and are hanging by wires (*Fig. C47*). Emergency lights are spaced throughout most circulation spaces, including along the north exterior walkway, as well as the dining room (*Fig. C50*). Fire alarm beacons are found in the dining room as well as beneath the rear porch roof (*Fig. C48*). One pull station was noted near the north exterior doorway leading to Room 009 (Fig. C49).

Fire extinguishers and hoses have been removed from their cases. A fire extinguisher in the kitchen (Room 102) is connected to a fire suppression system beneath the ventilation hood (Figs. C51-C52).

Telecommunications

A telephone interface box is mounted on the north elevation, near the base of the exterior stair (*Fig. C53*). No other evidence of telephone equipment was noted.

Figure C47. Typical wired smoke detector, detached from fixture box.

Figure C48. Fire alarm beacon, in this case on the north elevation beneath the porch.

Figure C49. Fire alarm pull station on north elevation near doorway to Room 009.

Figure C50. Typical emergency lighting fixture.

Figure C51. Empty fire extinguisher cabinet on north elevation.

Figure C52. Remaining fire extinguisher near vent hood in Room 102.

Alarm System

A Honeywell-branded alarm system panel is mounted on the west wall of the boiler room (Room 006), and is labeled as being serviced by "Secure South". No other security equipment was observed (*Fig. C54*).

Figure C53. Telephone network interface box at west end of north elevation.

Figure C54. Honeywell alarm system panel in Room 006.

Exterior Features

Foundation Walls

With the exception of stone portions of the south elevation, the perimeter concrete foundation walls are exposed around the entire building footprint. The CMU infill sections of the north exterior wall are barely discernible, as joints are pointed flush with the face of the unit. Seams are visible where the concrete columns supporting the first floor framing intersect the wall (*Fig. C55*). All exposed portions of the foundation walls are painted blue-grey.

Siding, Stonework, and Trim

Stone walls on the south elevation are described as being constructed of local stone, and are made up of roughly-squared rectangular blocks laid in courses. Pointing has no defined profile, with most joints measuring about ½" and 1" wide. Stone coloration varies, with most being a dark greyish-blue

Figure C55. Foundation wall on north elevation. Note seam for concrete header and floor slab (left), and seam for concrete column (right).

Figure C56. Coloration and pattern of stone exterior walls.

color with some lighter grey and brown stones interspersed. White horizontal banding is common on many of the stones (*Fig. C56*).

Exterior cladding varies between two siding types; all siding has a largely-homogenous, naturally-weathered appearance.

The entirety of the north elevation, the majority of the east elevation, the east and west side walls of the south projection, the west gable end of the western wing, as well as the easternmost portion of the south elevation are clad with vertical plank board siding (*Figs. C57-C61*). Board widths include 6 ¾" 7 ½", 8 ¼", 9", 10 ⅞, 12 ½" and 13 ¼", applied in no particular pattern. On the east elevation, the seam above the window openings has a beveled detail to protect the end grain (*Fig. C59*). The siding has shrunk significantly, resulting in gaps varying typically between ¼" and ½", exposing the diagonal tongue-and-groove sheathing and building felt beneath (*Fig. C58*). In many areas, nails have popped and stand proud of the siding surface, suggesting a possible failed substrate (*Figs. C59-C61*).

The south and western faces of the west wing, as well as the upper portion of the east gable end are clad with horizontal weatherboard measuring ¾" thick with an 8" exposure and mitered corners (*Fig. C62*). While the boards do overlap, they do

Figure C57. Vertical plank board siding at southeast corner.

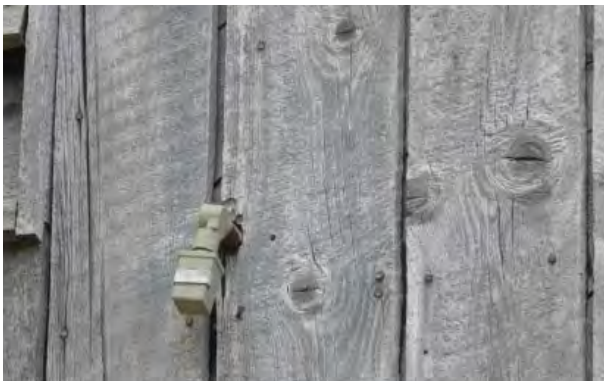


Figure C58. Typical shrinkage cracks, note diagonal sheathing visible between boards.

Figure C59. Detail of siding at top of window and door openings on east elevation. Note popped nails.

Figure C62. Horizontal weatherboard on west wing.

Figure C60. Recently-replaced siding on west gable end of main body. Note warped board; also note popped nails.

Figure C63. Louvered vent on west gable end of wing.

Figure C61. Recently-replaced siding on east wall of projecting south bay. Note popped nails.

not appear to be tapered. On the west gable end of the wing, this siding is used to form a large louvered gable vent by angling the boards outward to form approximately 1 ¼" wide spaces for ventilation (*Fig. C63*).

Fascia boards on the south elevation are 2x4s with the top edge beveled to follow the slope of the roof and fit beneath the outside edge of the roof decking boards. Rake boards measure 4 ¾" wide by ⅞" thick (*Fig. C64*). The eastern portion of the south elevation above the ribbon windows has no facia board. The north elevation also has no fascia board.

Windows

The majority of window sash are of similar steel construction and operate as awning-type

Figure C64. Facia and rake boards.

Figure C66. Ribbon windows on south elevation. Note awning sash operation.

casement windows. The most prevalent window configuration is a three-horizontal-light steel-sash awning window, consisting of a two-light operable awning sash above a third, fixed-light. All windows appear to be original to the building and are painted blue-grey (*Figs. C65-C66*).

Window openings of this design on the main level measure 4'-1" wide by 4'-1" tall. The awning sash measures 4'-0" wide by 2 -7 ½" tall by 1 ½" thick; the lower fixed sash measures 4'-1" wide by 1'-6" tall. Stiles and rails of the operable sash measure 1 ¼" wide and are made up 1/16" thick angle steel (*Figs C66, C72*). Sloped wood sills measure 2 ½" thick at the inside edge and taper to 1 ¾" thick at their front face; these sills are typical of most window openings on the main level (*Fig. C68*). On the southern ribbon windows, a stone subsill measures 4 ½" to 5" thick, and a wood peg detail connects the wood sill near the center (*Figs. C67-C68*). Side casings on this large opening measure 6" wide by 1 ⅝" thick; the head casing measures 10 ¼" wide (*Fig. C70*). In all other locations, typical window casings measure 3 ½" wide by 1 ⅝" thick (*Fig. C65*). All casing are lintel cut.

Awning operators double as window props, and consist of a pivoting piece of rectangular stock that rests on brackets mounted on the lock rail. The prop swings outward to be perpendicular to the sash, unlocking it, and is pushed through a slot in the stationary lock rail. At full extension, the sash is held open at an approximately 30-degree angle. The prop has a round loop handle that remains on the interior to pull the sash closed (*Fig. C71*). When opened, the top of the sash slides along a track in the window jamb, and two non-articulating hinges brace the window sash as the bottom rail moves outward (*Fig. C72*). Brackets remain on several windows for fixed interior screen panels, all of which have unfortunately been removed since the restaurant's closure.

Figure C65. Examples of two-over-one-light awnings-sash windows on east elevation.

Figure C67. Projecting stone stubsill below south ribbon windows.

Figure C68. Example of typical sloped sill. Note wood peg connecting sill near center of ribbon windows.

Figure C70. Plank board casing on ribbon window opening.

Figure C69. Typical window mullion.

Figure C71. Typical prop-type awning operator.

Figure C72. Detail of awning hinge and profile of sash frame.

The majority of the windows of this three-light design are paired, or in the case of the south elevation, assembled in a curtain-wall type configuration. Each mullion measures 3" wide and is covered with a steel strap with exposed screw fasteners (*Figs. C68-C69*).

The second window type on the main level is a two-light steel awning-type casement window,

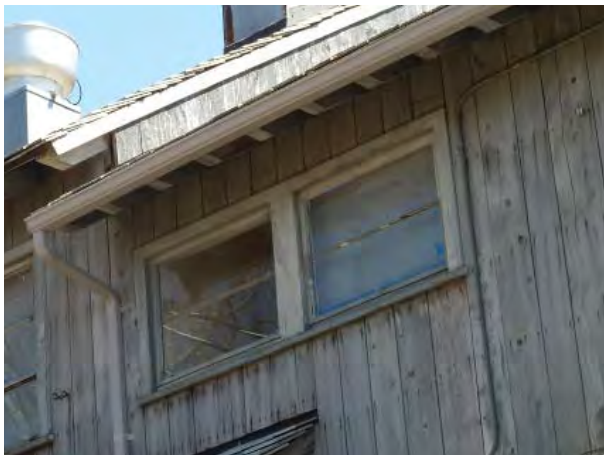


Figure C73. Paired two-light awning sash at west end of north elevation.

Figure C75. Typical screen and casing detail. Note rusted lintel at top right.

similar in dimension of the first, but lacking the lower fixed light. The only instance of this window type is a paired opening on the north elevation shared between Rooms 103 and 105. Each measures 3'-5" wide by 2'-9" tall (*Fig. C73*). These windows share the same prop-rod style operation described previously, though the hardware has been removed. Interior screens on these windows have also been removed.

The third main-level window type is a six-light wood-sash hopper window measuring 2'-8" wide by 2'-5" tall by 1 ⅛" thick (*Fig. C74*). The wood sill is sloped, measuring 3" thick at the inside edge and tapering to 1 ¾" thick at the front face. A piece of molded wood stop trim at the base of the sash holds the base of the sash in place when opened (*Fig. C76*). Stone subsills matching the coloration of the surrounding stone walls are common on the three examples of this window used in masonry walls and measures 4 ½" to 5" thick with a gentle slope, extending about 2" from the face of the stone wall (*Fig. C74*). Each opening has a wood exterior screen sash measuring 2'-8" wide by 2'-6" tall, with 1 ½" wide side rails, 2 ¼" wide bottom rail, and 1 ¾" top rail. Half-round trim measuring ¾" wide holds the metal screen mesh in place. The screen sash is mounted at the top by two surface-mounted hanging brackets (*Fig. C75*). On the interior, a loop-pull cabinet latch holds the sash in place at the top; when opened, the sash rests on chains. Exterior casings on examples found in stone walls measure 3" wide by 1 ⅝" thick and are lintel-cut; while those on the south elevation of the west wing are the typical 3 ½" wide by 1 ⅝" thick found elsewhere. Steel lintels support the masonry opening at the CMU interior portion of the exterior wall system on examples of this window type set into masonry walls (*Fig. C75*).

Figure C76. Detail of sill and wood stop trim at base of sash.

Figure C74. Typical six-light hopper-sash window.

Two window types are used at the basement level, and are similar in design to the steel awning

windows of the main level. The first is a three-horizontal-light window with two-light awning sash and fixed third lower light measuring 3'-5" wide by 4'-1" tall overall. Sloped concrete sills measure the width of the window opening by 5 ½" thick, extending 1 ½" from the face of the concrete exterior wall (*Fig. C77*). With noted exceptions, most basement windows of this type use the same prop rod operators found on the three-light windows of the first floor. Some, however, have a rotating handle lock which turns 90 degrees to allow the sash to pivot outward.

The second basement window type shares the same dimensions and design as the two-light steel sash described on the main level, but shares the concrete sills found on other basement windows (*Fig. C78*). There is only one example of this window type at the basement level.

Both types of basement windows lack exterior casings, and are instead fit into the masonry or poured concrete openings (*Figs. C77-C78*).

Figure C77. Typical two-over-one light awning-sash basement window.

Exterior Doorways

The main entrance has two pairs of exterior screen doors leading to a small entry vestibule or airlock (Room 108). Both doorways measure 5'-4" wide by 7'-0 ½" tall and hold matching pairs of one-light-over-one-panel screen sash doors (*Fig. C79*). Each leaf measures 2'-8" wide by 7'-0 ½" tall by 1 ½" thick and is made up of 5 ¼" wide inner stiles, 5 ½" hinge stiles, and 5 ½", 11", and 8" top, lock, and bottom rails, respectively. Metal straps have been added at the head of the doors to further secure the top rail to the stiles. Stiles and rails have ¼" chamfers at the screened openings and lower panels. Each lower panel is made up of v-groove boards and has a 5 ½" wide diagonal rail (*Fig. C80*). The easternmost door has been repaired; the panel and its diagonal have been replaced and are of different proportions. The exterior casing is lintel cut; the head casing measures about 10" tall, and side casings measure about 5 ½" wide. The two pairs of doors are separated by an 8" wide post. A menu display board is mounted between the doorways (*Fig. C79*).

The doors are hung with three 3 ½" tall, five knuckle ball-pin hinges, though with the exception of the easternmost bottom hinge, all lower hinges have been replaced with modern 3 ½" tall butt hinges (*Fig. C81*). Brass pull handles measure 5" tall, and back plates on each door measure 1'-3"

Figure C78. Two-light awning-sash basement window on north elevation.

Figure C79. Overview of main entrance doorways. Note inconsistent size of lower panel at far right.

Figure C80. Detail of panels. Note added plywood at lock rails and handles.

Figure C81. Early ball-pin hinge.

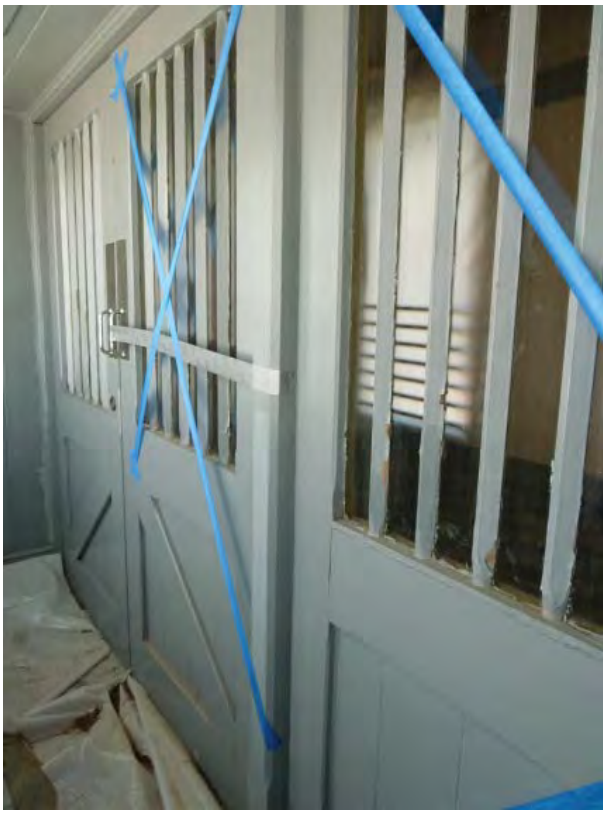


Figure C82. Exterior face of inner set of doors.

Figure C83. Inner set of paired doors, viewed from interior.

tall by 3 ½" wide. The plates are mounted on plywood spacers that may be part of a previous repair. Thin plywood covers the majority of the lock rail, necessitating shims behind pull handle plates. More recent brass kick plates at the base of each door measure 7" tall (*Fig. C80*). The screen opening measures 1'-9 ¼" wide by 3'-5 ½" tall and holds a fiberglass screen fitted within a removable aluminum frame mounted on the interior of the door. Six screen guards on the interior measure ¾" in diameter are spaced at about 2 ½" on center. The guards vary slightly in position between the two pairs of doors (*Fig. C79*). Both pairs of doors are equipped with modern closers.

The inner doorways, originally exposed on the exterior, also hold two pairs of original six-vertical-light over-one-panel sash doors (*Fig C82-C83*). The opening measures 6'-0" wide by 7'-0 ½" tall; each leaf measures 2'-11 ⅝" wide by 7'-0⅜" tall by 2 ¼" thick. Stiles measure 4 ¾" wide on the inside edge, and 5" wide on the hinge side. Top rails measure 5" wide, and lock and bottom rails measure 8" wide. A 5 ⅜" wide diagonal rail crosses the v-groove panel. Stiles and rails have a ¼" chamfer around both the panel and glazed sections. A chamfered center post measuring 4 ⅝" wide by 1'-3⅝" deep separates the two pairs of doors.

The glazed portion of the doors measures 2'-1 ½" wide by 3'-4 ¾" tall. The muntins in the glazed portion resemble square spindles turned on-point

with tapered, rounded ends (*Fig. C82*). Each measures 1 ⅛" square, and 1 ⅝" in diagonal width, spaced at about 2 ⅝" apart. The square section tapers over a length of 2 ½" to form a round base measuring 1 ¼" in diameter where it meets the top and lock rails. Each muntin is assembled in two pieces, with the glass intersecting the muntin at its center. Wood strips on the exterior of the door help to hold the glass in place (*Fig. C82*).

The doors are hung on swivel hinges embedded in the floor, which work in conjunction with a round peg at the top of the door that allows operation in both directions. The hinges also serve as automatic door closers. Hardware includes pull handles mounted on back plates measuring about 3 ¾" wide by 1'-3" tall on the exterior; the interior has laminate push plates of similar measurements. Swiveling, keyed deadbolts are common to both pairs of doors. Kick plates on the interior measure 6" tall. Each door has a folding door stop (*Fig. C83*).

The west doorway holds a pair of original nine-light over two-raised-vertical-panel doors (*Figs. C84-C85*). The doorway measures 5'-1" wide by 7'-0" tall; the primary and secondary leafs measure 2'-5 ½" and 2'-7" wide, respectively; both measure 6'-11" tall by 1 ¾" thick. Inside stiles measure 4 ½" wide, while those at the hinge measure 4" wide.

Figure C84. Overview of west doorway.

Figure C85. Detail of typical nine-light sash door muntins.

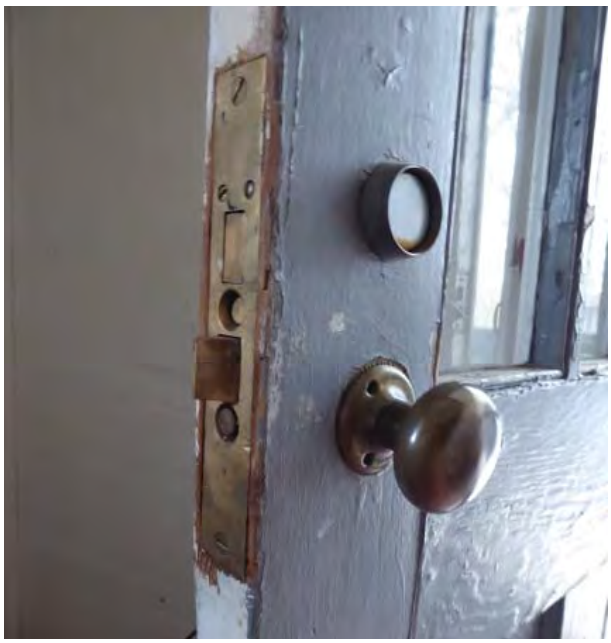


Figure C86. Typical original mortised lockset and brass knob.

Top, lock, and bottom rails measure 4", 7", and 9", respectively. Each door is hung with three, 4 ½" tall ball-pin hinges. A mortised lockset with 2 ¼" brass knob has both an un-keyed knob lock and deadbolt, which has been blanked out on the exterior (*Fig. C86*). A 4" barrel bolt is mounted on the secondary leaf, as is a 4" long head bolt with pull chain (*Fig. C87*). The doorway has a concrete subsill measuring 5" thick and an aluminum threshold measuring 4" wide by ⅝" thick. Lintel-

Figure C87. Likely-original interior head bolt with chain on west doorway.

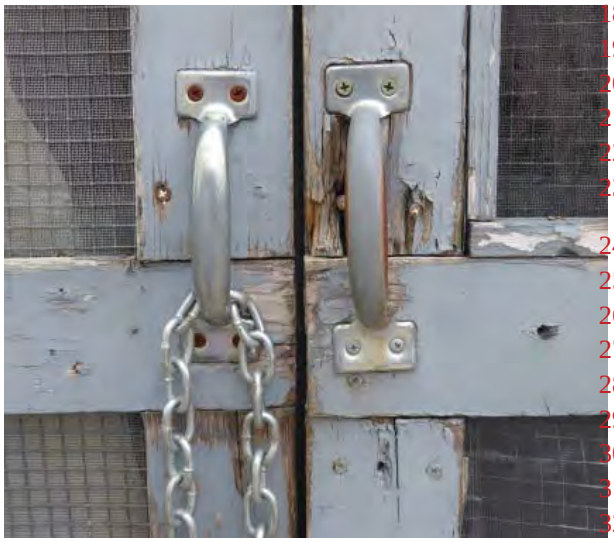


Figure C88. Exterior pull handles on screen doors. Note overall deterioration of doors and inferior construction.

cut plank board casings measure 3 ½" wide by 1 ¾" thick.

A pair of replacement two-panel screen doors are mounted on the outside of the west doorway (*Fig. C84*). Each leaf measures 2'-6" wide by 7'-0" tall by 1 ½" thick. Stiles measure 3 ½" wide, and top, lock, and bottom rails each measure 5 ¼" wide. The

Figure C89. Replacement steel doors in added doorway on east elevation.

doors are hung with three, 2 ½" tall spring hinges and also have spring returns. Hardware includes two 4" pull handles on the exterior, and two 3 ½" pull handles on the interior (*Fig. C88*).

The added east doorway measures 6'-4" wide overall by 6'-7 ½" tall and holds two steel, flush-panel, single-light sash replacement doors (*Fig. C89*). Each door measures 2'-11 ½" by 6'-7 ½", separated by a stationary steel post measuring 1 ¼" wide. The glazed panels measure 1'-10" wide by 2'-4" tall. The doors are hung with three, 4 ½" tall butt hinges. The current doors are at least the second to be installed at this location, as incised hinge marks for previous doors are visible on the jamb. Blocking installed above the doors infills what was once a 7'-0" tall opening.

Although the doors are manufactured to hold a mortised lockset, none is currently installed. The southern door has a pull handle and keyed deadbolt. The northern door lacks hardware and is secured with chain and wedged shut with a plank board. The exterior casing is lintel cut, and measures 7" wide by ¾" thick. A 1" ear on the northern corner is likely the result of poor carpentry (*Fig. C89*).

A total of seven exterior doorways on the north elevation access rooms in the basement. With the exception of the doorway to the refuse room (Room 007), which has only a screen door, all hold doors of the same original nine-light-over-two-raised-vertical-panel design and measure 2'-8" wide by 6'-7" tall by 1⅝" thick. Lintel-cut plank board casings measure 3" wide by 1 ¼" thick (*Fig. C90*). The doors are hung with three typical 4 ½" tall ball-pin hinges and have typical mortised locksets with 2

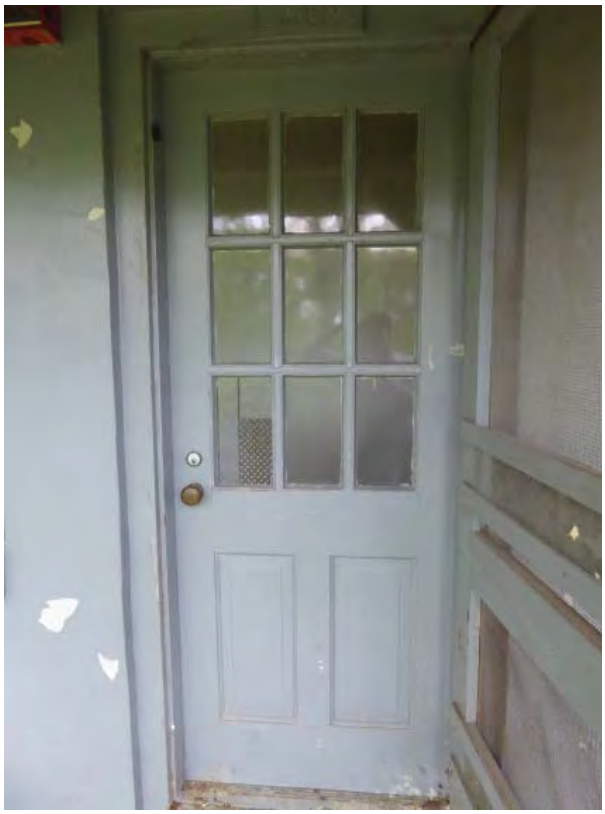


Figure C90. Typical exterior door at basement level.

Figure C91. Example of original basement screen door.

Figure C92. Typical original ball-pin screen door hinge.

Figure C93. Example of likely-original screen door latch.

¼" diameter brass knobs and integrated deadbolts and un-keyed knob locks. The exterior of many of the locks have been blanked out.

Each of the seven doorways has a two-panel exterior screen door. Each door measures 2'-8" wide by 6'-6" tall by 1 ⅛" thick; however, the door to Room 007 measures 3'-0" wide. Four of the seven doors are likely original, and include those leading to Rooms 001, 002, 003, and 005. The original doors have stiles measuring 3 ½" wide, with top, lock, and bottom rails measuring 3 ½", 5", and 8", respectively. The upper panel measures 3'-5" tall (*Fig. C91*). The doors are hung with three, 3" tall ball-pin hinges. Hardware includes a 1 ¾" knob and surface-mounted screen door latch on the door's interior face (*Figs. C91, C93*).

Half-round screen trim holds the metal screen material in place. The non-original screen doors are also two-panel, however their designs vary slightly and appear largely improvised.

Exterior Steps and Rear Porch

A covered poured-in-place concrete walkway extends the majority of the length of the north elevation and serves as both a circulation space and rear porch. The walkway measures 4'-0" wide, and extends from the exterior stair to just beyond the easternmost exterior doorway (*Figs. C94-C95*).

A shed-roofed cover shielding the exterior walkway begins at the westernmost exterior doorway and extends to just beyond the easternmost doorway. The roof is supported by seven 5x5 posts, with on-center spacing relating to the spacing of structural columns the main level. From east to west, post spacing measures 13'-0", 13'-0", 13'-0, 10'-6", 10'-6", and 11'-6" on center. Each post supports a 5" wide by 7" deep beam along the low end of the roof slope; 5x3 brackets extend from the posts to the underside of the beam at an approximately 45-degree angle. Roof rafters measure 2 ¾" wide by 3 ¾" deep, and are spaced at 24" on center. Roof decking is 5 ½" wide by 1 ½" thick plank boards, supporting a cement shingle roof matching that of the rest of the building (*Fig. C96*). A 3 ¾" wide by ⅞" thick rake board lines the sides of the roof; there is no fascia board. Downspouts remain for a gutter along the low end of the shed roof; however, the gutter itself has been removed.

A run of poured-concrete exterior steps extends from the northwest corner of the building to the covered walkway that parallels the north wall of the basement and is described in the earlier *Site Features* section. The area beneath the stairs is open, and has a screened partition wall of dimensional lumber and hardware cloth mesh (*Fig. C97*). A two-panel screen door access the space, which contains the compressor for the walk-in cooler (Room 105B). An electrical cutoff switch and timer are mounted on the wall beneath the stair (*Fig. C98*).

On the east elevation, a flagstone-paved ramp accesses the east doorway from the sidewalk

Figure C94. Shed-roofed open rear porch.

Figure C95. Concrete walkway along north elevation.

Figure C96. Porch roof framing.

Figure C97. Screened area beneath exterior stair.

adjacent to the loop road. The ramp measures 6'-6" wide. A 6" wide poured-in-place concrete retaining wall extends to form a curb on the north and east sides as grade drops away. A 3'-6" tall pipe railing measuring 1 ½" in diameter is embedded in the concrete curb (*Fig. C99*).

The west doorway is accessed by a single concrete step from the fenced service area. The step measures 5'-8" wide by 1'-3 ½" deep by 7" tall and is centered on the doorway (*Fig. C84*).

The main entry is approached at grade level. The flagstone paving of the surrounding walkways continues through the screen doors and into the airlock.

Figure C98. Compressor unit for walk-in cooler on main level (Room 105B).

Roof

Both the main body and west wing of the coffee shop are side gabled, and typically have an 8:12 roof slope based on the original drawings. The roof of the extending south bay has a considerably

Figure C100. Cement shingle roof. Note several courses of composition shingle at ridge.

Figure C99. Ramp leading to east doorway.

Figure C101. Temporary composition shingles meeting cement shingles east of chimney.

shallower slope; measuring 5 ¼:12 according to the drawings. Until recently, all roof surfaces were clad with cement shingles, combed to give the appearance of wood shakes (*Fig. C100*). Shingles measure about 19 ½" long and taper from about ½" thick to about ⅞" thick. Shingle widths vary between 5", 8", and 10" wide with a 7 ½" exposure. Where protected, the shingles have a light grey coloration; exposed areas have weathered to a grey-green color (*Fig. C101*). The current cement shingle roof replaced the original in 2010-2011, and was intended as an in-kind replacement.

Figure C102. Exposed rafter tails and decking on south elevation.

Rafter tails and decking boards are exposed beneath the eaves. Rafter tails are horizontally-cut. Tongue and groove decking boards measure 4 ⅞" wide by about 1"thick (*Fig. C102*).

On the east elevation, a projecting hood is formed by an approximately 4'-0" extension the timber framing of the central bay (*Fig. C103*). Two approximately 8x8 beams extend the full depth of the hood, and are supported by two 4x6 brackets. Two rafter bays with exposed decking and horizontal-cut rafter tails are visible on the underside of the hood.

Figure C103. Projecting hood on east elevation.

Figure C104. Detail of hood on east elevation.

In response to recent roof leaks at the chimney, architectural composition shingles were installed as a temporary measure on the western end of the southern roof slope of the main body, extending the full width of the lower-sloped portion of the roof. As a precautionary measure, composition shingles were also installed across the entirety of the roof ridge (*Figs. C100-C101*).

Chimney and Vents

The base of the chimney is of poured-in-place concrete construction, which transitions to CMU and salt-glazed tile as it passes through the kitchen

and attic (*Fig. C105*). The portion of the chimney above the roof slope is constructed of stone masonry (*Fig. C106*). The chimney contains a flue that serves as a vent for the boiler with round vent cap. The chimney also contains the main plumbing vent stack, which appears to serve the entire building. Aluminum coping with a drip edge covers the top of the chimney (*Fig. C106*). The base of the chimney has copper flashing; a cricket abuts the north side of the chimney.

Two large commercial vents on the north roof slope served equipment in Room 102 (*Fig. C107*).

Figure C107. Commercial vents on north roof slope.

Figure C105. View of chimney in the attic. Note water damage left of the chimney, and signs of moisture on CMU.

Figure C108. Wall vent on north elevation. Note discoloration of siding beneath.

Figure C109. Metal louvered vent on west gable end of main body.

Figure C106. Exterior view of chimney. Note metal coping and copper flashing.

Based on evidence in the attic, the eastern vent served the large hood over the stove, just north of the chimney. The second vent appears to have been an exhaust fan. Both are connected to rectangular ducts that pass through the attic.

A commercial wall vent near the center of the north elevation serves a vent hood in the northwest corner of the dining room (*Fig. C108*).

Figure C110. Larger aluminum-lined wood gutter above entrance. Gutter on west wing is similar.

Figure C112. Bracket passing through aluminum liner on large gutter.

A metal louvered vent on the west gable end of the main body works in conjunction with an attic ventilation fan. The vent is cased as a window opening (*Fig. C109*).

Gutters & Downspouts

Aluminum-lined wood boxed gutters line the southern roof slope, extending the entire length of the elevation. Those above the entrance and on the west wing are larger than those on the dining room section. Historic photographs, as well as the original drawings, show that the smaller version reflects the original design.

On the larger variant, metal straps measuring 3/16" thick extend from between the roof decking and shingles to form brackets that hold a two-sided wooden trough-like gutter from both the front and back (*Figs. C110-C112*). The wood gutter is connected at a right angle and hangs on-point. The front face of the larger gutters is made up of

Figure C113. Original smaller gutter design on east end of south elevation.

Figure C111. Metal bracket supporting large gutter.

Figure C114. Metal bracket supporting small gutter.

Figure C115. Typical round metal downspouts with wood wrapping on south elevation.

two plank boards and measures 12 ⅛" inches wide overall. The rear face is a single 9 ½" wide plank board (*Fig C110*). The inside of the trough is lined with aluminum sheeting (*Fig. C112*). The brackets for the larger gutters pass through both the liner and front face of the gutter, while a third strap extends over the top edge of the gutter, both straps overlap at the front and are connected with two screws (*Figs. C110, C112*).

The smaller gutters on the east end of the south elevation, are considerably simpler; consisting of a similarly-designed metal bracket, but in this case holding a symmetrical gutter measuring 9 ¼" wide on both the front and back sides (*Fig. C113*). The metal brackets wrap the outside of the wood gutter in one continuous piece. No fasteners connect the brackets to the wood portion of the gutters (*Fig. C114*).

A total of four 4" diameter downspouts drain the gutters on the south elevation. The portion that abuts the exterior wall is enclosed within a wood box made up of 1x6 boards (*Fig. C115*).

A modern 6" wide ogee gutter lines the north roof slope of the west wing. A single 4" wide rectangular downspout drains the gutter at its east end. The remainder of the north elevation has no remaining evidence of gutters, with the exception of the rear porch, which retains a modern 4" downspout at the easternmost post, but lacks gutters (*Fig. C116*).

Figure C116. Aluminum gutter and downspout on north elevation of west wing. Note downspout for rear porch.

Figure C117. Typical wall-mounted replacement light fixture.

Figure C118. Exterior floodlight.

Figure C119. One of two coal hatches on west elevation.

Exterior Lighting

Exterior lighting consists mostly of surface-mounted replacement fixtures with rounded plastic globes (*Fig. C117*). An electric eye on the west elevation likely controlled the exterior lighting system. Fixtures are connected by rigid metal conduit, though earlier recessed fixture boxes are present near the modern fixtures in most areas.

An early if not original metal floodlight is mounted at grade near the southeast corner (*Fig. C118*).

Other features

Two top-hinged cast metal coal hatches on the west elevation measure 1'-11" wide by 1'-6" tall. Each is surrounded by a concrete well with 4" wide curb (*Fig. C119*).

Common Interior Features

Doors and Door Casings

The majority of the interior doors are of two main designs. The first type is a flush-panel door used on the main level that is made up of V-groove boards varying between 4" and 9" wide (*Fig. C120*).

Typical interior doors at the basement level are six-raised-panel doors, most measuring 2'-8" wide by 6'-5 ½" tall by 1 ¾" thick (*Fig. C121*).

Figure C120. Typical flush-panel V-groove door.

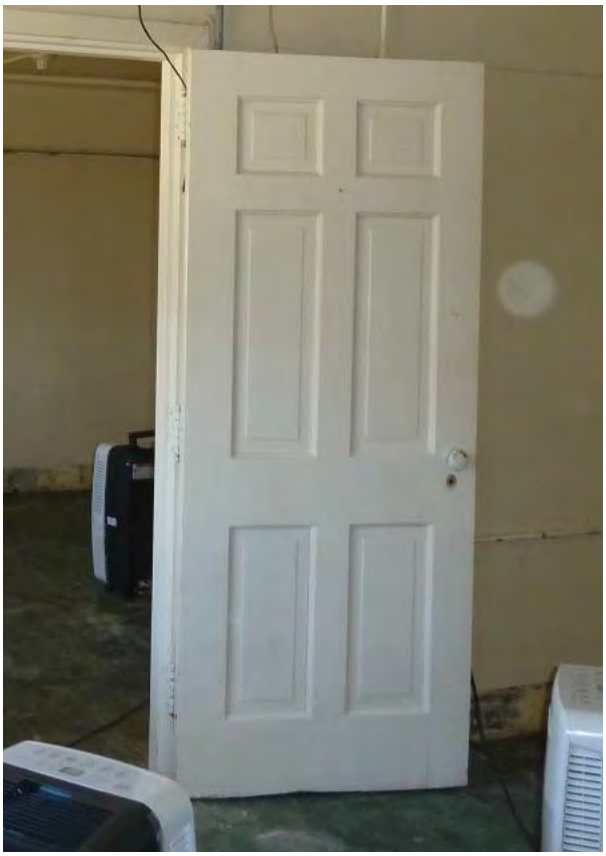


Figure C121. Typical six-panel basement door.

Figure C122. Typical ball-pin hinge.

Figure C124. Example of mortised lockset with privacy lock at basement level.

Figure C123. Typical mortised lockset with deadbolt on main level.

Figure C125. Typical rounded-corner door casing.

Interior door hinges are consistent throughout the building. With few exceptions, 5-knuckle ball-pin hinges measuring 4 ½" tall are present on all interior doorways (*Fig. C122*).

Mortised locksets with 2 ¼" diameter brass knobs are consistent on most latching doors. Most examples on the main level are coupled with a keyed deadbolt and un-keyed knob lock; those at

Figure C126. Typical window sill and apron coupled with quarter-round trim used on openings in wood-framed walls.

Figure C127. Trim at typical window opening in masonry wall.

the basement level typically have a privacy lock (*Figs. C123-C124*).

With few exceptions, all interior doorways have miter-cut, rounded-corner casings measuring 2 ½" wide by ¾" thick (*Fig. C125*).

Window Casings and Sills

Window openings in wood-framed walls on the main level have ¾" wide quarter-round trim that lies flush with the surrounding wall paneling (*Fig. C126*).

At main-level window openings containing steel sash windows set in masonry walls, trim is inset within the masonry opening. A miter-cut cove molding measuring 1" wide is coupled with a rounded piece of trim measuring about 2 ½" wide by ¾" thick which lines the jamb and meets the steel-sash window (*Fig. C127*). A variant of this treatment at wood-sash windows lacks the rounded trim, and has cove molding applied to the window frame.

With noted exceptions, window sills typically consist of a ¾" thick rounded sill with 2 ½" wide by ⅝" thick molded apron (*Fig. C126*).

Basement window openings have no casing or trim, but do have typical sills and aprons.

Interior Overview

The basement level is finished consistently in all areas except the crawl space (Room 000). Walls and ceilings are painted poured-in-place concrete or CMU and decoration is minimal. In addition to mechanical spaces, the basement was most recently devoted to retail and food storage, and office occupancy.

The majority of the main level is devoted to the main dining room and gift shop space (Room 101A). Room 101A contains the vast majority of the character-defining features of the interior and retains the majority of its historic finishes. Public bathrooms (Rooms 106A-B and 107A-B) complete the public areas of the coffee shop. The kitchen, preparation areas, and other back-of house functions are focused toward the western end of the building and are mostly utilitarian in appearance.

Interior Features Room-by-Room

Room 000 – Crawl space

The crawl space is a partially-excavated, unfinished area accessed from Room 004. The space measures about 80'-1" east-west by 20'-3" north-south at the west end, and 13'-0" north south at the east end. An approximately 6'-0" wide, full-height walkway along the north wall has a ceiling height of 8'-9". The ceiling height in the above the stone ranges from about 3'-0" to 3'-11" (*Figs. C130-C131*).

Flooring

A dirt floor is consistent along the north wall. The south wall is lined by an approximately 5'-0" tall stone outcropping (*Fig. C130*).

Baseboards

The room has no baseboards.

Walls and Ceilings

Both walls and ceilings are unpainted poured-in-place concrete. Remnants of tar paper are present on the ceiling (*Figs. C130-C131*).

Doorways

The doorway on the south wall leading to the crawl space from Room 004 holds a six-raised-panel door measuring 2'-6" wide by 6'-8" tall by 1 ¾" thick (*Fig. C132*). The door is hung with three typical ball-pin

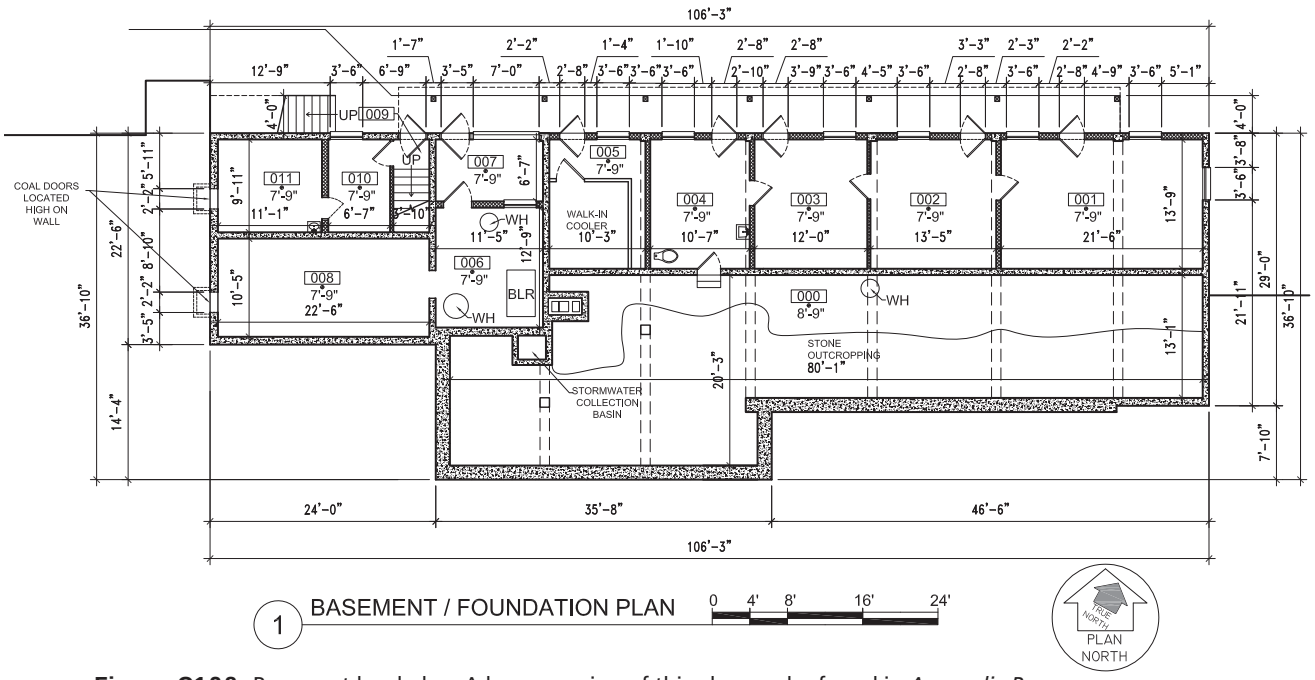


Figure C128. Basement level plan. A larger version of this plan can be found in *Appendix B*.

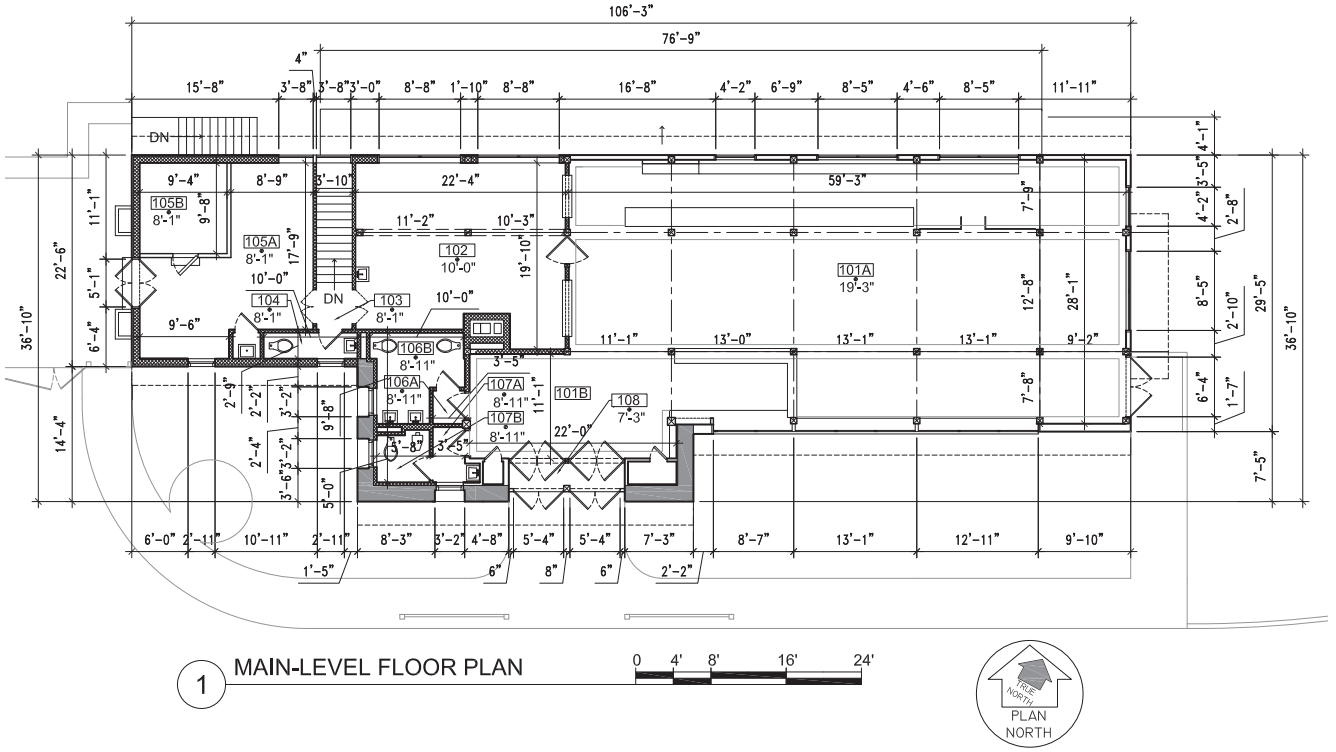


Figure C129. Main-floor plan. A larger version of this plan can be found in *Appendix B*.

hinges and has a slide bolt and deadbolt. The doorway has a typical rounded-corner casing.

Windows

The room has no windows.

Finishes

All surfaces are unpainted.

Mechanical Systems

The crawl space itself is not heated or cooled. Piping is visible for the hot water radiator heating serving the dining room above. Severed pipes at the base of the north wall likely remain from the removed basement radiators specified in the original heating plan (*Fig. C133*).

Figure C130. Room 000 looking southwest.

Figure C131. Room 000 looking east.

Figure C132. Doorway to crawl space viewed from Room 004.

Electrical System

Two ceiling-mounted fixtures are controlled by a light switch east of the doorway. Both lack globes. Rigid metal conduit and junction boxes are mounted on the ceiling, serving the spaces above.

Plumbing System

An electric hot water heater east of the doorway is described in the *Utility Systems* section.

Figure C133. Cast iron drain pipe and severed plumbing and heating pipes at base of north wall.

Figure C134. Typical surface-mounted fixture in Room 000.

Figure C135. Corrugated storm water pipe leading to collection basin.

Figure C136. Sliding metal cover on stormwater collection basin.

Figure C137. Blocked crawl space vent, viewed from exterior.

Galvanized and copper supply pipes in the southwest corner serve the bathrooms above. Cast iron drain pipes measuring 4" in diameter rest on 16" by 8" CMU piers extend from the bathrooms and kitchen above to drain and vent stacks along the north wall. Remnants of plumbing leading to the removed fixtures in Rooms 001, 003, 003 and 004 is also visible near the base of the north wall.

A corrugated storm water pipe enters the crawl space just west of the chimney, and connects to a large poured-in-place concrete storm water collection basin with sliding metal cover (*Figs. C135-C136*). From the basin, a second corrugated pipe passes beneath the basement floor slab and discharges to grade just north of Room 007.

Fire Protection and Life Safety

No fire protection or life safety systems were observed.

Other Features

A vent opening at the east end of the crawl space measures 1'-4" wide by 8" tall and holds a metal grate, mortared into the surround wall. On the inside, the opening has been covered with a plank board.

Room 001 – Living Quarters 1

Room 001 is at the far east end of the northern half of the basement and originally served as employee quarters, in conjunction with Rooms 002 and 003. It measures about 21'-6" by 13'-9". The floor-to-ceiling height measures 7'-9".

Flooring

The concrete slab floor is covered with green asphalt tile with a black and tan veining pattern (*Fig. C140*).

Baseboards

No baseboard is currently in place; however, ghost marks remain for a vinyl wall base measuring about 8" tall.

Walls and Ceiling

The south and east walls are poured-in-place concrete; the north and west walls are constructed of flush-pointed CMU. Concrete beams running above the east wall and through the center of the space are described in the *Structural Systems* section. The ceiling is poured-in-place concrete.

Doorways

The exterior door on the north wall is described in the *Exterior Features* section.

Figure C138. Room 001 - Oblique view looking northwest.

Figure C140. Typical 9x9 asphalt tile flooring.

Figure C139. Room 001 - Oblique view looking southeast

The doorway on the east wall holds a typical six-raised-panel door hung with typical hardware, hinges and casing.

Windows

The room has three windows, two on the north wall and one on the east. The east window and eastern window on the north wall are both three-horizontal-light windows with two-light awning sash and fixed lower light. The western window on the north wall is the only instance of a two-light awning window at the basement level. Although the east window uses a handle-type operator; the two north-facing windows once had prop-rods as found on the three-light windows of the first floor, though both have been removed. Both openings have typical rounded sills and molded aprons.

Finishes

All elements of walls, ceiling, and trim are painted a cream color.

Mechanical Systems

There is no remaining evidence of previous radiators, though a thermostat is hanging near the center of the north wall. Heating pipe serving Room 101A above passes above the east window.

Electrical System

Two 4'-0" long, two-tube fluorescent fixtures are equally-spaced across the ceiling. A recessed outlet is on the east wall, north of the doorway and a disconnected surface-mounted GFI outlet is mounted near the northwest corner. A double-gang light switch is just east of the exterior doorway. A covered fixture box in the northwest corner likely served a sconce above the now-removed lavatory.

Plumbing System

Ghost marks and caped supply and drain pipes remain for a wall-mounted lavatory in the northwest corner. Flexible PVC piping extends from the north to the south wall at the ceiling.

Fire Protection and Life Safety

A hard-wired ceiling-mounted smoke detector is near the east end of the room.

Room 002 – Living Quarters 2

Room 002 measures about 13'-5" by 13'-9". The floor-to-ceiling height measures 7'-9" (*Figs. C141-C142*).

Flooring

The concrete slab floor is covered with green asphalt tile with a black and tan veining pattern.

Baseboards

No baseboard is currently in place; however, ghost marks remain for a vinyl wall base measuring about 8" tall.

Figure C141. Room 002 - Oblique view looking northwest.

Figure C142. Room 002 - Oblique view looking southeast.

Walls and Ceiling

The south wall is poured-in-place concrete; all other walls are constructed of flush-pointed CMU. Concrete beams running above the east and west walls are described in the *Structural Systems* section. The ceiling is poured-in-place concrete.

Doorways

The exterior door on the north wall is described in the *Exterior Features* section.

The doorway on the east wall leading to Room 001 is described in the *Room 001 – Living Quarters 1* section. The doorway on the west wall leading to Room 003 holds a typical six-raised-panel door with typical hardware and casing.

Windows

There is one three-horizontal-light window on the north elevation with missing prop rod operator. The opening has a typical rounded sill and molded apron.

Finishes

All elements of walls, ceiling, and trim are painted a cream color.

Mechanical Systems

The room has no mechanical systems, and no evidence of previous radiator remains.

Electrical System

Ghost marks for a round surface-mounted light fixture are visible at the center of the ceiling. Two surface-mounted outlets are on the east wall; one recessed outlet is south of the doorway to Room 003. A double gang light switch is just west of the exterior doorway. A covered fixture box in the northeast corner likely served a sconce above the removed lavatory.

Plumbing System

Ghost marks and capped supply and drain pipes remain for a wall-mounted lavatory in the northwest corner.

Fire Protection and Life Safety

A hard-wired ceiling-mounted smoke detector is near the center of the room.

Room 003 – Living Quarters 3

Room 003 measures about 12’-0” by 13’-9”. The floor-to-ceiling height measures 7’-9” (*Figs. C143-C144*).

Flooring

The concrete slab floor is covered with green asphalt tile with a black and tan veining pattern.

Baseboards

No baseboard is currently in place; however, ghost marks remain for a vinyl wall base measuring about 8” tall.

Walls and Ceiling

The south wall is poured-in-place concrete; all other walls are constructed of flush-pointed CMU. Concrete beams running above the east and west walls are described in the *Structural Systems* section. The ceiling is poured-in-place concrete.

Doorways

The exterior door on the north wall is described in the *Exterior Features* section.

The doorway on the east wall leading to Room 002 is described in the *Room 002 – Living Quarters 2* section. The doorway on the west wall leading to

Room 004 holds a typical six-raised-panel door with typical hardware and casing.

Windows

There is one three-horizontal-light window on the north elevation with prop rod operator. The opening has a typical rounded sill and molded apron.

Finishes

All elements of walls, ceiling, and trim are painted a cream color.

Mechanical Systems

The room has no mechanical systems, and no evidence of previous radiator remains.

Electrical System

The base for a surface-mounted light fixture is centered on the ceiling, surrounded by the ghost marks of an earlier fixture. Surface-mounted outlets are on the south, east, and west walls. A double gang light switch is just east of the exterior doorway. A silver wall sconce is detached and hanging above the location of a previous lavatory just north of the doorway on the west wall.

Plumbing System

Ghost marks and caped supply and drain pipes remain for a wall-mounted lavatory on the west wall. Added PVC drain pipes cross the ceiling, and pass through holes made in the west CMU wall, presumably to reach an existing drain beneath the floor. Expanding insulation foam is used to seal openings in the floor slab around the added pipes. An earlier galvanized pipe crosses the ceiling and is capped on the other side of the north exterior wall.

Fire Protection and Life Safety

A hard-wired ceiling-mounted smoke detector is near the center of the room.

Room 004 – Women's Locker Room

Room 004 measures about 10'-7" by 13'-9". The floor-to-ceiling height measures 7'-9" (*Figs. C145-C146*). Originally, this room served as a locker room and bathroom for female employees.

Flooring

A concrete slab floor is consistent throughout the room.

Baseboards

No baseboard is currently in place, and there are no ghost marks for previous baseboards.

Walls and Ceiling

The south wall is poured-in-place concrete; all other walls are constructed of flush-pointed CMU. Concrete beams running above the east and

Figure C143. Room 003 - Oblique view looking northwest.

Figure C144. Room 003 - Oblique view looking southeast.

Figure C145. Room 004 - View looking south.

Figure C146. Room 004 - View looking north.

Figure C147. Disconnected lavatory on east wall.

west walls are described in the *Structural Systems* section. The ceiling is poured-in-place concrete.

Doorways

The exterior door on the north wall is described in the *Exterior Features* section.

The doorway on the east wall leading to Room 003 is described in the *Room 003 – Living Quarters 3* section.

The doorway on the south wall leading to Room 000 is described in the *Room 000 – Crawl Space* section.

Windows

There is one three-horizontal-light window on the north elevation with missing prop rod operator. The glass is frosted for privacy. The opening has a typical rounded sill and molded apron.

Finishes

All elements of walls, ceiling, and trim are painted a cream color.

Mechanical Systems

The room has no mechanical systems, and no evidence of previous radiator remains.

Electrical System

A surface-mounted 4'-0" long two-tube fluorescent light fixture is centered in the southern portion of the room. A bare fixture box on the north end of the room likely held a similar fixture. Surface-mounted outlets are on the south, east, and west walls. A double gang light switch is just west of the exterior doorway. A bare fixture box is centered above the lavatory on the east wall.

Plumbing System

A likely-original disconnected lavatory is on the east wall, just south of the doorway (*Fig. C147*). A mixture of copper and flexible PVC cross the walls and ceiling. A cast iron drain pipe passes through the ceiling near the doorway to Room 003 and continues along the wall to the crawl space. A vertical opening has been made at north end of the east wall to accommodate pipes from the floor above. A toilet is in the southwest corner. The northeast corner has an indentation at the location of the previous shower drain.

Fire Protection and Life Safety

A hard-wired ceiling-mounted smoke detector is near the center of the room.

Room 005 – Men's Locker Room

Room 005 measures about 10'-2" by 13'-9". The floor-to-ceiling height measures 7'-9". Originally, the room served as a locker room and bathroom for male employees. The majority of the room is occupied by a large walk-in cooler which extends almost the full ceiling height (*Figs. 148-150*).

Flooring

A concrete slab floor is consistent throughout the room.

Baseboards

No baseboard is currently in place, and there are no ghost marks for previous baseboards.

Walls and Ceiling

The south and west walls are poured-in-place concrete; all other walls are constructed of flush-pointed CMU. A concrete beam running along

the east wall is described in the *Structural Systems* section. A large metal-clad walk-in freezer has been installed in the southwest corner, and conceals the majority of the south and west walls. The ceiling is poured-in-place concrete.

Doorways

The exterior door on the north wall is described in the *Exterior Features* section.

Windows

There is one three-horizontal-light window on the north wall with frosted glass for privacy. The opening has a typical rounded sill and molded apron.

Finishes

All elements of walls, ceiling, and trim are painted a cream color.

Mechanical Systems

The room has no mechanical systems, and no evidence of previous radiator remains. Refrigerant lines run from the front of the cooler through the west wall.

Electrical System

A surface-mounted 4'-0" long two-tube fluorescent light fixture is centered in the northern portion of the room. Electrical boxes and conduit related to the freezer are mounted to the west wall and the north face of the cooler itself.

Plumbing System

Fixtures and piping relating to the original bathroom have been obscured or removed.

Fire Protection and Life Safety

No fire protection or life safety equipment was observed; however, the majority of the ceiling is not visible.

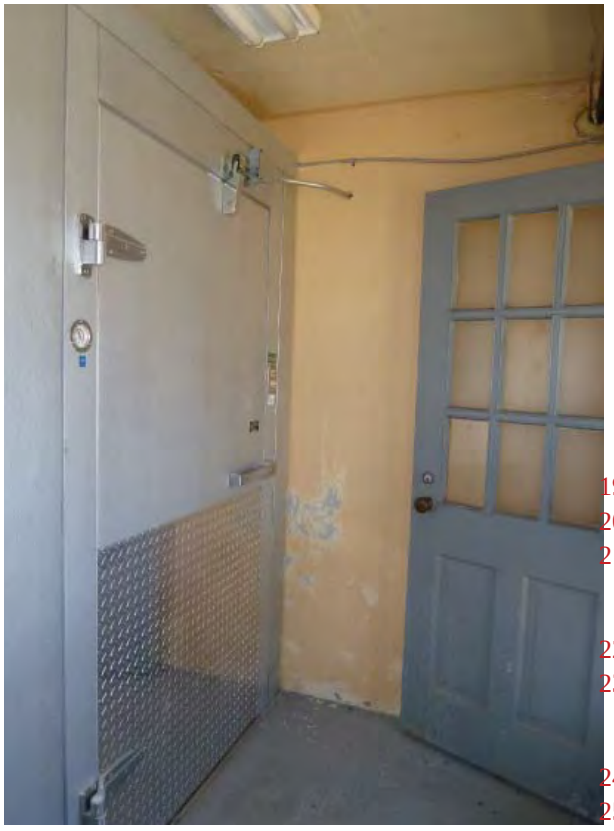


Figure C148. Room 005 - View looking west.

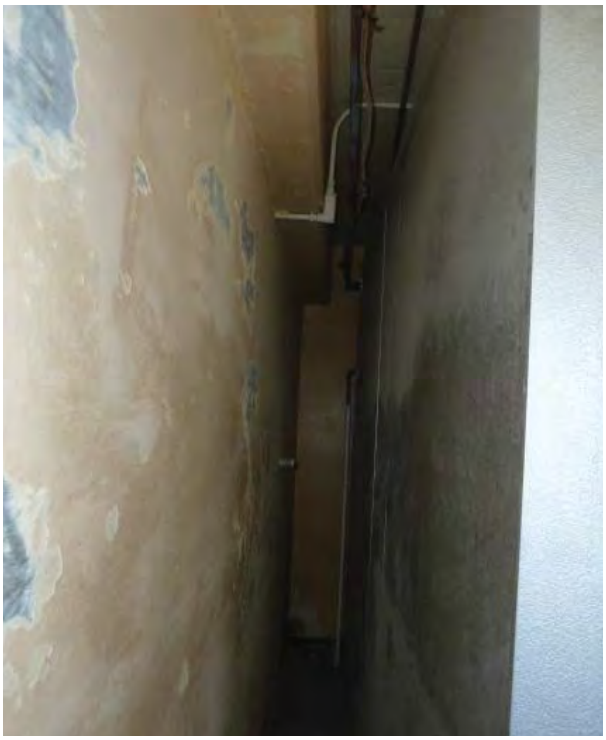


Figure C149. Room 005 - View looking south along side of walk-in cooler.

Figure C150. Interior of walk-in cooler looking southeast.

Room 006 – Boiler Room

Room 006 measures about 11'-5" by 12'-3 ½" with a floor to ceiling height of 7'-9". It houses the majority of the mechanical systems for the building (*Figs. 151-154*).

Flooring

A concrete slab floor is consistent throughout the room.

Baseboards

The room has no baseboards.

Walls and Ceiling

The south, east, and west walls are poured-in-place concrete. The north wall is flush-pointed CMU. The ceiling is poured-in-place concrete.

Doorways

A doorway in the north wall leads to Room 007, and holds a nine-light-over-two-panel door measuring 3'-0" wide by 6'-8" tall by 1 ¾" thick (*Figs. C151, C155*). The door is hung with three typical, five-knuckle ball-pin hinges and has a typical mortised lockset with brass knob. The door is secured with a keyed deadbolt and has a padlock hasp. The lower two panels have been removed and covered with screen on the outside, secured with wood strips. On the inside, the panels have been covered with plywood. Both the panels and inside of the door jamb have been sealed with expanding foam insulation. The doorway has typical rounded-corner casing.

An opening extending from floor-to-ceiling on the west wall leads to Room 008, and measures 3'-0 ¼" wide. The opening has no casing.

Windows

A three-horizontal-light window on the north wall looks into Room 007. The glass has been removed from the top and bottom lights; the top has been replaced with diamond-shaped metal mesh on the

Figure C153. Room 006 - Oblique view looking southeast.

Figure C154. Room 006 - Oblique view looking northeast.

Figure C151. Room 006 - Oblique view looking northwest.

Figure C152. Room 006 - Oblique view looking southwest.

Figure C155. Nine-light sash door on north wall of Room 006.

Figure C156. Window on north wall.

interior, which has been covered with plywood from the exterior. The bottom light has been fitted with a plywood panel. The window has a handle operator. The perimeter of the operable sash, as well as the seams around the plywood patches have been sealed with expanding foam insulation. The opening has a typical rounded sill and molded apron (*Fig. C156*).

Finishes

With the exception of the floor and ceiling, all elements of the room are painted a blue-grey color.

Mechanical Systems

A gas-powered hot water boiler sits on a concrete plinth in the southeast corner, vented to the adjacent chimney (*Fig. C153*). An unmarked pressure tank lies immediately east of the boiler (*Fig. C157*). Five boiler pumps are connected the various branches of the hot water piping extending from the boiler. A more detailed description of the mechanical systems is found in the *Utility Systems* section.

Electrical System

Two 4'-0" long, surface-mounted fluorescent fixtures with translucent covers light the room.

Figure C157. Pressure tank east of boiler.

One fixture is mounted on the ceiling near the east wall, and the other is mounted across the top of the opening in the west wall. Both are controlled by a surface-mounted switch just east of the north doorway (*Fig. C158*). A second switch, north of the opening on the west wall likely controls the fixtures in Room 008.

Various surface-mounted junction boxes are connected by rigid and flexible metal conduit. A surface mounted receptacle is just below the light

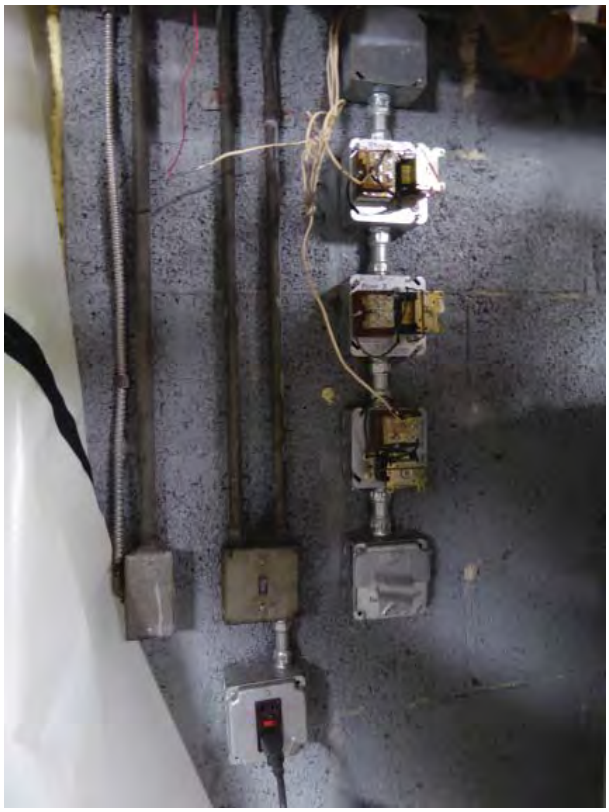


Figure C158. Switches and transformers east of doorway on north wall.

Figure C159. Pressurized tank in northeast corner.

switch by the north doorway. Three electrical transformers, which appear to be for the boiler pumps are mounted east of the north doorway (*Fig. C158*).

Plumbing System

An indirect hot water heater in the southwest corner is connected to the buildings hot water heating system (*Fig. C152*).

An eighty-gallon electric hot water heater, model near the window, along the north wall (*Fig. C154*).

An Amtrol-branded tank in the northeast corner appears to be a pressurized well water storage tank (*Fig. C159*).

A rectangular drain measuring 1'-6" by 1'-0" is along the east wall, behind the boiler (*Fig. C160*).

A drain pipe made up of a mixture of cast iron and PVC pipe extends the length of the south wall, passing through the wall at the southeast corner to enter the crawl space. Though most of the piping is related to the heating system, a few pipes crossing the ceiling appear to serve fixtures on the main level.

A more detailed description of the plumbing system is found in the *Utility Systems* section.

Figure C160. Floor drain along east wall, obscured by plastic.

Figure C161. Chimney cleanout on east wall.

Fire Protection and Life Safety

Two surface-mounted panels on the west wall likely control the fire alarm and associated dial-out security system (*Fig C151*). No smoke alarm was observed.

Other Features

A cleanout on the west side of the chimney has a hinged metal door and measures 1'-0" wide by 8" tall (Fig. C161).

Room 007 - Refuse Room

Room 007 is a partially open-air room between the exterior and Room 006, originally intended to hold trash. It measures about 11'-5" by 6'-7" with a ceiling height of 7'-9" (*Figs. C162-C163*).

Flooring

A poured-in-place concrete floor is consistent throughout the room.

Baseboards

The room has no baseboards.

Walls and Ceiling

The ceiling and east and west walls are poured-in place concrete. The north and south walls are flush-pointed CMU. A large amount of expanding foam insulation fills a gap across the top of the south wall.

Figure C162. Room 007 - Oblique view looking northwest.

Figure C163. Room 007 - Oblique view looking southeast

Doorways

The doorway in the south wall leading to Room 006 is discussed in the *Room 006 – Boiler Room* section. The doorway has typical rounded-corner casings (*Fig. C163*). The doorway to the exterior on the north wall is a two-panel screen door described in the *Exterior Features* section (*Fig. C163*). The lintel-cut plank board interior casing measures about 4" wide.

Windows

The three-light window in the south wall is described in the *Room 006 – Boiler Room* section. The window has a concrete sill matching those of other basement windows (*Fig. C163*).

On the north wall, a six-light screened opening measures 7'-0" wide by about 4'-0" tall. The opening has a typical rounded sill and molded apron. The lintel-cut plank board interior casing measures about 4" wide and extends to the masonry opening (*Fig. C162*).

Finishes

All surfaces are painted blue-grey with the exception of the concrete floor.

Mechanical Systems

A condensing unit for the walk-in freezer in Room 005 rests on a CMU base near the center of the south wall (*Fig. C163*).

Electrical System

A surface-mounted electrical panel is in the southwest corner, large diameter conduit passes from the panel through the wall into Room 006. Flexible metal conduit supplies power to the condensing unit. Two recessed light switches are just east of the exterior doorway.

A 4'-0" long surface-mounted fluorescent fixture with translucent cover is centered on the ceiling.

Plumbing System

A PVC drain trap serving the main floor extends into the space. A mixture of copper and PVC piping crosses the ceiling. A black iron gas pipe runs along the east wall, continuing into Room 006.

A covered rectangular floor drain is near the center of the north wall.

Fire Protection and Life Safety

A surface-mounted, hard-wired smoke alarm is on the ceiling.

On the south wall, between the door and window, a large metal cabinet likely once held a fire hose (*Fig. C163*).

Room 008 – Coal Bunker No. 2

Room 008 originally served as coal storage for the heating system, and measures about 22'-6" by 9'-9 ½" with a ceiling height of 7'-9" (*Figs. C164-C165*).

Flooring

A poured-in-place concrete floor is consistent throughout the room.

Baseboards

The room has no baseboards.

Walls and Ceiling

The walls and ceiling are all poured-in-place concrete.

Doorways

An opening in the east wall leading to Room 006 is described in the *Room 006 – Boiler Room* section. On the Room 008 side, a metal flange remains on the north jamb for some type of door or cover (*Fig. C166*).

Windows

The room has no windows.

Finishes

All elements of the room are unfinished concrete.

Mechanical System

Piping likely related to radiators on the main level extend along the south wall.

Figure C164. Room 008 - View looking west.

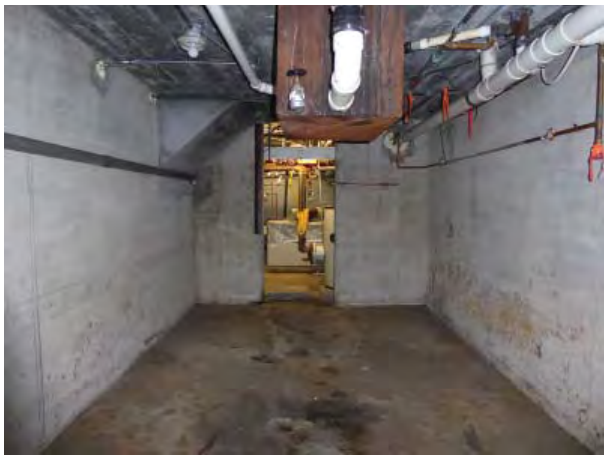


Figure C165. Room 008 - View looking east.

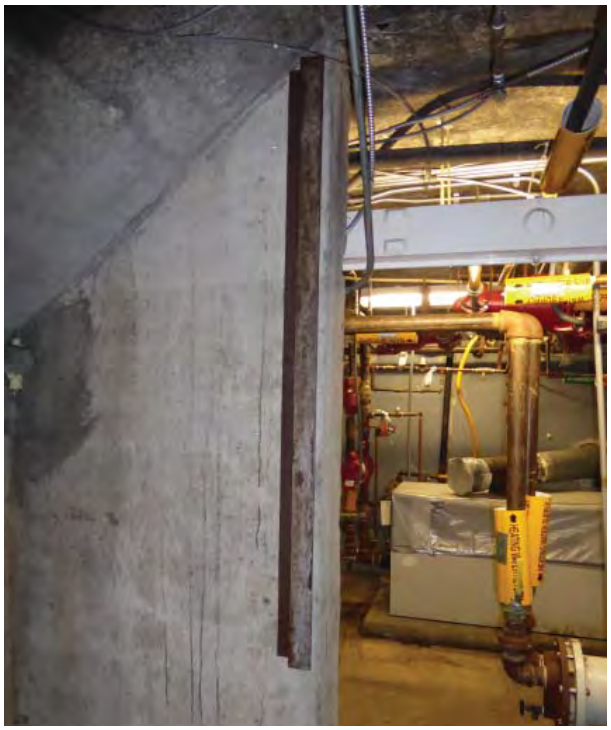


Figure C166. Metal flange on north door jamb.

Electrical System

Two replacement light fixtures without globes are mounted on the ceiling and connected by flexible metal conduit (*Fig. 167*).

Plumbing System

Several PVC drain pipes run along the ceiling near the south wall, serving the sink in Room 105A. Copper supply pipes, some of which are not connected, are also mounted near on the ceiling.

Fire Protection and Life Safety

A surface-mounted, hard-wired smoke detector is on the ceiling.

Figure C167. Typical ceiling fixture in Room 008.

Figure C168. Grease trap on ceiling.

Figure C169. Secured coal door on west wall.

Other Features

A grease trap near center of the ceiling consists of a metal box measuring about 1'-9" wide by 2'-6" long by 2'-2" tall (*Fig. C168*). The grease trap is connected to the PVC drain system and has a valve on its western face, presumably for cleaning purposes.

A top-hinged cast metal coal door on the west wall is described in the *Exterior Features* section. A wood screen sash has been fitted to the inside of the opening, and the metal door has been secured with a threaded metal rod (*Fig. C169*).

Room 009 – Basement Vestibule

Room 009 contains the staircase to the main level, as well as a small lower vestibule. The vestibule measures about 3'-9" by 2'-10" (*Figs. C170-C172*).

Flooring

Modern 1'-0" by 1'-0" vinyl composition tile flooring is used in the vestibule at the base of the stair.

Baseboard

The room currently has no baseboards; however, ghost marks for vinyl wall base are on the north and east walls.

Walls and Ceiling

At the basement level, the east wall is poured-in-place concrete. The west wall is flush-pointed CMU. The upper walls and ceiling are described in the later *Room 103 – Stair Hall* section.

Doorways

The door in the north wall is described in the *Exterior Features* Section.

The doorway in the west wall leading to Room 010 holds a six-raised-panel-door measuring 2'-6" wide by 2'-8" tall by 1 ¾" thick (*Fig. C171*). The

Figure C170. Room 009 - View looking east from Room 010.

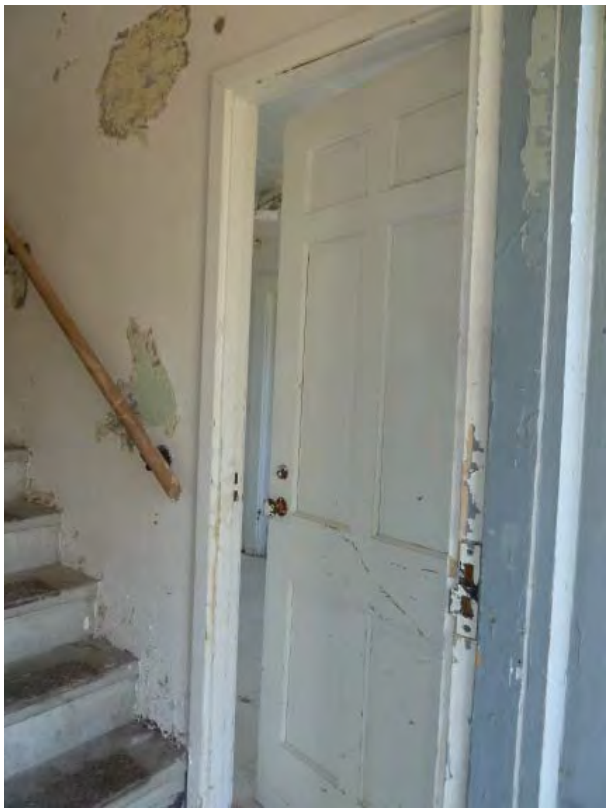


Figure C171. Doorway in west wall accessing Room 010.

Figure C172. Stair to main level.

door is hung with three typical ball-pin hinges and has typical hardware. Both doorways have typical rounded-corner casings.

Windows

The room has no windows.

Finishes

The walls, doors, and trim are painted white. The tile flooring is cream colored.

Staircase

A concrete staircase measuring 3'-8" wide consists of twelve 10" deep treads with squared nosings and thirteen 7 ½" tall risers. Metal grip plates line the edge of each tread. Rounded, wall-mounted wood railings line both sides of the staircase (*Fig. C172*).

Mechanical Systems

There is no apparent evidence of any mechanical systems.

Electrical System

A surface-mounted light switch is just west of the exterior door.

Plumbing System

There is no apparent evidence of any plumbing system.

Fire Protection and Life Safety

Remnants of a lighted exit sign hang above the north doorway.

Room 010 – Compressor Room

Most recently serving as food storage, Room 010 measures 6'-7" by 9-10 ½" with a floor to ceiling height of 7'-9" (*Figs. C173-C175*).

Flooring

Vinyl composition tile matching that found in Room 010 is consistent throughout the majority of the room, with the exception of the area beneath the stairs, which has a painted concrete floor.

Baseboards

The room has no baseboards.

Walls and Ceiling

The north and south walls are poured-in-place concrete; all other walls are flush-pointed CMU. The ceiling is poured-in-place concrete.

Doorways

The doorway in the east wall to Room 009 is described in the *Room 009 – Basement Vestibule* section. The doorway has a typical rounded-corner casing.

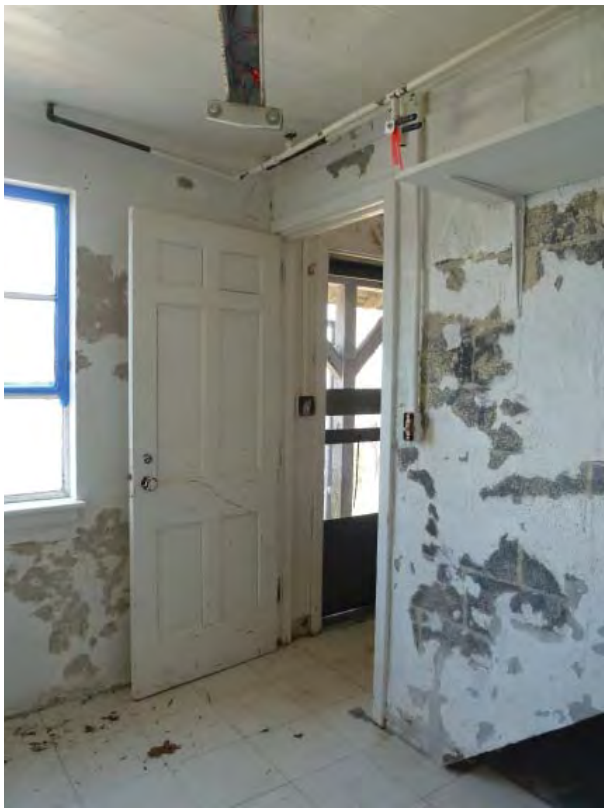


Figure C173. Room 010 - Oblique view looking northeast.

Figure C174. Room 010 - Oblique view looking southwest.

The doorway in the west wall leading to Room 011 lacks a door, but measures 2'-3 ¼" wide by about 6'-5" tall. Leafs of two modern, 5-knuckle butt hinges remain on the south jamb. The lintel-cut plank board casing measures about 5" wide (*Fig. C174*).

Windows

A three-horizontal-light window on the north wall has a handle operator. The opening has a typical rounded sill and molded apron (*Fig. C175*).

Finishes

The walls, doors, and trim are painted white. The tile flooring is cream colored. The floor beneath the stairs is painted blue-green.

Mechanical Systems

Pipes supplying hot water to the radiator in Room 105A above run along the east wall and above the window (*Fig. C173*).

Electrical System

A 4'-0" long fluorescent tube fixture is centered on the ceiling (*Fig. C174*).

A surface-mounted receptacle is on the west wall. A surface-mounted light switch is south of the doorway to Room 009.

Figure C175. Room 010 - View looking north.

Plumbing System

There is no apparent evidence of any plumbing system.

Fire Protection and Life Safety

A surface-mounted, hard-wired smoke detector is on the ceiling.

Other Features

Modern wood shelving with metal angled brackets is mounted on the south and east walls (*Figs. C173-C174*).

Room 011 – Coal Bunker No. 2

Originally a second coal bunker but most recently used for flour storage, Room 011 measures 9'-10 ½" by 11'-0" with a ceiling height of 7'-9" (*Figs. C176-C177*).

Flooring

A painted, poured-in-place concrete floor is consistent throughout the room.

Baseboards

The room has no baseboards.

Walls and Ceiling

The ceiling and walls are all poured-in-place concrete, with the exception of the east wall, which is flush-pointed CMU.

Doorways

The doorway in the east wall leading to Room 010 is described in the *Room 010 – Compressor Room* section. The Room 011 side of the opening has no casing.

Windows

The room has no windows.

Finishes

The walls and ceiling are painted white, the floor is painted blue-green.

Mechanical Systems

Refrigerant lines leading from the walk-in freezer on the main level above pass through the north wall to the compressor unit beneath the exterior staircase.

Electrical System

A 4'-0" long fluorescent tube fixture is centered on the ceiling. Wires leading to the fixture pass through the wall to Room 010. A surface-mounted receptacle is on the east wall.

Figure C176. Room 011 - View looking east.

Figure C177. Room 011 - View looking west.

Plumbing System

A wall-mounted lavatory is mounted in the southeast corner, connecting to a PVC drain pipe which in turn drains to a cast iron drain and vent stack (*Fig. C176*).

Fire Protection and Life Safety

No fire protection or life safety equipment was observed.

Other Features

A top-hinged cast metal coal door on the west wall is described in the *Exterior Features* section.

Room 101A – Dining Room

Serving as the dining room and the coffee shop's most characterizing space, Room 101A measures about 28'-1" in the north-south direction by 59'-3" in the east-west. The roof ridge measures about 19'-3" from the floor (*Figs. C178-C181*).

Flooring

Asphalt tile measuring 9" by 9" is consistent throughout the majority of the dining room. Some patched areas behind the counter along the north wall are replacement 12" by 12" square vinyl tiles.

The majority of the original tile floor is intact and is laid in a checkerboard pattern. Two, two-tile wide bands run east-west, aligned with posts of the center structural bay. A one-tile-wide border lines the exterior walls.

The field of the floor is made up of dark green tiles with an off-white marble-veining pattern, and off-white tiles with a grey marble-veining pattern.

Figure C178. Room 101A - Overview looking west.

Figure C179. Room 101A - Oblique view looking northeast.

Figure C180. Room 101A - Oblique view looking southeast.

The east-west banding and perimeter border tile has a green and off-white scuff-mark pattern (*Fig. C182*).

At the east end of the counter, a section of the original floor tile has been replaced with early 9x9 tile in a black-and-white checkerboard pattern (*Fig C192*).

The majority of the area behind the counter has 12" by 12" cream-colored vinyl tile (*Fig. C195*).

Baseboards

A 7 ½" tall by ⅞" thick baseboard with ⅞" tall beveled cap is consistent throughout the room (Fig. C183). At the base of each freestanding post, a 6" tall concrete plinth was originally wrapped with vinyl or asphalt wall base, since removed (*Fig. C184*).

Walls and Ceiling

The north, south, and east walls are clad with V-groove paneling with measurements varying

Figure C181. Room 101A - View looking northeast from entryway (Room 101B).

Figure C182. Coloration and pattern of flooring in Room 101A. Note black perimeter border and band in-line with structural post.

Figure C183. Typical v-groove paneling and baseboard in Room 101A. This area at the east end of the north wall is likely an example of the original wall finish.

between 3 ¼", 5 ¼", and 7 ¼" wide. The boards are applied in a semi-regular repeating pattern (*Fig. C183*). Cove molding measuring about ⅞" is applied at the top of the paneling on the north and south walls (*Fig. C185*).

The west wall is finished with plaster. Timber members are exposed on the wall surface (*Fig. C186*). At the gable end of the east wall, a louvered vent is made up of horizontal weatherboard with an approximately 8" exposure. The west gable end has similar, horizontal weatherboard cladding.

The timber roof framing and roof joists are exposed on the ceiling and are described in detail in the *Structural Systems* section.

Figure C184. Concrete plinth at base of structural post.

Figure C185. Typical cove molding at top of paneling.

On the west wall, recessed panels with vertical spindles bookend the two serving windows. The spindles measure 1 ⅛" square, and are turned on-point. The spindles have a 2 ½ " long taper at their top and base, ending in a 1-3/16" diameter round peg embedded in the sill and header of the serving window openings (*Figs. C186, C191*).

Doorways

The exterior door on the east wall is described in the *Exterior Features* section. The interior casing is lintel-cut and measures about 5" wide. Two push-bars are mounted on the interior, one of which is detached from the door (*Fig. C189*).

Figure C186. Plaster finish on west wall.

Figure C187. Louvered gable on west wall, partially obscured by plastic.

Figure C188. Weatherboard gable on east wall.

Figure C189. Interior view of east doorway.

The doorway in the west wall leading to Room 102 holds a one-light flush-panel door measuring 3'-0" wide by 6'-11" tall by 1 ⅞" thick. The door is made up of V-groove boards ranging between 4" and 9" wide (*Fig. C186*). The door is hung with a swivel hinge mounted in the floor and rotating pin at the top, allowing the door to operate in both directions. The lower two-thirds of the door is wrapped with stainless steel. A metal push bar is

Figure C190. South ribbon windows viewed from interior.

Figure C191. Example of serving window on west wall. Note spindles on both sides of the opening.

mounted near the center of the door's height. The door's casing is formed by an 8x8 structural post on the northern side, a 6x6 post on the south, and an 8" tall beam spanning the top of the doorway (*Fig. C186*).

Windows

Typical two-over-one-light awning sash windows are present in all window openings. All awning sash have the same prop-rod type operation, and many of the windows have intact hardware. All screen sashes have been removed, though several examples of screen sash brackets remain.

On the south wall, eight windows of this design form a continuous band, punctuated by wood mullions where the roof framing posts meet the south wall (*Figs. C180, C190*). The large opening has a 1'-4" deep rounded sill with typical molded apron.

The east wall has one paired and one single window opening with typical quarter-round trim applied flush with the surrounding panelling and typical molded aprons.

The north wall has two paired openings and one single window opening matching the detailing of the east wall.

Two serving windows along the west wall open to Room 102, and are fitted with vertically-sliding shutters made up of V-groove boards ranging between 7" and 9" wide (*Figs. C186, C191*). The northern opening measures 4’-6” wide by about 3’-0” tall, while the southern opening measures 6’-0” wide by 3'-0" tall. The jambs of both windows consist of 3x6 chamfered posts. The header is formed by an 8" tall beam. An off-white laminate counter top with rounded edges fills the base of the opening.

Casework

An original rear counter with base cabinet and two-tiered black counter top extends the majority of the north wall and measures about 34'-0" long by 1'-6" deep overall (*Fig. C192*). The length of the counter is divided into openings holding flush-panel, V-groove sliding doors that run on metal tracks. Recessed hand holds are carved into the face of each door. Currently the counter is lifted on wood blocks and the doors have been removed and stored within the building. Similar casework is found on the south wall in the gift shop are, and has three original wood upper shelves (*Fig. C193*).

Figure C192. Rear counter. Note replacement tile.

Figure C193. Original casework on south wall in gift shop area.

Figure C195. Back of serving counter showing general condition. Note replacement tile.

The original serving counter measures about 3'-7" tall by 24" deep and extends about 30'-0" in the east-west direction (*Figs. C181, C194-C195*). The counter is largely of plywood construction, with shelving on the rear behind a veneered plywood face. The foot rest at the base of the counter measures 9" from the floor and 10 ½" deep. The counter top extends 8" from the face of the base and measures 1 ½" thick, with a black laminate top and stainless steel band (*Fig. C194-C195*).

Modern cabinets form an L-shaped partition that delineates the gift shop area. The cabinet running east-west measures about 13'-0" long by 1'-7" deep, while the one running north-south measures about 5'-0" long by 1'-0" deep (*Figs. C178, C181, C196*)The east-west cabinet is attached to a back panel made up of V-groove boards. An opening in the back panel allows views into the gift shop from the dining room; the shelving above the east-west cabinet is open to the dining room. The wood base cabinets have flush-panel grooved doors hung with cabinet hinges. The counter top is black laminate. Wood shelves with laminate top surfaces lie above the base cabinets; shelves above the east-west counter are adjustable.

Figure C196. Modern cabinets forming gift shop area.

Figure C194. Front of serving counter.

Finishes

The majority of the walls and trim are painted varying shades of dark brown. Examples of an early satin semi-clear finish can be found on the east gable end, as well as many areas along the north wall (*Figs. C.183, C188*).

Timber framing has been largely painted brown up to the underside of the roof beams. A semi-clear finish similar to the original wall finish is typical on the highest framing members.

The plaster walls are painted a peach color.

The casework along the north and south walls are painted dark brown.

Figure C197. Typical original bar stool.

The face of the counter is furniture-grade veneer plywood with a maple stain.

The fiber insulation board exposed on the ceiling is a reddish-brown color.

Other Features

Seven original bar stools line the outside of the serving counter. The stool seats rest on a 4" diameter metal post with 8 ½ diameter base collar. Each seat measures about 1'-2" square and sits at a height of 2'-7" from the floor. The overall height measures 3'-6" to the top of the back rest. The seats are covered with light-brown vinyl.

A wood partition made up of vertical pickets is at the east end of the serving counter (*Fig. C179*).

Mechanical Systems

Wall-mounted radiators with blower fans are in the northeast and southeast corners.

An original ventilation hood with decorative grooves at its base is on the north wall near the west end (*Fig. C198*). The hood vents to a large duct that passes through the exterior wall. A stainless steel case below the hood has had all equipment removed

A thermostat is mounted on the structural post at the east corner of the gift shop.

Electrical System

Four original three-lamp rustic light pendant fixtures with red shades are equally-spaced across

Figure C198. Original stainless steel hood on north wall.

Figure C199. Typical original three-lamp fixture.

Figure C200. Typical early one-lamp fixture.

Figure C201. Typical track lighting fixtures. Note earlier fixture boxes mounted on side of beam.

the center line of the room, mounted on the underside of the major north-south beams (*Fig. C199*). The lights are missing their glass chimneys.

Eight early single-lamp rustic fixtures are mounted on the north-south beams of the two side aisle areas (*Fig. C200*). These fixtures are also missing glass chimneys.

Modern track lighting with black cylindrical fixtures is mounted above the counter and gift shop. The majority of these fixtures are in poor condition. On the north side of major east-west beam above the counter, blanked fixture boxes for the original spotlights seen in historic photographs remain (Fig. C201).

With the exception of a few added outlets at the east end of the north wall, all outlets in the dining room are recessed. In-floor outlets with brass covers are common throughout the southern half of the room.

At the far end of the counter that abuts the north wall are two disconnect switches, one of which is labeled “ice maker” (*Fig. C202*).

An electrical sub panel is mounted beneath the east end of the serving counter (*Fig. C203*). The majority of the junction boxes and flexible conduit feeding the panel have been dismantled and are hanging behind the face of the bar (*Fig. C195*).

Plumbing System

A shadow remains near the west end of the north wall for a wall-mounted lavatory with mirror. Plumbing lines have been capped.

Capped pipes for a sink are near the center of the bar.

Flexible water hoses are mounted to a plywood panel on the north wall, at the far east end of the rear counter (*Fig. C202*).

Fire Protection and Life Safety

Wired smoke detectors are surface-mounted on the underside of the north-south running beams near the ridge.

A fire alarm beacon is mounted on the west wall.

Remnants of a lighted exit sign remain above the east doorway (*Fig. C189*).

Figure C202. Flexible water lines and disconnect switches on north wall.

Figure C203. Electrical sub panel beneath east end of serving counter.

Figure C204. Firehose cabinet on south wall.

Remnants of emergency lights are on the west wall and on the freestanding post nearest the east doorway.

A firehose cabinet is on the south wall, at the east end of the windows. The cabinet appears empty (*Fig. C204*).

Room 101B – Entryway

Room 101B serves as the main entrance foyer and opens to Room 101A at the northeast corner. The room measures about 22'-0 by 11'-0" (*Figs. C205-C206*).

Flooring

The flooring matches that of Room 101A and is secribed in the *Room 101A - Dining Room* section.

Baseboards

The baseboards match those found in Room 101A, with the exception of the south wall, which has a plank baseboard measuring about 5" tall.

Walls and Ceiling

The south and east walls are finished with V-groove wood paneling matching that of Room 101A. The north and west walls are plaster with exposed timber framing elements. Significant water damage is visible at the top of the north wall at the ceiling (*Fig. C207*).

The timber roof framing and roof joists are exposed on the ceiling and are described in detail in the *Structural Systems* section. Staining associated with previous roof leak is visible along the north wall (*Fig. C207*).

A recess in the wall above the south doorways has wood spindles matching those at the serving windows described in the *Room 101A - Dining Room* section (*Fig. C208*).

Doorways

The paired doorways on the south wall are described in the *Exterior Features* section.

Figure C205. Room 101B - View looking west.

Figure C206. Room 101B - Oblique view looking northeast.

Figure C207. Water damage along north wall in Room 101B.

Figure C208. Spindle detail above south doorways.

Figure C209. Concealed closet door in southeast corner. Note damage to right jamb.

Two doorways on the west wall hold typical V-groove doors measuring 2'-8" wide by 7'-0" tall by 1 ¾" thick (*Fig. C205*). The doors are hung with three typical ball pin hinges and have closers. Stainless steel push plates are mounted on the 101B side of the doors. Both doorways have typical casings. The door to the women's bathroom retains an original metal sign depicting the silhouette of a woman and child.

Two concealed closet doorways on the south wall are made up of the same V-groove boards as the surrounding wall paneling (*Fig. C209*). Both doors measure 1'-10" wide by 6'-6" tall by 1 ¾" thick, and are hung with concealed hinges. The east closet door has typical mortised hardware; the west has a chrome cabinet pull handl, as well as a deadbolt and barrel bolt. The jamb of the east doorway has been damaged where the door was likely forced open.

Windows

The room has no windows.

Casework

Original base cabinets with shelving above wrap around the corner from Room 101A and line the east wall (*Fig. C209*).

Finishes

The majority of the walls and trim are painted varying shades of dark brown. Examples of an early satin semi-clear finish can be found on the south and east walls (*Fig. C208*).

Timber framing has been largely painted brown up to the underside of the roof beams. A semi-clear finish similar to the original wall finish is typical on the highest framing members.

The plaster walls are painted a peach color.

The casework along the east wall is painted dark brown.

The fiber insulation board exposed on the ceiling is a reddish-brown color.

Closets

The east closet is lined with V-groove wood paneling and has wood shelving.

The west closet is finished with plaster and contains an electrical panel and single surface-mounted fixture (*Fig. C210*).

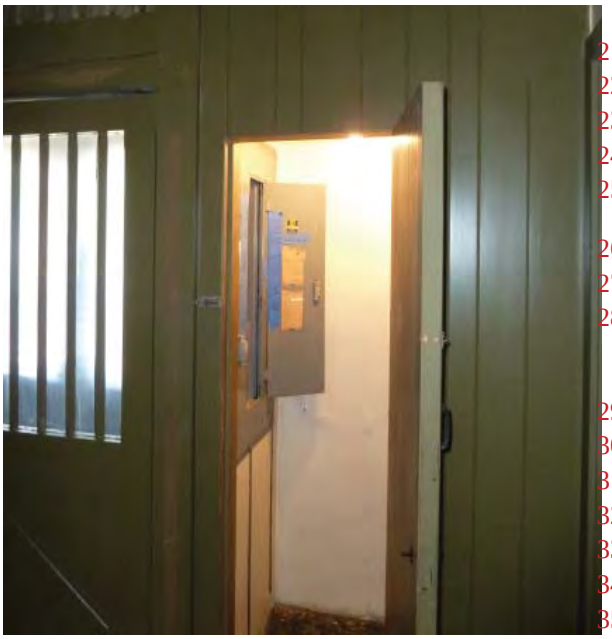


Figure C210. Interior of closet in southwest corner.

Mechanical Systems

A wall-mounted radiator with blower fan is in the northwest corner (*Fig. C205*).

Electrical System

An original three-lamp pendant fixture matching those in Room 101A is centered above on the ceiling (*Fig. C205*).

A modern track light matching those in Room 101A is mounted near the pendant fixture.

Two receptacles attached to flexible metal conduit extend from the floor near the end of the north wall.

Plumbing System

There is no apparent evidence of any plumbing system.

Fire Protection and Life Safety

Remnant of a lighted exit sign remain centered over the paired doorways to the vestibule (Room 108).

Room 102 – Kitchen

Room 102 is the main kitchen space and measures about 19-8" by 22'-3" with a floor to ceiling height of about 10'-0" (*Figs. C211-C212*).

Flooring

Terracotta tile flooring laid over the original flooring measures 6" by 6" (*Fig. C213*).

Baseboards

Terracotta base tiles matching the coloration of the flooring measure 6" by 6". The tiles angle outward at their base due to being applied over the existing base tile integrated into the original tile wainscoting (*Fig. C213*).

The base of the two timber posts rest on concrete plinths covered with thin reddish-brown terrazzo tile.

Walls and Ceiling

A salt-glazed tile wainscot extends to a height of 4'-0" from the floor, each tile measures 7 ⅝" wide by 5" tall (*Fig. C213*). On the north face of the chimney, the glazed tile extends the full height of the room. The walls above the wainscoting are constructed of flush-pointed CMU, giving the walls a smooth appearance. The ceiling is plaster. Much of the ceiling on the west side of the room is covered with plastic sheeting.

Figure C211. Room 102 - Oblique view looking southeast.

Figure C212. Room 102 - Oblique view looking northwest.

Figure C213. Terra cotta tile floor, base tile, and salt-glazed tile wainscoting.

Figure C215. Detail of window and sill in Room 102.

Figure C214. Doorway on west wall. Note remaining partial hinges.

The timber-frame structural system is exposed below the ceiling. Chamfered posts and beams are nearly flush with the north and east walls. Two 8x8 posts, one near the center of the room and one at the west wall, are connected by metal corner plates to a beam running east-west across the ceiling (*Fig. C211*).

Doorways

A doorway near the center of the east wall leads to Room 101A and is described in the *Room 101A – Dining Room* section.

The doorway at the south end of the west wall leads to Room 103 (*Fig. C214*). The opening lacks doors and measures 3'-8" wide by 6'-8" tall, and once held a pair of doors measuring 1 ¾" thick based on the size of the jamb. Three partial typical ball-pin hinges are incised into both sides of the opening. The doorway has typical rounded-corner casings.

Windows

Two paired sets of typical first-floor three-horizontal light windows are on the north wall. All awning sash have prop rod operators. The window openings lack casings, but do have an inset miter-cut cove molding measuring 1" wide within the masonry opening. A rounded piece of trim measuring about 2 ½" wide by ¾" thick meets the steel-sash window. The sill is formed by rounded salt-glazed tile that also serve to cap the wainscoting along the north wall (*Fig. C215*).

The eastern window of the western pair is partially obstructed by a wood panel constructed to mount the large main electrical panel.

Two serving windows along the east wall open to Room 101A, and are described in the *Room 101A - Dining Room* section. Both shutters are held in place by a wood track on either side. Metal straps connect the shutters to spring-return mechanisms near the ceiling. Two pull handles near the base of the shutters allow the shutters to be lifted from the kitchen side (*Figs. C211, C216*).

Finishes

The ceiling and upper portion of the walls are painted white, as is the casing on the west doorway and window sash. All other trim, as well as the exposed structural members, are painted brown.

Figure C216. Serving window and pot rack in southeast corner.

The salt glazed tile wainscoting has a satin finish and is a sandy brown color.

The terracotta floor tile is reddish brown with some darker variegation.

Mechanical Systems

A stainless-steel ventilation hood adjacent to the north side of the chimney measures 5'-10 ½" square (*Fig. C211*).

A ceiling opening near the center of the west wall serves a second ventilation fan, which connects through an attic duct to a roof-mounted fan.

Electrical System

A total of eight 4'-0" long, surface-mounted fluorescent tube fixtures are mounted on the ceiling. Originally these fixtures likely had translucent covers.

Five fixture sockets are mounted on the inside edge of the large ventilation hood.

Figure C217. Electrical box and cleanout on north face of chimney.

A large 800 amperes electrical panel is mounted on the north wall between the paired window openings. A large junction box just below the panel is connected to flexible conduit that likely served various kitchen equipment, since removed (*Figs. C212-C213*). A similarly-sized electrical junction box is mounted on the west face of the chimney, and is connected to three large rigid conduits; these lines likely served the main stove (*Fig. C217*).

Receptacles and light switches vary between recessed and surface-mounted, and are found on all four walls.

Plumbing System

A three-basin, stainless steel sink is near the western end of the south wall (*Fig. C218*).

A wall-mounted lavatory is just north of the doorway to Room 103 (*Fig. C219*).

Figure C218. Stainless steel sink on south wall.

Figure C219. Lavatory on west wall.

Two 6” by 6” floor drains with metal grates are in the northwestern quadrant of the room.

Fire Protection and Life Safety

A ProTex-branded fire extinguisher is mounted on the east side of the chimney, and is connected to a fire suppression system beneath the ventilation hood (*Fig. C52*).

A ceiling-mounted smoke detector is near the center of the room.

Other Features

Cleanouts on the north and east sides of the chimney have hinged metal doors and measure 1’-0” wide by 8” tall (*Fig. C217*).

A likely-original ceiling-mounted pot rack above the southern serving window measures 12’-0” in the north-south direction by 8’-0” in the east-west (*Fig. C216*).

Room 103 – Stair Hall

Room 103 consists of a passageway connecting Rooms 102, 104, and 105, and contains the staircase leading to the basement vestibule (Room 009). The area at the top of the stairs measures about 3’-8” by 5’-0”; the full length of the space over the stairs is about 19’-8” (*Figs. C220-C221*).

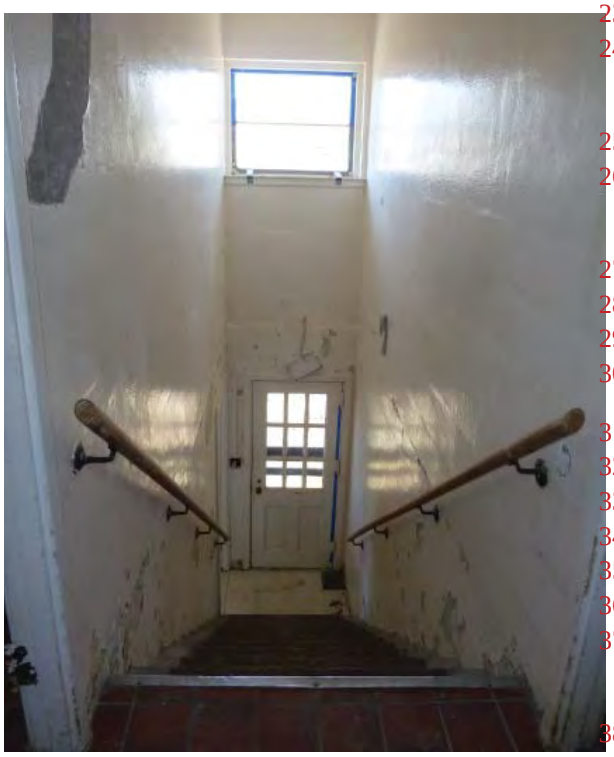


Figure C220. Room 003 - View looking north.

Figure C221. Room 103 - Oblique view looking southeast into Room 104.

Flooring

The terracotta tile flooring measures 6” by 6”.

Baseboards

Terracotta base tiles matching the coloration of the flooring measure 6” by 6”.

Walls and Ceiling

All walls are of flush-pointed CMU construction; the ceiling is plaster.

Doorways

Doorways on the east and west walls lead to Rooms 102 and 105, respectively, and identical. The doorway to Room 102 is described in the *Room 102 – Kitchen* Section.

The doorway in the south wall accesses Room 104 and holds a typical flush-panel V-groove door measuring 2’-5 ½” wide by 6’-7 ½” tall by 1 ¾” thick (*Fig. C221*). The door is hung with three typical hinges and has a typical mortised lockset. The base of the door has an approximately 8” tall kick plate. All doorways have typical casings.

Windows

A typical two-light steel awning window on the north wall above the stairs is part of a paired window

opening shared with the adjacent Room 105. The window opening lacks casings, and has typical trim of a main level window opening in a masonry wall. The opening has a typical sill and apron.

Crown Molding

Cove molding measuring about 1" tall runs the perimeter of the ceiling.

Finishes

All elements are painted white, with the exception of the floor tile, which is reddish brown with some darker variegation.

Mechanical Systems

There is no apparent evidence of any mechanical systems.

Electrical System

Two surface-mounted 4'-0" long fluorescent tube fixtures are centered toward the south end of the ceiling.

Plumbing System

There is no apparent evidence of any plumbing system.

Fire Protection and Life Safety

There is no apparent evidence of any fire protection or life safety systems.

Figure C222. Room 104 - View looking west.

Room 104 – Employee Toilet

Room 104 measures about 2'-9 ½" by 11'-5" with a ceiling height of about 8'-1" (Figs. C221-C222).

Flooring

Terrazzo flooring is consistent throughout the room (*Fig. C222*). Ghost marks remain for a removed bathroom stall partition separating the western portion of the room.

Baseboard

The room has no baseboards; however, the salt-glazed tile wainscoting has a curved base tile (*Fig. C222*).

Walls and Ceiling

All walls are of flush-pointed CMU construction; the ceiling is plaster. Salt-glazed tile wainscoting matching that described in Room 102 extends to a height of 4'-0" from floor level.

Doorways

A doorway at the east end of the north wall accesses Room 103, and is described in the *Room 103- Stair Hall* section. The Room 104 side of the door has a chrome knob, 2 ½" long barrel bolt, and is equipped with a closer. The doorway has typical miter-cut, rounded-corner casing measuring 2 ½" wide by ¾" thick.

Windows

One six-light wood-sash hopper window is near the eastern end of the south wall. The opening has no casing; however a cove molding trim measuring 1" wide is inset within the masonry opening. The sill is formed by rounded salt-glazed tile.

Finishes

The ceiling and upper portion of the walls are painted white, as is the door and door casing.

The window sash and trim is painted brown. The salt glazed tile wainscoting has a satin finish and is a sandy brown color.

The terrazzo flooring is reddish-brown with darker brown aggregate.

Mechanical Systems

Radiator pipes remain beneath the window, though the radiator itself has been removed.

Electrical Systems

A 4'-0" long fluorescent tube fixture is mounted on the ceiling.

A modern sconce fixture is centered over the lavatory on the east wall.

Plumbing Systems

A wall-mounted lavatory is on the east wall. A toilet is centered on the west wall.

Fire Protection and Life Safety

There is no apparent evidence of fire protection or life safety systems.

Other features

A chrome-framed mirror is mounted above the sink.

Room 105A – Storage Room

Room 105A measures about 18'-6" by 20'-8" at its widest points with a ceiling height of about 8'-1" (*Figs. C223-C225*). The rooms primary purpose was food storage.

Flooring

Terracotta tile flooring measures 6" by 6".

The doorway to the walk-in cooler (Room 105B) is accessed by a small concrete step measuring about 2'-8" wide by 10" deep by 6" tall (*Fig. C226*).

Baseboards

Terracotta base tiles matching the coloration of the flooring measure 6" by 6".

Walls and Ceiling

All walls are of flush-pointed CMU construction; the ceiling is plaster. The partition wall separating the walk-in cooler is finished with plywood panels.

A vertical opening at the north end of the north-south wall of the cooler has been covered in plastic.

Figure C223. Room 105A - Oblique view looking northeast.

Figure C224. Room 105A - Oblique view looking southeast.

Figure C225. Room 105A - Oblique view looking southwest.

Doorways

A doorway in the east wall leading to Room 003 is described in the *Room 003- Stair Hall* section.

The doorway to a janitor's closet on the south wall holds a typical flush-panel V-groove door measuring 2'-6" wide by 6'-7 ½" tall by 1 ¾" thick (*Fig. C224*). The door is hung with three typical ball-pin hinges and has typical hardware.

The exterior doorway on the west wall is described in the *Exterior Features* section.

An insulated, flush-panel plywood-clad door on the south wall of the walk-in cooler measures 2'-10" wide by 6'-3" tall by 5" thick (*Fig. C226*). The door is hung with two 14" long hinges and has a 10" long lock mechanism.

All doorways, with the exception of the door to Room 105B have typical casings. The doorway to the cooler has no casing.

Figure C226. Doorway to walk-in cooler (Room 105B).

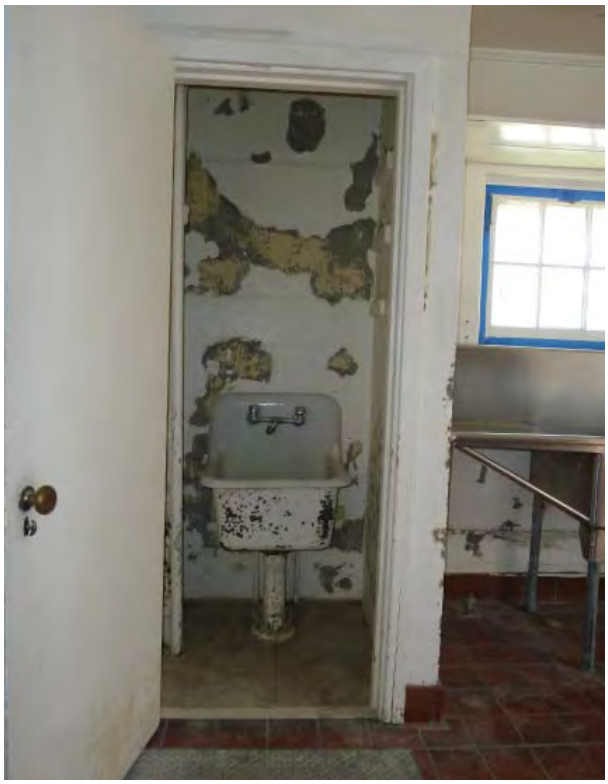


Figure C227. Janitor's sink in closet in Room 105A

Windows

A typical two-light steel awning window at the far east end of the north wall is part of a paired window opening shared with the adjacent Room 103 (*Fig. C223*). The window opening lacks casings, and has typical trim of a main level window opening in a masonry wall. The opening has a typical sill and apron.

A six-light wood-sash hopper window is near the center of the south wall, west of the closet (*Fig. C225*). The opening has no casing; however a cove molding trim measuring 1" wide is inset within the masonry opening. The sill and side jambs of the window are formed by rounded-corner CMU.

Crown Molding

Cove-and-ovolo crown molding measuring about 1 ½" tall lines all but the eastern portion of the north wall.

Finishes

All elements are painted white, with the exception of the floor tile, which is reddish brown with some darker variegation.

Mechanical Systems

A radiator beneath the north window measures 2'-8" wide by 7 ½" deep by 2'-1" tall.

An ice machine is vented through the ceiling adjacent to the north wall of the cooler. The machine vents to the attic space above.

Electrical System

A total of six 4'-0" long, surface-mounted fluorescent tube fixtures are mounted on the ceiling. Originally these fixtures likely had translucent covers.

Wall switches and receptacles vary between surface-mounted and recessed installations.

Plumbing System

A two-basin, stainless steel sink is on the south wall beneath the window (*Fig. C225*).

PVC drain pipes serving both the ice machine and likely the walk-in cooler pass through the floor slab at the corner of the partition wall.

A wall-mounted janitor's sink is on the south wall of the closet (*Fig. C227*).

Fire Protection and Life Safety

A ceiling-mounted, hard-wired smoke detector is near the center of the room.

A fire alarm beacon is mounted above the closet door on the north wall (*Fig. C224*).

Figure C228. Attic access hatch in southeast corner of Room 105A.

Figure C229. Room 105B - Oblique view looking northwest.

Closet

Plank board shelf supports line the south, east, and west sides of the closet. Closet flooring appears to be modern peel-and-stick vinyl tile. Supply and vent piping for the adjacent bathroom (Room 104) are on the east wall (*Fig. C227*).

Other Features

Improvised wood shelving lines the south wall above and to the west of the window, and continues about the west doorway. A second section of shelving is above the doorway to Room 103 (*Figs. C224-C225*).

An opening in the ceiling measuring 2'-7" by 2'-4 ½" holds a plywood hatch accessing the unfinished attic space above (*Fig. C228*).

Room 105B – Walk-in Cooler

Room 105B is an insulated room created by partition walls in Room 105A. The space is early if not original and measures about 9'-3" by 9'-7" (*Figs. C229-C230*).

Flooring

The poured-in-place concrete floor slab is exposed throughout the room.

Baseboards

The room has no baseboards.

Walls and Ceiling

Both the walls and ceiling are clad with plywood panels. Several holes in the north wall have been covered with plastic (*Figs C229-C230*).

Doorways

A doorway on the south wall leads to Room 105A and is described in the *Room 105A Storage Room* section. The inside of the doorway has no casing; however, there is a pull-release handle to allow the latch to be operated from the inside (*Fig. C230*).

Figure C230. Room 105B - Oblique view looking southeast.

Windows

The room has no windows.

Crown Molding and Trim

Plank board crown molding and corner boards measure about 3" wide (*Figs. C229-C230*).

Finishes

The plywood wall and ceiling panels are finished with a clear varnish or urethane finish. The floor is unpainted.

Mechanical Systems

A wall mounted coil unit along the north wall works in conjunction with the compressor unit beneath the exterior staircase (*Fig. C229*).

Electrical System

A single ceiling-mounted light fixture with rounded glass globe and protective cage is near the doorway.

Switches and timers related to the coil unit are on the north wall (*Figs. C229-C230*).

Plumbing system

A PVC condensate line runs from the coil unit through the floor slab at the southeast corner.

Room 106A – Women's Bathroom Vestibule

Room 106A serves as a pass-through space accessing the women's bathroom (Room 106B). The room measures about 3'-5" by 3'-6" with a ceiling height of about 8'-11" (*Fig. C231*).

Flooring

The terracotta tile flooring measures 6" by 6".

Baseboards

Ceramic base tiles measure about 4" by 6".

Walls and Ceiling

Walls are finished with 4" by 4" ceramic tile; the ceiling is plaster (*Fig. C231*).

Doorways

A doorway on the east wall leading to Room 101A is described in the *Room 101B– Main Entryway* section.

Figure C231. Room 106A - View looking south.

The doorway in the north wall leads to Room 106B and holds a typical flush-panel V-groove door measuring 2'-6" wide by 6'-7 ½" tall by 1 ¾" thick. The door is hung with three typical ball-pin hinges. The door is equipped with a closer and has a pull handle on the Room 106B side. Both doorways have typical casings.

Windows

The Room has no windows.

Finishes

The wall tile has a gloss glaze and is tan with brown specs; the floor tile is reddish-brown; all trim is painted brown.

Mechanical Systems

There is no apparent evidence of any mechanical systems.

Electrical Systems

A surface-mounted light fixture is centered on the ceiling.

Plumbing System

There is no apparent evidence of any plumbing systems.

Fire Protection and Life Safety

There is no apparent evidence of any fire protection or life safety systems.

Room 106B – Women's Bathroom

Room 106B is L-shaped and measures about 9'-4" by 10'-0" at its widest points with a ceiling height of about 8'-11".

Flooring

The terracotta tile flooring measures 6" by 6".

Baseboards

Ceramic base tiles measure about 4" by 6".

Walls and Ceiling

Walls are finished with 4" by 4" ceramic tile; the ceiling is plaster.

Doorways

A doorway on the south wall leading to Room 106A is described in the *Room 106A – Women's Restroom Vestibule* section. The inside of the doorway has a typical casing.

Windows

One six-light wood-sash hopper window is on the west wall. The opening has no casing; however

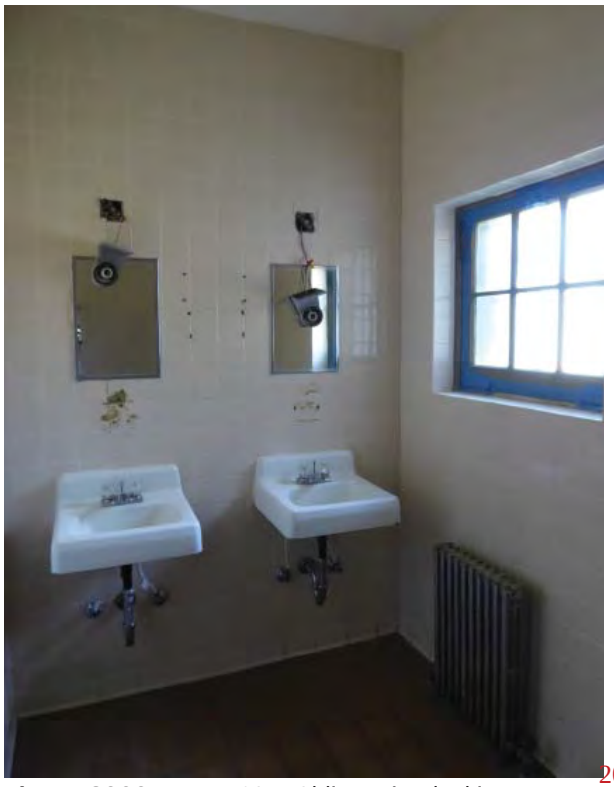


Figure C232. Room 106B - Oblique view looking southwest.

a cove molding trim measuring 1” wide is inset within the masonry opening. Rounded ceramic tile matching the surrounding walls continues into the window opening.

Finishes

The wall tile has a gloss glaze and is tan with brown specs. The floor tile is reddish-brown; all trim is painted brown.

Mechanical Systems

A floor-mounted radiator is beneath the window and measures 1’-5 ½” wide by 3 ½” deep by 2’-1” tall (*Fig. C232*).

Electrical Systems

Two four-foot fluorescent tube fixtures are mounted on the ceiling.

Two modern sconces are centered over the lavatories on the south wall.

A recessed light switch is near the doorway.

Plumbing System

Two toilets are on the east and west walls, at the north end of the room.

Two wall-mounted lavatories are on the south wall (Fig. C232).

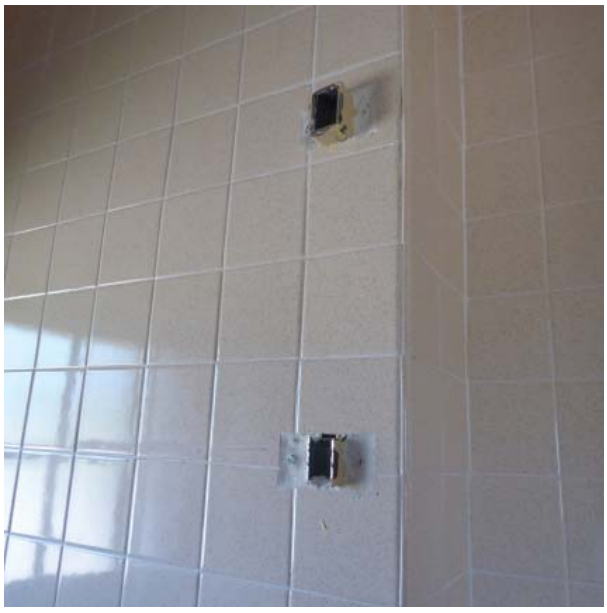


Figure C233. Typical remaining stall partition brackets.

Fire Protection and Life Safety Systems

There is no apparent evidence of any fire protection or life safety systems.

Other Features

Wall brackets remain for two stall partitions at the north end of the room (*Fig. C233*).

Room 107A – Men’s Bathroom Vestibule

Room 106B serves as a pass-through space containing the sink for the men’s bathroom (Room 107B). The room measures about 3’-5” by 5'-10” with a ceiling height of about 8'-11" (*Fig. C234-C235*).

Flooring

The terracotta tile flooring measures 6” by 6”.

Baseboards

Ceramic base tiles measure about 4” by 6”.

Walls and Ceiling

Walls are finished with 4” by 4” ceramic tile; the ceiling is plaster (*Fig. C234*).

Doorways

A doorway on the east wall leading to Room 101A is described in the *Room 101A – Entryway* section.

The doorway in the west wall leads to Room 107B and holds a typical flush-panel V-groove door measuring 2’-6” wide by 6’-7 ½” tall by 1 ¾” thick (*Fig. C234*). The door is hung with three typical ball-pin hinges. The door is equipped with a closer

Figure C234. Room 107A - Oblique view looking southwest.

Figure C235. Room 107A - View looking north.

and has a pull handle on the Room 107B side. Both doorways have typical casings.

Windows

One six-light wood-sash hopper window is on the south wall. The opening has no casing; however a cove molding trim measuring 1" wide is inset within the masonry opening. Rounded ceramic tile matching the surrounding walls continues into the window opening (F*ig. C234*).

Finishes

The wall tile has a gloss glaze and is tan with brown specs; the floor tile is reddish-brown; all trim is painted brown (*Figs. C234-C235*).

Mechanical Systems

There is no apparent evidence of any mechanical systems.

Electrical Systems

One four-foot fluorescent tube fixtures are mounted on the ceiling.

A modern sconce fixture is centered over the lavatory on the east wall.

Plumbing System

A wall-mounted lavatory is on the east wall.

Fire Protection and Life Safety

There is no apparent evidence of any fire protection or life safety systems.

Room 107B – Men's Bathroom

Room 107B measures about 5'-8" by 5'-7" with a ceiling height of about 8'-11" (Fig. C236).

Flooring

The terra-cotta tile flooring measures 6" by 6".

Baseboards

Ceramic base tiles measure about 4" by 6".

Walls and Ceiling

Walls are finished with 4" by 4" ceramic tile; the ceiling is plaster (*Fig. C236*).

Doorways

A doorway on the east wall leading to Room 107A is described in the *Room 107A– Men's Restroom Vestibule* section. The inside of the doorway has a typical casing.

Windows

One six-light wood-sash hopper window is on the west wall. The opening has no casing; however a cove molding trim measuring 1" wide is inset

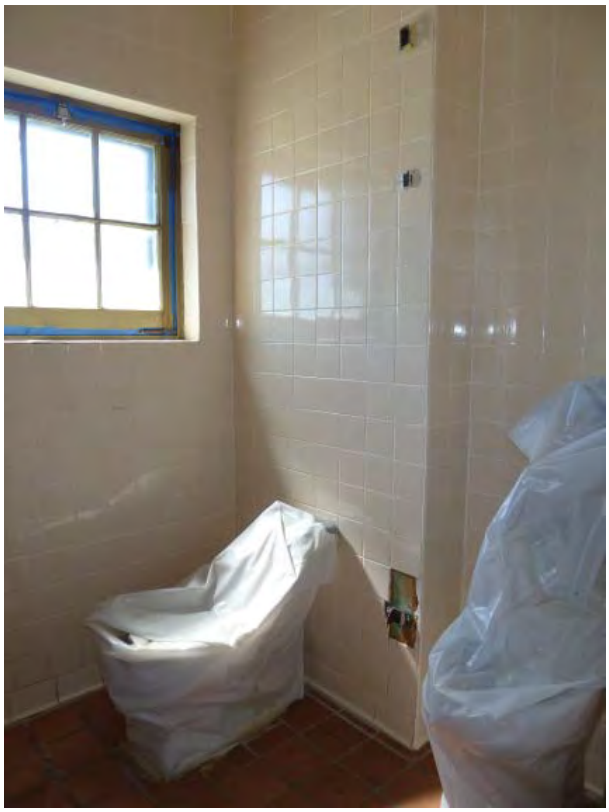


Figure C236. Room 107B - Oblique view looking northwest.

Figure C237. Room 108 - View looking west.

within the masonry opening. Rounded ceramic tile matching the surrounding walls continues into the window opening.

Finishes

The wall tile has a gloss glaze and is tan with brown specs. The floor tile is reddish-brown; all trim is painted brown.

Mechanical Systems

There is no apparent evidence of any mechanical systems.

Electrical Systems

One four-foot fluorescent tube fixtures are mounted on the ceiling.

Plumbing System

One toilet and one floor-mounted urinal are along the north wall (*Fig. C236*).

Fire Protection and Life Safety Systems

There is no apparent evidence of any fire protection or life safety systems.

Other Features

Wall brackets remain for two stall partitions remain near the center of the north wall (*Fig. C236*).

Room 108 – Entrance Vestibule

Room 108 is an airlock for the main entrance, and measures 3’-1” by 12’-4” with a ceiling height of about 7'-3" (*Fig. C237*). Upon initial construction, this space was open to the exterior on its south side.

Flooring

Mortared flagstone paving is consistent throughout the space, and is a continuation of the paving of the exterior walkways.

Baseboards

Baseboards measure 7 ½” tall by ⅞” thick with a cove molding cap measuring ⅞” tall.

Walls and Ceiling

V-groove paneling matching that of Room 101A is installed on both the walls and ceiling.

Doorways

Two pairs of doors make up both the north and south walls and are described in the *Exterior Features* section.

Windows

The room has no windows.

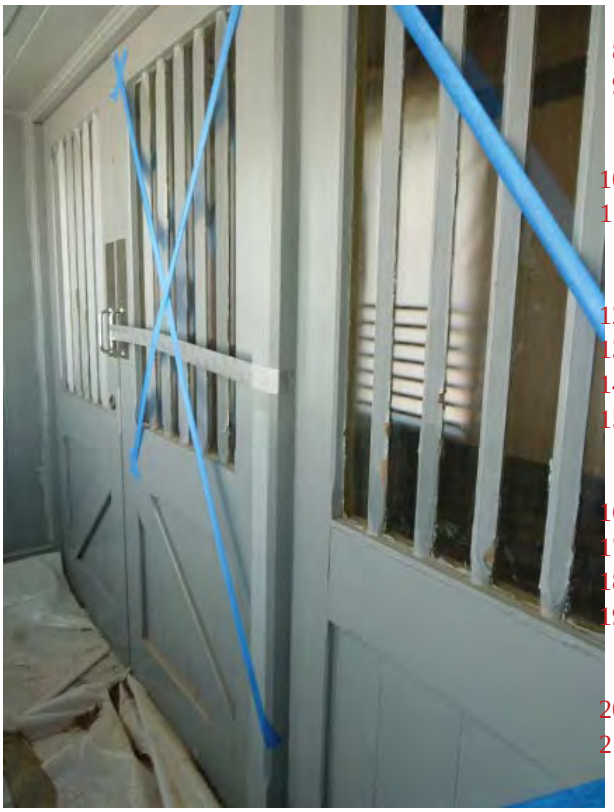


Figure C238. Room 108 - View looking northwest.

Figure C239. Original ceiling fixture in Room 108.

Finishes

The walls and ceiling are painted a blue-grey color matching the exterior trim.

Mechanical Systems

There was no apparent evidence of any mechanical systems.

Electrical System

Two original 8" square recessed fixtures with starburst glass lenses are centered on the two paired doorways.

Plumbing System

There is no apparent evidence of any plumbing systems.

Fire Protection and Life Safety Systems

There is no apparent evidence of any fire protection or life safety systems.

Attic

An unfinished attic is accessed from a hatch in Room 105A, and consists of the area above Rooms 102, 103, 104, 105A and B, and 106 and 107 A and B (*Figs. C240-C242*).

Flooring

Tongue-and-groove flooring measuring 5" wide surrounds the hatch and is largely-continuous above Room 102 (*Fig. C242*). The flooring over Room 102 is laid over a 5" wide diagonal subfloor.

Walls and Ceiling

Framing is exposed on the walls and ceiling. Fiberboard insulation is exposed between

Figure C240. View of attic looking east.

Figure C241. View of attic above west wing looking west.

the rafters. Both the west exterior and eastern interior gable ends are vented, with horizontal weatherboard siding serving as louvers.

Doorways

The hatch accessing the attic is described in the *Room 105A – Storage Room* section (*Fig. C243*).

Windows

The attic has no windows.

Mechanical Systems

An exhaust fan with louvered opening on the west gable of the main body is controlled by a wall-mounted thermostat.

Two ventilation ducts extend from the kitchen through the roof, one from the vent hood near the chimney and one near the west end.

A vent for the ice machine the storage room (Room 105A) extends to the attic near the center of the western section.

Figure C242. Tongue-and-groove flooring and ceiling height transition above kitchen.

Figure C243. Hatch accessing attic from Room 105A.

Electrical System

Two ceramic lamp holders are mounted above Room 102, and are controlled by a rafter-mounted light switch near the floor hatch.

Plumbing System

Cast iron plumbing vents are connected to the chimney.

Fire Protection and Life Safety Systems

There is no apparent evidence of any fire protection or life safety systems.

Figure C244. Bluffs Coffee Shop (right) and Park Visitors' Center in former service station (left), viewed from the southwest.

Character-defining Features

Distinctive Characteristics of the Site:

- The mountain top setting with long vistas as backdrop to the north.
- The long loop road paralleling the Parkway and accessing the coffee shop and former service station;
- The mowed grassy median opposite the coffee shop and visitors' center.
- The stone curbing on the loop road;
- The fenced service area with wood rail gates and original stone walls;
- The stone-curbed gas pump island of the former service station;
- The adjacent former service station building;
- The steep grading of the site as it drops on the north side of the coffee shop;
- The clear sight line visibility of the coffee shop from the Parkway and vice versa;
- The obscured visibility of the east and west parking lots.
- The low stone walls and stone stairs of the east parking lot;
- The wooded picnic area down the hill from the parking area to the northeast;

Distinctive Characteristics of the Building Exterior:

- The concrete exterior stair and pipe railing leading to the basement walkway;
- The side-gabled roof with cement shingles of the main body and wing;
- The exposed rafter tails and roof decking at the eaves;
- The stone masonry chimney;
- The historic design of the aluminum-lined wood gutters and metal brackets on the south elevation;
- The historic design of the wood-wrapped round metal downspouts;
- The shed-roofed rear porch and square-post porch framing;
- The projecting hood with exposed timber framing on the east elevation;
- The louvered west gable vent of the west wing.
- The stone masonry walls of the south elevation.
- The random-width plank board siding;
- The horizontal weatherboard siding;
- The natural finish of all exterior siding;
- The concrete and CMU exterior foundation walls at the basement level;

- The original three-horizontal-light, two-over-one steel-sash awning windows in all locations;
- The original two-horizontal-light steel-sash awning windows in all locations;
- The original six-light wood-sash hopper windows in all locations;
- The original wood, stone, and concrete window sills in all locations;
- The two pairs of early exterior two panel screen-sash doors at the main entrance;
- The two pairs of original inner sash doors at the main entrance;
- Plank-board exterior casings at all original window openings and doorways;
- The original paired nine-light-over-two-panel sash doors on the west elevation and historic design of the two-light screen doors;
- The six original nine-light-over-two-panel sash doors at the basement level.
- Original ball-pin hinges and mortised door hardware on exterior doors;
- The remaining four original two-panel basement screen doors and associated hardware;

Character-defining Features of the Interior

- The dimensions, pattern, and coloration of the original 9x9 green and white tiles with black banding in the dining room and main entryway (Rooms 101A and 101B);
- The terrazzo flooring in the employee bathroom (Room 104);
- The salt-glazed tile wainscoting in all locations;
- The exposed timber framing in the dining room, main entryway, and kitchen (Rooms 101A, 101B, and 102)
- The original V-groove wall paneling in all locations;
- The original wood baseboard with molded cap in all locations;
- The original serving windows with operable shutters;
- The plaster walls with exposed timber framing in Rooms 101A and 101B;
- The flush-panel V-groove doors in all locations;
- The original six-raised-panel doors in all locations;
- The original mitered, rounded-corner door casing in all locations;
- The original concealed closet doors in Room 101B;
- The original ball-pin hinges and mortised locksets in all locations;
- The original rounded window sills and molded aprons in all locations;
- The remaining interior window hardware;
- The original decorative spindle details above the main entrance and beside the serving windows.
- The original casework with sliding doors in gift shop area of Rooms 101A and 101B;
- The original rear counter with sliding doors and black counter top with metal edge in Room 101A;
- The original main counter with varnished wood front and black counter top with metal edge in Room 101A;
- The four original three-lamp ceiling fixtures with shades in Room 101A, and the matching fixture above the main entrance in Room 101B;
- The early single-lamp rustic ceiling fixtures in Room 101A;
- The remaining original bar stools with vinyl covers in Room 101A;
- The original stainless steel hood at west end of Room 101A;
- The historic location of the gift shop area in Room 101A;
- The grouped configuration of tables and chairs as shown in historic photographs;

Summary of Physical Conditions

Bluffs Coffee Shop was in continuous use from 1949 to 2010. Since 2010 the building has received basic maintenance; most recently, a temporary composition shingle roof was installed to protect the interior from any further damage. The interior layout of the building has seen no major changes since construction.

Exterior

The concrete retaining wall of the service area on the west side of the building exhibits excessive spalling.

The exterior walkway along the north elevation has several large cracks.

The concrete foundation walls appear to be in good condition.

All elements of roof, wall, and floor structure appear to be in sound condition based on basic visual investigation.

The pointing of the exterior stonework appears to be in good condition.

The exterior siding is in largely good condition; however, in some areas the boards have shrunk considerably, exposing the exterior sheathing beneath. Several of the replacement vertical siding on the side walls of the projecting south bay have warped; nails have also popped-out from the face of the siding in these areas, suggesting that the sheathing beneath may be failing.

The steel-sash windows are in largely good condition; however, rust is common on many of the units. One pane of glass on the north elevation is broken.

The wood sash windows on the south and west elevations appear to be in good condition.

Painted window casings and sash on the north and east elevations exhibit peeling.

The original exterior doors are in overall good condition. The west exterior door has no working lock mechanism; the west screen door is deteriorated. The latch hardware for the east doors is not functional, resulting the doors being chained and propped closed.

The cement shingle roof has been partially replaced and patched with temporary composition shingle. The remaining cement shingles appear to be in good condition; however, evidence suggests that these shingles are of inferior design.

The wood gutters on the south elevation have been recently rebuilt and are in good condition.

Downspouts and drainage systems on the south elevation appear to be working properly following recent drainage work. There is no form of rainwater collection on the north elevation, except for a gutter at the west end, which appears to be in good condition.

The chimney has recently received new flashing; the stonework appears to be in good condition, but could benefit from cleaning.

Interior

The original asphalt tile is in fair condition, with several patched and worn-through areas.

The replacement terracotta floor tiles appear to be in good condition.

Original wood baseboards and trim throughout the building remain in place and are in largely good condition.

Plaster and concrete walls exhibit paint peeling. The wood paneling on the main level is in largely good condition; however, finishes have been applied inconsistently. A portion of paneling in the entryway has been damaged where one of the closet doors was forced open.

Plaster ceilings are in generally good condition. The exposed timber frame ceiling in the dining room exhibits evidence of water staining from previous roof leaks both on the fiberboard insulation and framing members.

Windows in all locations are original and are in generally good condition. On the interior, many of the steel-sash windows lack operators. All steel windows lack screen sash. Original interior sills remain and appear to be in good condition.

With two exceptions, all original interior doors remain in place and are appear to be in good condition. Two sets of paired doors have been removed from Room 103.

Original locksets and knobs remain in all locations, and appear to be in good condition, though some require repair to restore full functionality.

Much of the original counter remains, though partially dismantled. What remains provides a valuable model for repairing and rebuilding this important historic feature.

Several original stools also remain. Like the counter remnants, they present a valuable opportunity for fabricating accurate reproductions.

Original and early light fixtures in the dining room are in fair condition, but lack glass chimneys and require cleaning and minor repair. The remainder of fixtures have been largely dismantled and detached from walls and ceilings.

The original rear counter remains largly intact, however it has been lifted off the floor and detached from the wall. The sliding doors have been removed and stored.

The original casework on the south wall of the gift shop area and east wall of the entryway is in good condition.

The utility systems are generally obsolete. Plumbing throughout the building is installed piecemeal. The heating system does not provide adequate coverage to heat all spaces. There is no air conditioning.

II.A Ultimate Treatment and Use

Bluffs Coffee Shop remains a significant landmark along the Blue Ridge Parkway, and is a critical component of the recreation area at Doughton Park. Additionally, the coffee shop is an excellent example of the Parkway's post-war era rustic architecture. Together with the nearby lodge, adjacent repurposed service station, and historic site features, Bluffs is a highly-intact example of a comprehensively-designed recreation area on the Parkway.

For just over sixty years, Bluffs Coffee Shop served meals for both the passing motorist, as well as guests of the nearby lodge and campground. Its close proximity to the Parkway and high visibility from both directions of travel make the building well-suited for this purpose. The coffee shop's placement within walking distance of Bluffs Lodge allows the two concessions to be interdependent.

The main level contains spaces designed for use as a restaurant, while the basement provides ample space for retail and food storage, as well as office space.

The 2013 General Management Plan for the Parkway notes the importance of maintaining concessions at key locations along the motorway, seeking to, "Continue to find ways to provide viable concession services at all existing locations to ensure the long-term availability of in-parkway lodging, food, and other services." Additionally, the Parkway has identified the coffee shop as a contributing historic resource of the proposed Blue Ridge Parkway Historic District.

Accordingly, the recommended treatments and uses are as follows:

- ***The Recommended Ultimate Treatment includes preservation of the exterior of the building and the major public interior spaces, the entrance foyer and dining room, according to its 1949 appearance, and rehabilitation of the interior ancillary spaces.***
- ***The Recommended Ultimate Use is a restaurant on the main level operated by a concessionaire with related ancillary uses, such as storage and office spaces, at the basement level.***

Figure II.1. Bluffs Coffee Shop as viewed from the median of the loop road, looking northeast. (JKOA, 2018)

II.B Requirements for Treatment and Use

The treatment and use of all historic properties maintained by the National Park Service are guided by federal laws and regulations as well as NPS policies, directives, and functional requirements. In addition to protecting cultural resources, they address safety, fire protection, energy conservation, handicapped access, and abatement of hazardous materials. If rigidly interpreted, some of these requirements may be contradictory or at cross purposes. Any treatment must be carefully considered in order that the historic fabric of the structure be preserved.

National Historic Preservation Act

The 1966 National Historic Preservation Act (NHPA) as amended encourages federal protection of significant cultural resources, including buildings, landscapes, and archaeological sites. Its implementation has established laws and authorities that are binding on the NPS.

Section 106

Section 106 of the NHPA requires a consultative process prior to any federal agency undertaking, or federal involvement in an undertaking, that may have an effect on historic properties listed in or eligible for listing in the National Register of Historic Places. An agency, including NPS, must determine whether such undertaking has the potential to affect such historic resources, and for those that do, initiate consultation under the regulations for Section 106. The agency must assess potential effects; take steps to avoid, minimize, or mitigate adverse effects; and give the Advisory Council on Historic Preservation "a reasonable opportunity to comment with regard to such undertaking."

Section 106 strives to ensure that all interested parties have a voice in the preservation of our nation's cultural heritage. The published regulations (36 CFR Part 800, "Protection of

Figure II-2. View of Bluffs Coffee Shop and service station from the southwest, September 1953. (BLRI Coll.)

Historic Properties") require, among other things, consultation with interested parties, which may include local governments, government or non-government applicants, State Historic Preservation Officers (SHPOs), Tribal Historic Preservation Officers and tribal leaders, other parties, the general public, and the Advisory Council.

The regulations establish criteria under which the Advisory Council may comment, but the vast majority of federal undertakings do not involve Advisory Council review.

A programmatic agreement between the Advisory Council for Historic Preservation, the National Council of State Historic Preservation Officers, and the NPS expedites the Section 106 review process. With certain conditions, routine repairs and maintenance that do not alter the appearance of the historic structure or involve widespread or total replacement of historic features or materials are not subject to review outside the NPS.

The Secretary's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties articulate best practices for protecting a wide range of historic properties. They provide a philosophical rationale for historic preservation that is almost universally accepted in the United States and apply to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The Standards are codified as 36 CFR Part 68, and treatment guidelines under the Standards were revised in 2017. A pdf of the updated Standards and guidelines can be downloaded at nps.gov/tps/standards/treatment-guidelines-2017.htm.

The Standards describe four broad approaches to the treatment and use of historic properties. These are, in hierarchical order:

- **Preservation** places a high premium on retaining the historic fabric through conservation, maintenance, and repair. It reflects a building's continuum through successive occupancies and any respectful changes and alterations made.
- **Rehabilitation** applies to properties that have deteriorated prior to work and, while emphasizing the retention and repair of historic materials, provides more latitude for replacement. Both Preservation and Rehabilitation standards focus on preserving those materials, features, finishes, spaces, and spatial relationships that together give a property its historic character.
- **Restoration** focuses on retaining materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Figure 11-3. Rear of coffee shop looking southwest. (JKOA 2018)

Figure 11-4. View of Bluffs Coffee Shop and service station taken before 1953. (BLRI Coll.)

- **Reconstruction** establishes limited opportunities to re-create with all new materials a site, landscape, building, structure, or object that has not survived.

Regardless of treatment approach, the Standards put a high priority on preserving historic materials and features, not just the architectural form and style. They also require that any alterations, additions, or other modifications be reversible; that is, they must be designed and constructed, so they can be removed or reversed in the future without loss of historic materials, features, or character.

Americans with Disabilities Act of 1990

The 1990 Americans with Disabilities Act (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and their right to free, unaided access to public buildings. While people with restricted mobility have most benefited, protection extends to those with impaired vision or hearing or other disabilities.

Requirements for full compliance with ADA regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult. When it would require significant alterations to their historic character, ADA authorizes a process for arriving at alternatives that can preserve historic character while maximizing disabled visitors' access to the building.

International Building Code

NPS policy is also guided by the International Building Code, which states:

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Threats to public health and safety must be eliminated, but alternative ways to prevent them are always sought when full code compliance would needlessly compromise the integrity of a historic building.

NFPA Code 914

The National Fire Protection Association (NFPA) has promulgated codes for historic buildings, most notably NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914, "Code for Fire Protection of Historic Structures." As a matter of policy, NPS recommends installing fire-suppression systems in every historic building.

NPS Management Policies

NPS General Management Policies (2006), especially chapter 5, "Cultural Resource

Figure 11-5. View of Bluffs Coffee Shop from across the Parkway taken before 1953. (BLRI Coll.)

Management," guide its oversight of historic properties. Based on the authority of some nineteen Acts of Congress and many more Executive orders and regulations, these policies require planning to ensure that decision-making and priority-setting processes integrate information about cultural resources and consultation and collaboration with outside entities. They also support good stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.

Section 5.3.5, Treatment of Cultural Resources

This section of the General Management Policies provides specific directives, including one stipulating that "the preservation of cultural resources in their existing states will always receive first consideration." It also states:

> . . . treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives.... Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states. Except for emergencies that threaten irreparable loss without immediate action, no treatment project will be undertaken unless supported by an approved planning document appropriate to the proposed action (p. 50).

This HSR is the approved planning document.

Park Long-Range Interpretive Plan

The Blue Ridge Parkway Long-Range Interpretive Plan was prepared in 2002 and provides recommendations for enhancing the visitor experience throughout the Parkway. The plan identifies Doughton Park as an area rich in both natural and cultural resources with many opportunities for learning about the history and character of southern Appalachia. It is suggested that the NPS work closely with concessionaires at Bluffs to provide orientation information on Doughton Park to visitors (p. 95-96).

Park General Management Plan

In 2013, NPS developed a General Management Plan/ Environmental Impact Statement for the Blue Ridge Parkway. In *Chapter 2: Alternatives*, the NPS Preferred Plan (Alternative B) takes the following stance Cultural Resources:

> "Seek designation of the designed parkway corridor as a national historic landmark district while continuing to manage it as an eligible resource. The principal components of this designed landscape are the parkway road with its supporting structures and constructed

landforms, a scenic corridor provided by a broad right-of-way, a chain of 17 original and 3 more recent recreation areas, and a variety of exhibits interpreting the natural and cultural histories of the region." (p. 46)

Specifically concerning buildings, the preferred alternative states:

"Continue to give priority for preservation to historic structures that are directly associated with the parkway's original design intent and that are listed as structures contributing to the national significance of the parkway. Structures constructed or acquired after 1955 are not considered to contribute to the significance of the parkway and as such, their merits for listing on the National Register of Historic Places and preservation activities would be determined individually." (p. 46)

The preferred alternative for interpretation and visitor services states:

"Continue to maintain 20 recreation areas along the length of the parkway with traditional visitor services that support a recreational and scenic driving experience, including camping, lodging, restaurants, camp stores, and picnic sites. Ensure that in the future these traditional recreation services remain a high priority and are enhanced, as needed, to respond to increases in visitor demand." (p. 47)

The NPS preferred alternative for concessions states:

"Continue to find ways to provide viable concession services at all existing locations to ensure the long-term availability of in-parkway lodging, food, and other services. Strategies might include making upgrades to existing infrastructure and/or adding new facilities where appropriate." (p. 47)

Park Foundation Document

In October 2016, a foundation document was prepared which serves primarily as an update to the GMP. The document notes the Parkway's lack of resources to adequately maintain historic structures, as well as the closure and deterioration of historic structures as a result. The document presents the opportunity to, "Pursue uses of historic structures that are consistent with their historic context, including use by concessioners." (p. 25)

The foundation document also presents planning considerations, such as a need for a preservation and maintenance plan, which would,

"...provide guidance for preservation and maintenance of both historic and nonhistoric structures and assets, including historic buildings, the designed landscape, ditches and culverts, etc. It would help set minimum objectives and priorities for preservation and maintenance." (p. 29)

II.C Alternatives for Treatment and Use

In accordance with NPS policy, an alternative for both treatment and use has been considered in addition to the Ultimate Treatment and Use described in Section II.A. While not recommended under the current circumstances, these alternative approaches fulfill the basic park mandate to protect historic resources on the Blue Ridge Parkway.

There is no Alternative Treatment provided for the exterior, as the exterior exhibits a high level of integrity and should be preserved to the greatest extent possible.

The Alternative Treatment for the Interior is the preservation of identified character-defining elements while adapting the interior to a use other than a full-service restaurant.

The Alternative Use is a reduced-scale quick service cafe serving ready-made offerings such as sandwiches and drinks. This use could evolve after financial viability of the original full-service restaurant model is proven.

This approach has the following advantages:

- Is consistent with the intent of the General Management Plan (GMP) to preserve historic structures directly associated with the Parkways original design intent.
- It maintains the building's historic role as a concession offering meals.
- Simplified food offerings could reduce risk faced by a potential concessionaire by lowering initial start-up costs.
- It would not require a full commercial kitchen or large staff to operate.
- It could provide short or mid-term occupancy until Bluffs Lodge is restored to provide a consistent customer base and a larger restaurant is warranted.

However, it has the following disadvantages:

- While consistent with the intent of the GMP to protect the Parkway's historic structures, this alternative would be a notable departure from the original visitor experience enjoyed for over sixty years.
- It may fail to meet the expectations of patrons who have shown support for the shop's reopening, leaving NPS open to criticism.
- Interior spaces would likely be underutilized.

II.D Recommendations for Treatment and Use

Figure II-6. Bluffs Coffee Shop and service station viewed from the edge of the Parkway, looking northwest. All photos in this section were taken by JKOA in 2018.

The following Ultimate Treatment and Use recommendations for Bluffs Coffee Shop reflect the Blue Ridge Parkway's desire to protect and maintain its architectural resources and the intent to return the coffee shop to active use as a restaurant. All plans focus on retaining character-defining features as outlined at the end of section I.C of this report, while presenting opportunities to modify the interior to fit the needs of a concessionaire.

The actions recommended below are intended to provide a conceptual framework for achieving the treatment and use recommended. They do not provide and are not intended to provide the level of specific guidance that architectural/engineering plans and specifications present.

The Site

Though this HSR focuses on the coffee shop building, the character of the site is also important in providing the proper historic setting as advocated in the 2006 Cultural Landscape Report for Doughton Park.

The site retains the vast majority of its historic elements, including the configuration of the loop road, parking areas, and flagstone walkways. The immediate area includes many examples of early rustic landscape elements such as stone walls, water fountains, and picnic tables.

The paved service area between the coffee shop and service station is bordered by a poured-in-place concrete retaining wall with an extending stone knee

wall. Improper groundwater management behind the retaining wall has resulted in the extensive deterioration of the concrete, including heavy spalling, staining, and cracking (*Figs. II-7-8*).

Work completed in 2017 replaced much of the rainwater collection system on the south elevation. Although the north elevation does not have a complete gutter system, the steep grade behind the building generally allows for natural runoff to prevent water from pooling at the building's base.

Recommendations for the Site

- Retain the early landscape elements surrounding the coffee shop complex as outlined in the 2006 CLR for Doughton park. Use this document to guide site treatment.
- Evaluate deterioration of concrete retaining wall west of the coffee shop and plan for repair or replacement. The original stone of the upper portion should be retained and reused in the reconstruction.

Bluffs Coffee Shop - Exterior

The coffee shop has been vacant since late fall of 2010, the end of the operating season. Since its closure, NPS has provided basic maintenance to preserve and stabilize the building, including recent roof repairs and drainage work. NPS also maintains the surrounding site.

The exterior of the coffee shop has received few modifications since initial construction. The interior retains the vast majority of its original features, including trim, doors, casings, flooring, and casework, including the main serving counter.

Recommendations for Achieving Accessibility & Universal Design Standards

- The existing ramp leading to the east doorway provides a good solution for universal accessibility. The existing flagstone walkway in front of the building has curb cuts at its center, east, and west ends, making the ramp easily accessed from all parking areas. A new door jamb design without center post would provide a greater ease of access for wheelchairs.
- ADA compliant bathrooms should be designed within the footprint of the existing main level bathrooms, west of the main entrance. To accommodate the additional space required for accessibility, consider replacing the existing public bathroom designs with two, single-fixture bathrooms which would not require additional space for

Figure II-7. Concrete retaining wall between coffee shop and service station. Note extensive deterioration.

Figure II-8. Example of severe spalling at far east end of retaining wall, adjacent to exterior staircase.

entry vestibules and could accommodate the turning radius of a wheelchair.

Recommendations for Historic Paints and Finishes

- Prepare an analysis of historic paints and finishes of the interior and exterior for the historic period. Include paint type and color, as well as varnishes. Interior analysis should focus on noted locations of early finishes identified in the dining room and entryway (Rooms 101A and 101B). The results of this analysis should inform the treatment of original trim, exposed structural members, and wood paneling in key public areas.

Recommendation for Exterior Siding

- Inspect underlying sheathing of areas with failed fasteners, particularly those on the east and west walls of the projecting south bay (*Fig. II-9*).
- Replace in-kind heavily-warped or split boards that represent a threat to the weathertightness of the building envelope.
- Monitor gaps in vertical plank board siding for insect entry through exposed sheathing boards.
- Maintain natural weathered appearance of exterior cladding as part of future repair or finishing campaigns.

Recommendations for Roofing:

- Continue planned semi-long-term solution of installing composite roofing to replace failing cement shingles and temporary 3-ply composition roofing.
- Plan for eventual replacement of composite roofing with combed cement shingle matching the size and coloration of the original cement roofing material.

Recommendations for Gutters and Downspouts

- Install /reinstall gutters and downspouts on north elevation to effectively collect rainwater runoff from all roof slopes, including the rear porch.

Recommendation for Protecting Historic Windows

- After conducting a comprehensive paint analysis, prepare and paint all elements of window sash and exterior casings. As part of the preparation, remove exfoliating surface rust on steel-sash windows and prime with a rust-inhibiting primer.
- Restore operation of windows in key areas, such as the dining room, by repairing or replacing in-kind missing or damaged awning sash operators.
- Fabricate interior screen sash to allow window operation. Remaining screen sash hardware can serve as a model for replacements.
- Consider fabricating interior thermal sash that could be installed during colder months and in the off-season to reduce drafts.

Figure II-9. Example popped fasteners and warped board on west wall of south bay.

Recommendations for Exterior Doors

- Restore functionality of locking mechanisms on all exterior doors. Original locksets should be retained, re-keyed, repaired, and reused.
- Replace deteriorated two-panel paired screen doors on west elevation based on the design shown in original drawings.
- Replace three non-original screen doors on the north elevation with doors and hardware modeled after extant early examples.
- Replace deteriorated east doors and door frame with a design sized appropriately for the rough opening (*Fig. II-10*). Model the replacement doors according to existing original door designs.

Recommendations for Chimney

- Clean the outside of the chimney with mild, non-ionic detergent to reduce excessive soiling and biocide to address biological growth.

Recommendations for Exterior Lighting

- Remove existing surface-mounted electrical boxes, fixtures, and conduit on the exterior

Figure II-10. Deteriorated, poorly-detailed replacement doors in east doorway.

and replace with a more aesthetically-sensitive solution. Rewire original recessed fixture boxes still present above most exterior doorways.

- Replace exterior lighting fixtures with an appropriate design considering both the rustic architectural styling as well as the era in which the building was constructed.

Bluffs Coffee Shop - Interior

The majority of original interior elements remain intact. Care should be taken to preserve the character-defining features as indicated at the end of section I.C of this report.

Recommendations for Historic Flooring

- Replace existing asphalt tile floor in the dining room and entryway, which in addition to be worn an incomplete, has tested positive for asbestos content. Care should be taken to match the coloration, texture, pattern, and dimension of the original flooring, all of which relate to the character of the space.

Recommendations for Counter and Stools

- Repair and reuse existing serving counter and use as a model to reconstruct missing sections, matching the original in appearance and materials.
- Repair and reuse existing counter stools. Use existing stools as a model for fabricating missing stools. If any original stools cannot be repaired, retain in the Park's archive.
- Restore original serving counter length and number of stools as shown in early photographs.

Recommendations for Mechanical Systems

- Install new heating and cooling systems to cover all major interior spaces. The designed system should have minimal visual impact on the character of the coffee shop's historic dining room and entryway, especially.

Recommendations for Electrical System

- Replace entirety of electrical system, including wiring, receptacles, switches and panels. Provide necessary service to support a commercial kitchen.
- Clean, repair, and rewire existing original and early light fixtures in the dining room. Replace missing glass chimneys based on those in historic photographs.

Recommendation for Plumbing System

- Remove remnants of existing plumbing system and install new system.

Fire Protection and Life Safety System

- Remove remnants of existing fire protection system and install new system.

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Interviews

Bill Harrison, former General Manager, Bluffs Coffee Shop and Bluffs Lodge, July 2018.

Selected Websites

"Digital Blue Ridge Parkway" https://docsouth.unc.edu/blueridgeparkway/.

Appendix A:

1948 Construction Drawings

CLEARED
REGIONAL DIRECTOR
RECREATIONAL PLANNING AND STATE COORDINATION

REVIEWED
RECREATION AND EDUCATION
SANITATION
FORESTRY
HISTORY

DESIGNED BY
DRAWN BY L.H.Bodle 8/23
TRACED BY
CHECKED BY
ENGINEERING J.H. Davidson 8/23/48

TRIM LINE

SEE SHEET No 4

SEE SHEET No 4

STORAGE
Fin. Fl. El. 3700.75

COAL BUNKER No 1
Fin. Fl. El. 3700.75

COMPRESSOR RM.
Fin. Fl. El. 3700.75

COAL BUNKER No 2
Fin. Fl. El. 3700.75

REFUSE ROOM
Fin. Fl. El. 3700.75

BOILER ROOM
Fin. Fl. El. 3700.75

MENS LOCKER ROOM
Fin. Fl. El. 3700.7

WOMENS LOCKER ROOM
Fin. Fl. El. 3700.77

PORCH

LIVING QUARTERS No 3
Fin. Fl. El. 3700.77

LIVING QUARTERS No 2
Fin. Fl. El. 3700.77

LIVING QUARTERS No 1
Fin. Fl. El. 3700.77

UNEXCAVATED

Main Disconnect Switch Screen

Coal Chute

Coal Chute

Boiler

Hot Water Storage Tank

Open Drain

Open Drain

Down Spout

Down Spout

Down Spout

Down Spout

Cleanout

6" Tile Drain

6" C.I. Drain

6" T.C. - C.I. Drain

6" T.C. - C.I. Drain

Col #1

Col #2

Col #3

Col #4

Col #5

Col #6

Col #7

Col #8

NOTE See this sheet for details

A

SHEET No 4

B

C

24'-0"

35'-8"

37'-0 3/8"

9'-5 3/8"

106'-2"

BASEMENT PLAN
SCALE 1/4"=1'-0"

DETAIL AT CINDER BLOCK CURTAIN WALLS IN ELEV.
SCALE 3/4"=1'-0"

STOAGE
SCALE 1/4"=1'-0"

ELEVATION

PLAN
COAL BUNKER DOORS
SCALE 3/4" = 1'-0"

BASEMENT FINISH SCHEDULE

ROOM & SPACE	SUB-FLOOR	FIN. FLOOR	BASE	WALLS	CEILING	REMARKS
Living Quarters No 1	Concrete	Asphalt Tile	Asphalt Tile	Cement Paint	Cement Wash	
" " " No 2	"	"	"	"	"	
" " " No 3	"	"	"	"	"	
Womens Locker Room	"	Concrete	Concrete	"	"	
Mens " "	"	"	"	"	"	
Refuse Room	"	"	"	"	"	
Boiler "	"	"	None	None	None	
Stairs	"	"	Concrete	Cement Finish	Cement Finish	
Compressor Room	"	"	None	None	None	
Coal Bunker - No 1	"	"	"	"	"	
" " - No 2	"	"	"	"	"	
Storage	"	"	"	"	"	
Porch	"	"	"	Cement Paint	Stained	

Revised 8/31/48 SPECS. FILED IN ARCH. DIV.

BASIC DATA
PLY-BS-BL-6944 - GRADING
PWT-NS-BL-2047-A-2 - PRELIMINARY ARCH.
REV-BB-PL-1523 - HEATING
REV-BB-PL-1524 - STRUCTURAL
REV-BB-PL-1525 - ELECTRICAL SYSTEM
PLY-BS-BL-6326 - SANITARY PIPING LAYOUT

HALF-SIZE REPRODUCTION

RECOMMENDED H.S. Sanborn DATE 8/22/48
SUPERINTENDENT

RECOMMENDED O.C. Hopkins DATE 8/5/48
SANITARY ENGINEER, USPHS

RECOMMENDED [illegible] DATE 8/22/48
SUPERINTENDENT

RECOMMENDED/CONCURRED Charles E. Peterson DATE 8/23/48
REGIONAL ARCHITECT

APPROVED Thomas J. Allen DATE 8/23/48
REGIONAL DIRECTOR

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY

OFFICE

COFFEE SHOP BLDG. No 106
NAME OF JOB
TRACE ELEVATIONS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
RECD. 8-24-48
SHEET # OF 14
DRAWING NO. PEC-2
BL. CON. 3
DATE 8-23-48
FILE NO. 8

CLEARED
RESIDUAL JURISDICTION
RECREATIONAL
PLANNING AND STATE COORDINATING
REVIEWED
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
ENGINEERING
DESIGNED BY
DRAWN BY
CHECKED BY

Weatherboarding — Sheathing — Ash hoist to be installed when type of construction for retaining wall is determined.

SEE SHEET No 4

SEE SHEET No 4

Turning — Retaining Wall — Pipe Space (Above)

STORE ROOM
Fin. Fl. El. 3709.0

KITCHEN
Fin. Fl. El. 3709.0

LINING ROOM
Fin. Fl. El. 3709.0

LOBBY & GIFTS
Fin. Fl. El. 3709.0

STAIR HALL — MEN — WOMEN — Toilet — Pipe Space — Vent — Drain — Clean Out — Garbage Chute (See Detail) — Vent in Ceiling — Main Chalet Panel — Radiator recess, see heating plans for details

Dry Chemical Fire Extinguisher — Dry Chemical Fire Extinguisher under Counter — 2½ Gal. Dry Chemical Fire Extinguisher under Back Counter — Non-freeze Extinguisher

Automatic Shutter Louvre — Interior Door — Exterior Door — Fire Door — Screen Door — Overhead Door — Concrete Slab

Show Cases by Others — Cabinet — Counter — Wrapping Counter — Cabinet Under — Glass Shelving — Shelves — Show Case Key Drawers

LEGEND

	SCALE	DETAIL
Concrete		
Cinder Block		
Stone Masonry		
Tile		
Wood		

FIRST FLOOR PLAN
SCALE ¼"=1'0"

SECTION Z-Z
SECTION Y-Y SIMILAR

SECTION X-X

SECTION U-U TILE ONLY
SECTION S-S, O-O, S-S AND R-R SIMILAR

SECTION O-O

NOTE
For Sec. Q-Q See Sec. P-P, Sheet No 6
" " S-S " " J-J " " No 6
" " E-E " " E-E " " No 6

SECTION N-N

SECTION L-L

SECTION J-J

SECTION G-G

SECTION M-M

SECTION F-F

SECTION H-H

SECTION I-I

SECTION W-W

SECTION V-V

SECTION T-T

SECTION P-P

SECTION Q-Q
SCALE ½"=1'0"

SECTION GARBAGE CHUTE
SCALE 1½"=1'0"

SCALE OF DETAILS ¾"=1'0"

BASIC DATA See Sheet No 1

FIRST FLOOR FINISH SCHEDULE

ROOM & SPACE	SUB-FLOOR	FIN. FLOOR	BASE	WAINSCOT	WALLS	CEILING	REMARKS
Vestibule	Concrete	Flag Stone	Wood - (3)	None	Wood (3)	Wood (3)	
Lobby & Gifts	"	Asphalt Tile	"	"	Wood (3), Plaster (P)	Fibrous (3) Ceiling (P)	
Dining Room	"	"	"	"	" (3) " (P)	" (3), " (P)	
Closet [1]	"	"	"	"	Wood (3)	Wood (3)	
Closet [2]	"	"	Asphalt Tile	"	Plaster (P)	Plaster (P)	
Mens Toilet	"	Magnesite Terr.	None	Salt Glazed Tile	Cinder Block (P)	" (P)	See Note #1
Women's Toilet	"	"	"	"	" " (P)	" (P)	" #1
Kitchen	"	"	"	"	" " (P)	" (P)	" #1
Stair Hall	"	Concrete	Concrete	None	Cinder Block (P), Tile	" (P)	" #1
Mens Toilet	"	"	None	Salt Glazed Tile	" " (P)	" (P)	" #1
Closet [3]	"	"	Concrete	None	Cinder Block & Plaster (CP)	None	" #2
Store Room	"	"	"	"	" " " (CP)	Exposed Rafters	" #1

NOTE #1 Cinder block walls to receive rubbed cement wash.
(3) - Stained
(P) - Painted
(CP) - Cement Paint

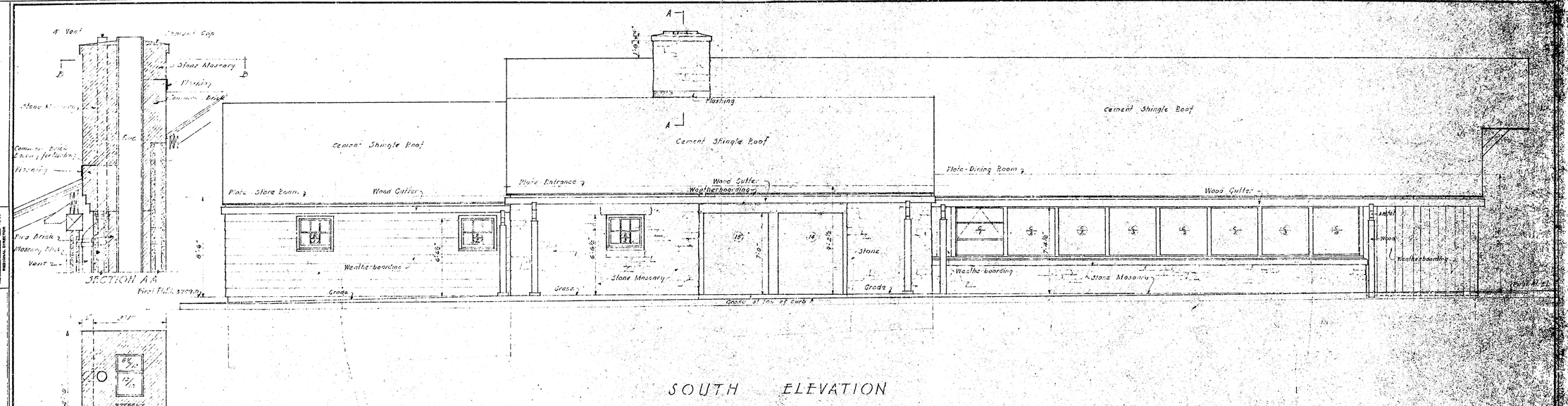
SCALE AS NOTED

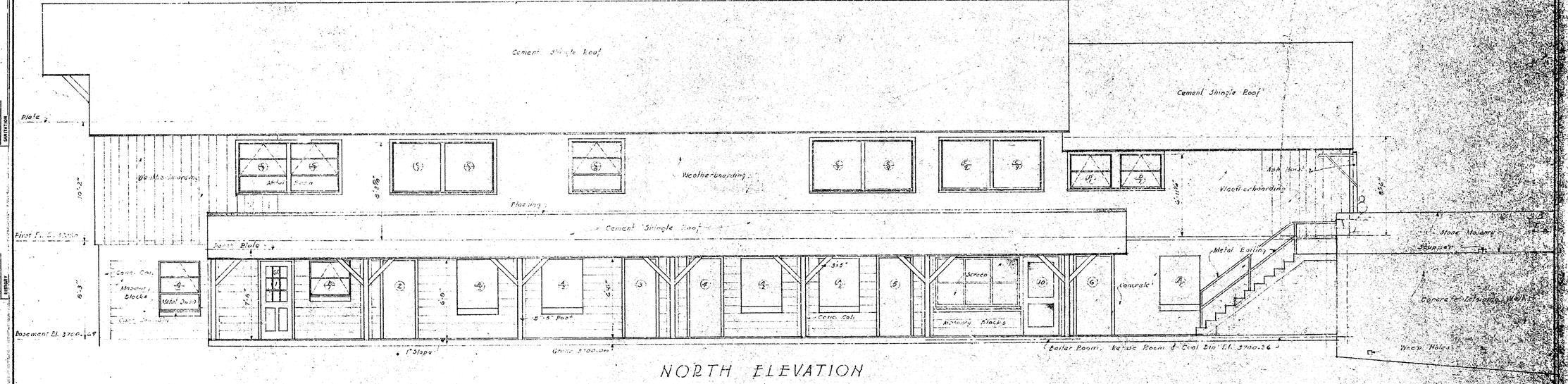
RECOMMENDED _____ DATE
CONCURRED _____ DATE
APPROVED _____ DATE

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
EOA 21696
OFFICE

COFFEE SHOP - BLDG. No 106
NAME OF JOB
THE BLUFFS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
DES. C. W.
SHEET 7 OF 14
DRAWING NO. NCP-1-3B
P.I. Form 7-B
OCT. 1940





DESIGNED BY GOODHUE
DRAWN BY
TRACED BY
CHECKED BY

REVIEWED
RESEARCH AND EDUCATION
SANITATION
PLANS AND DESIGN
ENGINEERING
FORESTRY
HISTORY
CLEARED
REGIONAL DIRECTOR
RECREATIONAL PLANNING AND STATE COORDINATION

TRIM LINE

BASIC DATA See Sheet No 2

Revised 9/9/41

RECOMMENDED		DATE
CONCURRED		DATE
APPROVED		DATE

SCALE 1/4"=1'-0"

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY
OFFICE

COFFEE SHOP & BLDG. No 10
NAME OF JOB
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

DESIGN
DRAWING
TRACING
CHECK
DRAWING NO.
SERIAL NO.

CLEARED
REGIONAL DIRECTOR

REVIEWED
RECREATIONAL PLANNING AND STATE COORDINATION
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
PLANS AND DESIGN
ENGINEERING

DESIGNED BY
CHECKED BY

TRUE LINE

WEST ELEVATION
SCALE 1/4"-1'0"

EAST ELEVATION
SCALE 1/4"-1'0"

SECTION A-A (SEE SHEETS Nos 1 & 2)
SCALE 1/4"-1'0"

SECTION B-B (SEE SHEETS Nos 1 & 2)
SCALE 1/4"-1'0"

SECTION C-C (SEE SHEETS Nos 1 & 2)
SCALE 1/4"-1'0"

TRUSS DETAIL OVER STORE ROOM
Note: Every third pair of rafters to be trussed
SCALE 1/4"-1'0"

K-K
SCALE 1/2"-1'0"

J-J
SCALE 1/2"-1'0"

H-H
SCALE 1/2"-1'0"

F-F
SCALE 1/2"-1'0"

G-G
SCALE 1/2"-1'0"

C-C
SCALE 1/2"-1'0"

D-D
SCALE 1/2"-1'0"

A-A
SCALE 1/2"-1'0"

B-B
SCALE 1/2"-1'0"

L-L
SCALE 1/4"-1'0"

I-I
SCALE 1/2"-1'0"

SCALE AS NOTED

BASIC DATA SEE SHEET No 1

Revised 9/15/60

RECOMMENDED _____ DATE _____
CONCURRED _____ DATE _____
APPROVED _____ DATE _____

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY
ROANOKE
OFFICE

COFFEE SHOP - BLDG. No 106
NAME OF JOB
THE BLUFFS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
DSC-A-4-9-1
SHEET 2 OF 4
DRAWING NO. 2
BL 20,047
SUPERSEDES
NEW

WINDOW SCHEDULE

SYMBOL	OPENING	THICKNESS	TYPE	MATERIAL	REMARKS	HARDWARE: BUTTS	BUTTS FINISH	CATCHES	CATCHES FINISH	TRANSOM CHAIN	TRANSOM CHAIN FINISH	SCREEN HANGERS	SCREEN HANGERS FINISH	HOOKS	HOOKS FINISH
(A)	3'-4⅞" x 4'-1"		A	Steel	See Detail Sheet No										
(B)	3'-4⅞" x 4'-1"		A	"	" " " "										
(C)	3'-4⅞" x 2'-9"		E	"	" " " "										
(D)	3'-4⅞" x 2'-1"		E	"	" " " "										
(E)	4'-0⅛" x 4'-1"		C	"	" " " "										
(F)	4'-0⅛" x 4'-1"		C	"	" " " "										
(G)	4'-0⅛" x 4'-1"		C	"	" " " "										
(H)	4'-0⅛" x 4'-1"		C	"	" " " "										
(I)	4'-0⅛" x 4'-1"		C	"	" " " "										
(J)	4'-0⅛" x 4'-1"		C	"	" " " "										
(K)	4'-0⅛" x 4'-1"		C	"	" " " "										
(L)	4'-0⅛" x 4'-1"		C	"	" " " "										
(M)	4'-0⅛" x 4'-1"		C	"	" " " "										
(N)	2'-9" x 2'-1"	1¾"	F & D	Wood	" " " "	b 1pr	US-19	x	US-19	a-a	US-19	b-b	Zinc Coated	c-c	Zinc Coated
(O)	2'-9" x 2'-1"	1¾"	F & D	"	" " " "	b 1pr	US-14	x	US-26	a-a	US-26	b-b	" "	c-c	" "
(P)	2'-9" x 2'-1"	1¾"	F & D	"	" " " "	b 1pr	US-14	x	US-26	a-a	US-26	b-b	" "	c-c	" "

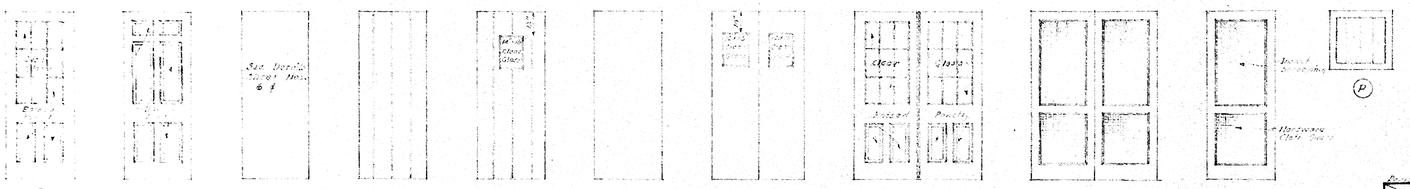
DOOR SCHEDULE

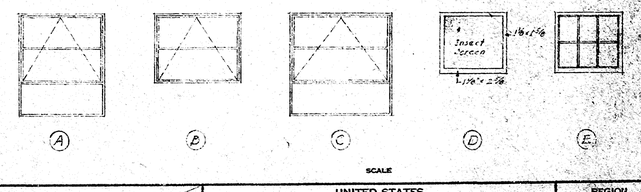
SYMBOL	LOCATION	WIDTH	HEIGHT	THICK	TYPE	TRIM	SHIELDS	HARDWARE: BUTTS SPEC	BUTTS NO. REQ.	BUTTS FINISH	LOCKS SPEC	LOCKS FAC. PROT.	LOCKS FINISH	STOPS SPEC	STOPS NO. REQ.	STOPS FINISH	DOOR CLOSER SPEC	DOOR CLOSER NO. REQ.	DOOR CLOSER FINISH	PUSH PLATE SPEC	PUSH PLATE NO. REQ.	PUSH PLATE FINISH	DOOR PULLS SPEC	DOOR PULLS NO. REQ.	DOOR PULLS FINISH	KICK PLATE SPEC	KICK PLATE NO. REQ.	KICK PLATE FINISH	PUSH PLATE SPEC	PUSH PLATE NO. REQ.	PUSH PLATE FINISH
(1)	Quarters No. 1 (Ext.)	2'-8"	6'-8"	1¾"	Z & Q	1 side	Metal	a & b	1½ pr	US-19	e & k	1 ea	US-19	m	1 ea	US-19	p	1 ea	Stock	—	—	—	—	—	—	—	—	—	—	—	—
(2)	" No. 2 (")	2'-8"	6'-8"	1¾"	Z & Q	1 "	"	"	"	"	e & k	"	"	n	"	"	p	"	"	—	—	—	—	—	—	—	—	—	—	—	—
(3)	" No. 3 (")	2'-8"	6'-8"	1¾"	Z & Q	1 "	"	"	"	"	e & k	"	"	m	"	"	p	"	"	—	—	—	—	—	—	—	—	—	—	—	—
(4)	Women's Locker Room (Ext.)	2'-8"	6'-8"	1¾"	Z & Q	1 "	"	"	"	"	e & k	"	"	m	"	"	p	"	"	—	—	—	—	—	—	—	—	—	—	—	—
(5)	Men's " " " (")	2'-8"	6'-8"	1¾"	Z & Q	1 "	"	"	"	"	e & k	"	"	m	"	"	p	"	"	—	—	—	—	—	—	—	—	—	—	—	—
(6)	Stair Hall (Basement) (")	2'-8"	6'-8"	1¾"	Z & Q	1 "	"	"	"	"	e & k	"	"	m	"	"	p	"	"	—	—	—	—	—	—	—	—	—	—	—	—
(7)	Quarters No. 1 to No. 2	2'-8"	6'-8"	1¾"	Y	2 "	—	a	"	"	f	"	"	m	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(8)	" No. 2 to No. 3	2'-8"	6'-8"	1¾"	Y	2 "	—	i	"	"	f	"	"	m	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(9)	" No. 3 to W. Lockers	2'-8"	6'-8"	1¾"	Y	2 "	—	a	"	"	f	"	"	m	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(10)	Refuse Room (Ext.)	3'-0"	6'-8"	1⅛"	B	1 "	—	b	"	"	g	"	"	m	"	"	p	1 ea	Steel	—	—	—	—	—	—	—	—	—	—	—	—	—
(11)	Boiler Room	3'-0"	6'-8"	1¾"	Z	1 "	—	a	"	"	e	"	"	m	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(12)	Compressor Room	2'-6"	6'-8"	1¾"	Y	2 "	—	a	"	"	e	"	"	m	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(13)	Women's Locker to Pipe Space	2'-6"	6'-8"	1¾"	Y	2 "	conc	a	"	"	i	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(14)	Main Entrance	3'-0"	7'-0"	2¼"	X	—	Bronze	—	—	—	h	"	"	—	—	—	q	2 ea	US-10	v	3 ea	US-19	—	—	—	—	—	—	—	—	—	—
(15)	" "	3'-0"	7'-0"	2¼"	X	—	"	—	—	—	h	"	"	—	—	—	q	"	"	v	"	"	—	—	—	—	—	—	—	—	—	—
(16)	Closet [1]	1'-10"	6'-6"	1¾"	W	1 side	—	c	2 ea	—	e	"	"	m	1 ea	US-19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(17)	" [2]	1'-10"	6'-6"	1¾"	W	1 "	—	c	"	—	i	"	"	n	"	"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(18)	Lobby to Men's Toilet	2'-6"	7'-0"	1¾"	W	2 "	Marble	a	1½ pr	US-14	—	—	—	m	"	US-26	s	1 ea	*	—	—	—	w	1 ea	US-26	—	—	—	y	1 ea	US-17
(19)	" " Women's "	2'-6"	7'-0"	1¾"	W	2 "	"	a	"	"	—	—	—	m	"	"	s	"	*	—	—	—	w	"	"	—	—	—	y	"	"
(20)	Men's Toilet	2'-6"	6'-8"	1¾"	U	2 "	—	a	"	"	—	—	—	m	"	"	t	"	*	—	—	—	w	"	"	—	—	—	y	"	US-26
(21)	Women's "	2'-6"	6'-8"	1¾"	U	2 "	—	a	"	"	—	—	—	m	"	"	t	"	*	—	—	—	w	"	"	—	—	—	y	"	"
(22)	Dining Room to Kitchen	3'-0"	7'-0"	1¾"	V	—	Marble	—	—	—	n	"	"	r	"	US-10	—	—	—	q	2	1 ea US-19 1 ea US-26	y	2 ea	1 ea US-19 1 ea US-26	—	—	—	—	—	—	—
(23)	Kitchen to Stair Hall	1'-10"	6'-8"	1½"	T	2 side	—	a	3 pr	US-14	i	1 ea	US-19	m & n	"	US-19	t	2 ea	*	v	2 ea	US-26	w	2 ea	US-26	x	2 ea	US-19	y	2 ea	US-19
(24)	Stair Hall to Store Room	2'-6"	6'-8"	1¾"	T	"	—	a	"	US-19	i	"	"	m & n	"	US-19	t	"	US-19	v	"	US-19	w	"	US-19	x	"	"	y	"	"
(25)	" " " Toilet	2'-6"	6'-8"	1¾"	U	2 "	—	a	1½ pr	US-14	j	"	US-26	n	"	US-26	t	1 ea	*	—	—	—	—	—	—	—	—	—	—	—	—	—
(26)	Closet [3]	2'-6"	6'-8"	1¾"	U	2 "	—	a	"	US-19	j	"	US-19	n	"	US-19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
(27)	Shop Room (Ext.) Double	2'-6"	7'-0"	1¾"	S & B	1 "	Bronze	24b	3 pr	"	g & q	"	"	h	2 ea	"	—	—	—	v	2 ea	US-19	—	—	—	—	—	—	—	—	—	—
(28)	Screen Door Section	2'-6"	2'-4"	1¾"	D	—	—	—	—	—	l	"	"	—	—	—	u	1 ea	US-10	—	—	—	—	—	—	—	—	—	—	—	—	—
(29)	Pit Cover No. 1	As Req		Install	Sheet	No. 1																									
(30)	" " " No. 2	"		"	"	No. 1																									

* Aluminum or Stock Bronze

HARDWARE SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION
a	4½"x4½" Butts	Fed. Spec. FF-H-116b, Type 2015
b	3½"x3½" "	" " " " " "
c	4"x14" Transom Rivet	" " FF-H-111, " 1113
d	Kick Plate	Fed. Spec. FF-H-111, Type 1224 x 12" x .64"
e	Cylinder Front-Door Lockset	" " FF-H-106, Type 68 x Knob 2108 x Rose 330
f	Communicating Door Lockset	" " " " 20 x " 2108 x " 330
g	Cylinder Screen Door Lock	Bauswin 568 or equal
h	Cylinder Mortis Deadlock	Fed. Spec. FF-H-106, Type 115
i	" " "	" " " " 114
j	Bathroom Door Lockset	" " " " 17A
k	Screen Door Catch	" " FF-H-111, " 1056
l	Secret Gate Latch	" " " " 4187
m	Door Stop-Wall Type	" " " " 1332A x Expansion Shield
n	" " -Floor Type	" " " " 1340 x " "
o	" " -Wall Type	" " " " 1332
p	Screen Door Closer	" " FF-H-121a, " 3015
q	Floor Check	" " " " 3510, Size II
r	" "	" " " " 3510, " I
s	Door Closer	" " " " 3000, " III
t	" "	" " " " 3030, " II
u	Spring Hinge	" " FF-H-116b, " 2390
v	Extension-Lever Flush Bolt	" " FF-H-111, " 1044B x 12"
w	Door Pull-Sectional	" " FF-H-106, " 452
x	Kick Plate	" " FF-H-111, " 1224 x 12" x .20"
y	Push Plate	" " FF-H-106, " 461A
z	Transom Catch	" " " " 1077
a-a	Transom Chain	" " FF-H-111, " 1120A x 15" long
b-b	Screen Hanger	" " " " 1925
c-c	Hooks	" " " " 1601B x 1½"





SCALE

BASIC DATA

DESIGNED BY

DATE

REVIEWED

CLEARED

REGIONAL DIRECTOR

RECREATIONAL PLANNING AND SITE CONSERVATION

RECREATION AND EDUCATION

SANITATION

ENGINEERING

PLANS AND DESIGN

GEOLOGY

HISTORY

TRUE LINE

Revised 6/10/49

RECOMMENDED _____ DATE _____

CONCURRED _____ DATE _____

APPROVED _____ DATE _____

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PREPARED BY
PLANS & DESIGN DIVISION
BOANDER
OFFICE

REGION ONE

NCP B-93-1

SHEET 3 OF 14

DRAWING NO. PKY-BR 01-20047-B

DATE 9-27-48

COFFEE SHOP - T.O.C. No. 106
NAME OF BLDG
BLUE RIDGE PARKWAY
LOCATION
NAME OF PARK OR MONUMENT

CLEARED
REGIONAL DIRECTOR
RECREATIONAL PLANNING AND STATE COOPERATION

REVIEWED
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
PLANS AND DESIGN
ENGINEERING

DESIGNED BY
T.F. CONRAD
DRAWN BY
CHECKED BY

TRIM LINE

SECTION C-C

SECTION B-B

SECTION A-A

PLAN

PLAN THRU CABINETS

SECTION K-K

SCALE 1/2"=1'-0"

BASIC DATA

RECOMMENDED	DATE
CONCURRED	DATE
APPROVED	DATE

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED IN
ROANOKE
OFFICE

COFFEE SHOP - BLDG. No 106
NAME OF SITE
THE KNOBS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
FILE NO. 1-J
SHEET 6 OF 17
DRAWING NO. NM-BB-DET-20A7-B
DATE 4-2-38

SECTION J-J

SECTION H-H

SECTION E-E

SECTION G-G

SECTION F-F

SECTION D-D

NOTE: for location of sections see plan Sheet No 5

SCALE: ¼" = 1'0"

BASIC DATA

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY
"FRANKIE"

COFFEE SHOP - BLDG. Nº 106

NAME OF JOB
FIVE SLUICES
LOCATION
BLUE RIDGE PARKWAY

REGION ONE
SHEET Nº 6 OF 14 SHEETS
DRAWING NO. PWS-NCP-B 2-106-B
DATE 7-1-38

RECOMMENDED _____ DATE _____
CONCURRED _____ DATE _____
APPROVED _____ DATE _____

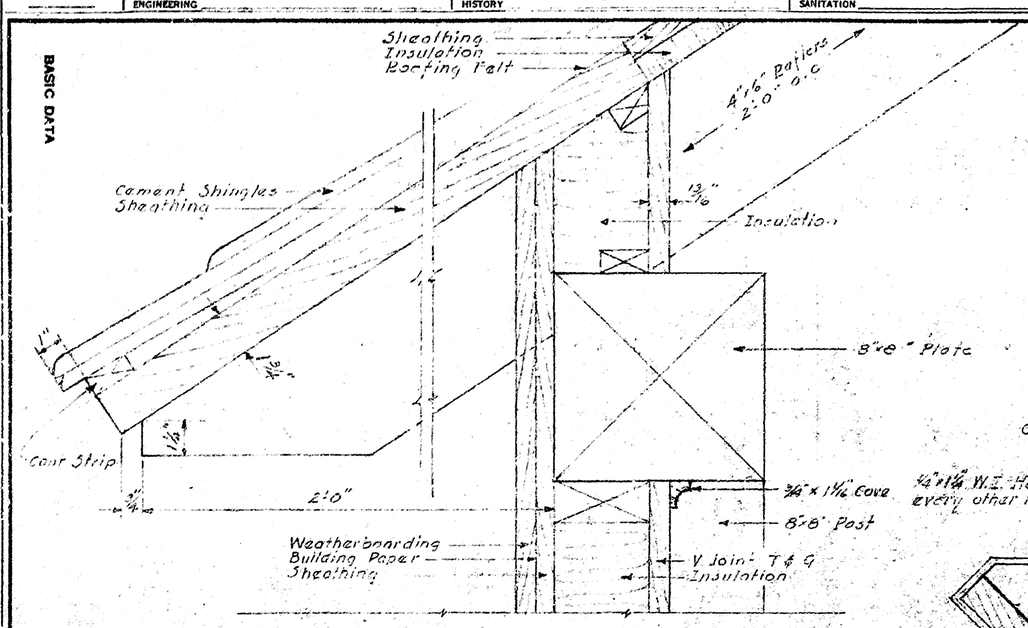
DESIGNED BY GOSSMAN
CHECKED BY [illegible]

REVIEWED
PLANS AND DESIGN — RECREATIONAL PLANNING AND STATE COOPERATION
RESEARCH AND EDUCATION — INTERPRETATION
FORESTRY — HISTORY
ENGINEERING

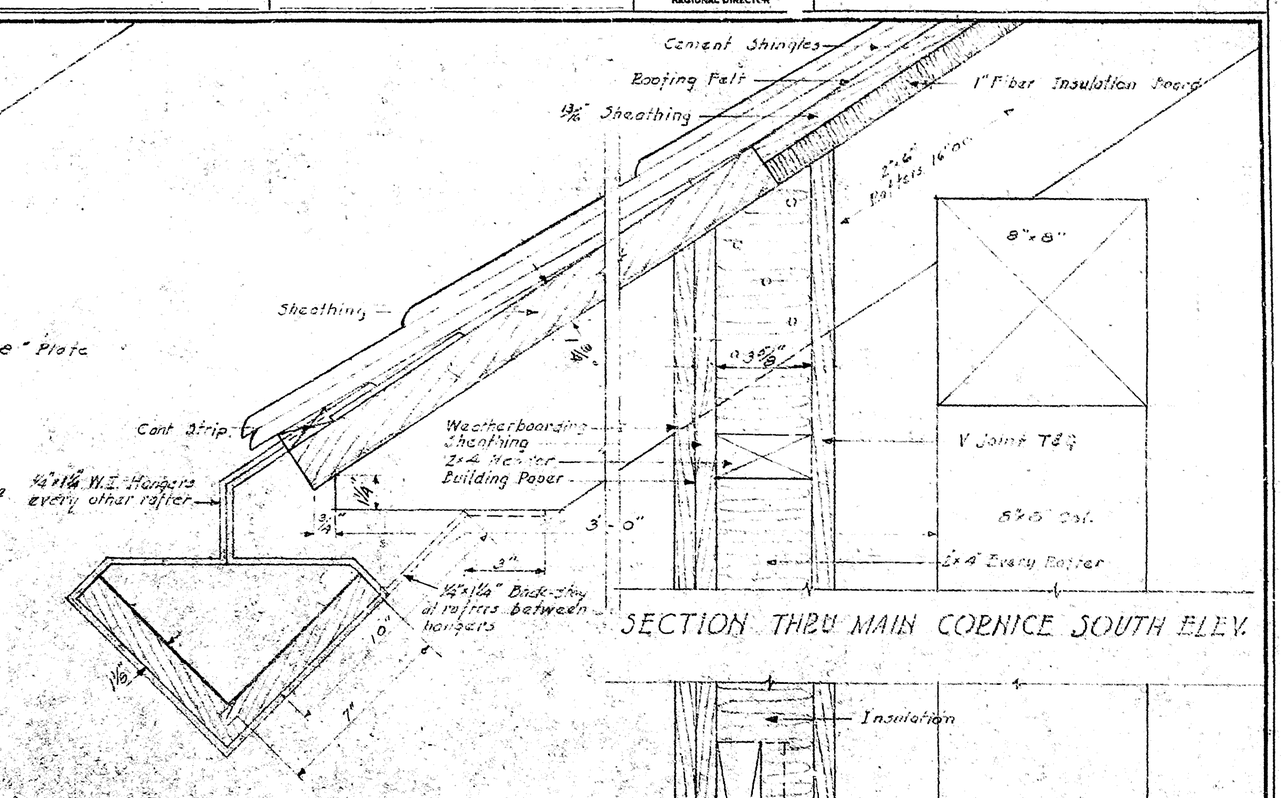
CLEARED
REGIONAL DIRECTOR

DESIGNED BY	REVIEWED				CLEARED
GLOSSMAN	PLANS AND DESIGN	FORESTRY	RESEARCH AND EDUCATION	RECREATIONAL PLANNING AND STATE COOPERATION	
CHECKED BY	ENGINEERING	HISTORY	SANITATION		REGIONAL DIRECTOR

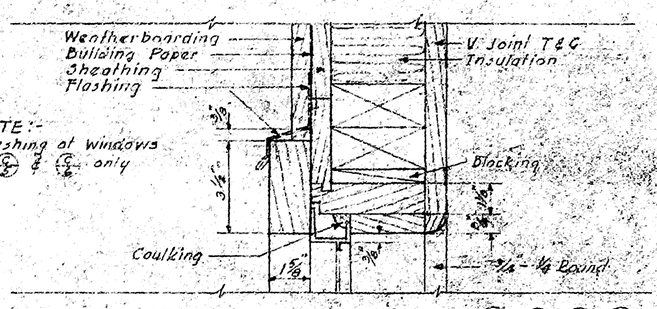
BASIC DATA



SECTION THRU CORNICE - N. WALL OF DINING ROOM



SECTION THRU MAIN CORNICE SOUTH ELEV.



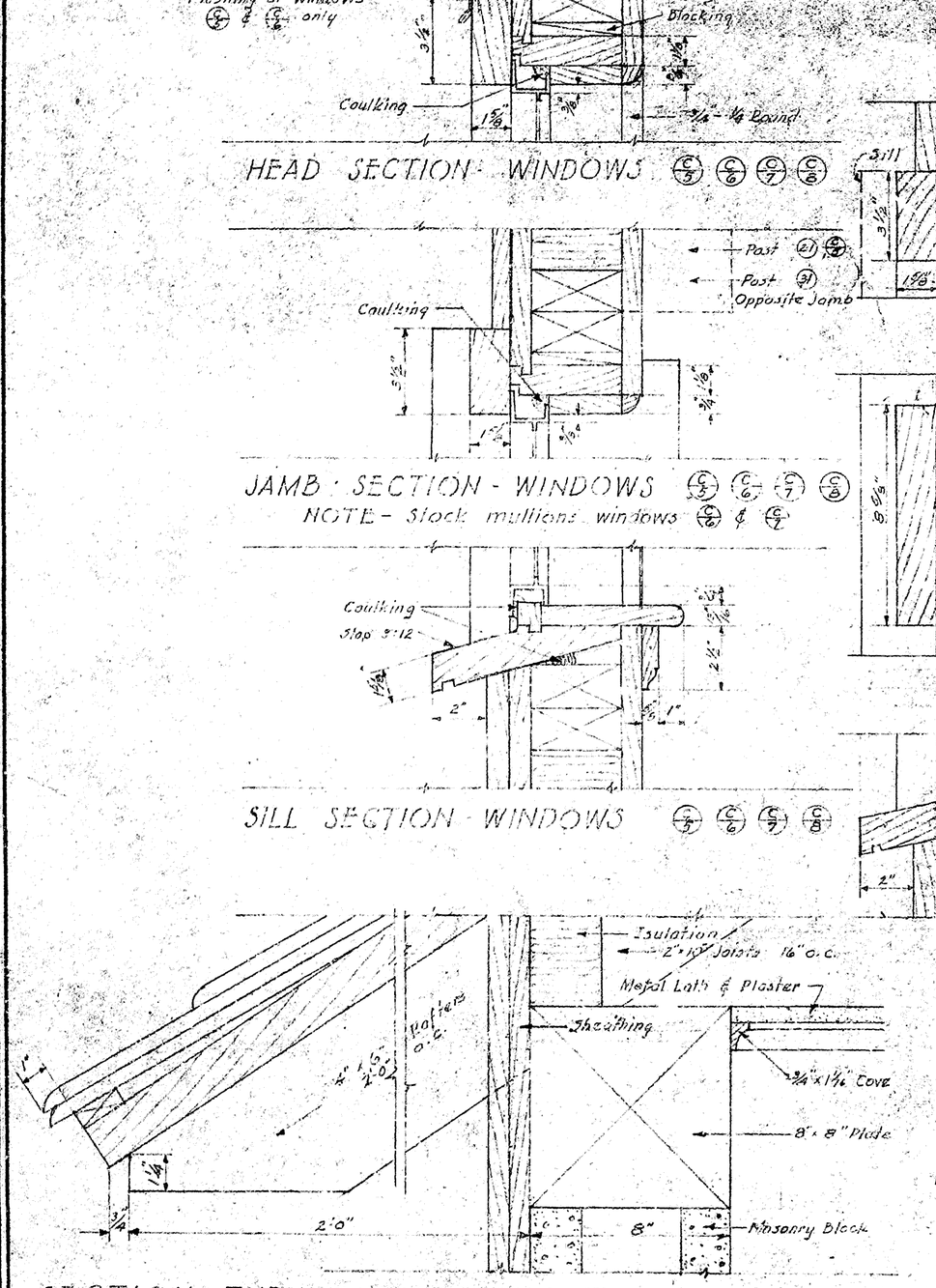
NOTE:- Flashing at windows C5 & C6 only

HEAD SECTION - WINDOWS C5 C6 C7 C8

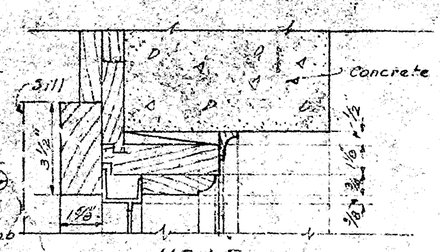
JAMB SECTION - WINDOWS C5 C6 C7 C8

NOTE - Stock mullions windows C6 & C7

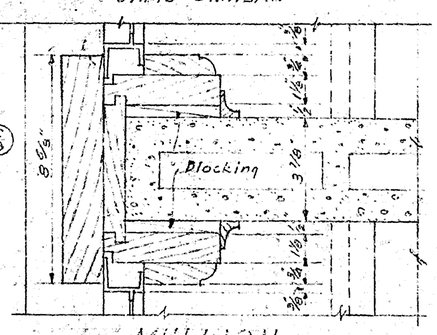
SILL SECTION - WINDOWS C5 C6 C7 C8



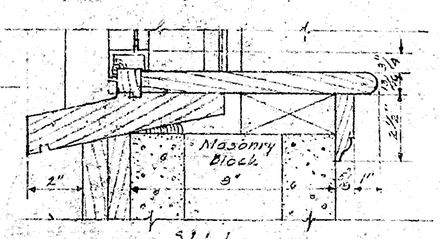
SECTION THRU CORNICE - NORTH WALL OF KITCHEN



HEAD
JAMB SIMILAR



MULLION



SILL
WINDOWS C5

HANGERS

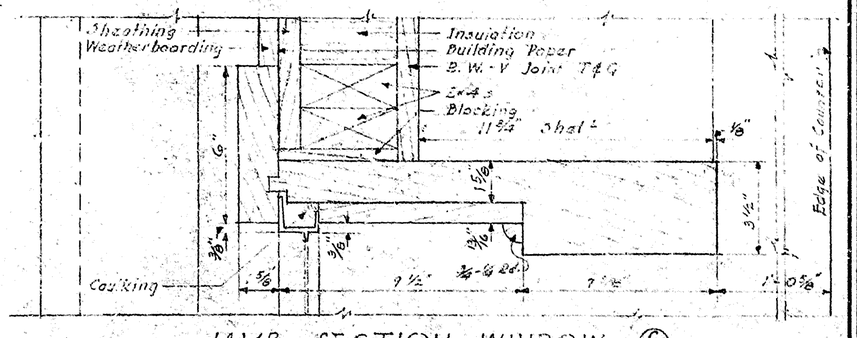
PLAN

SHOE

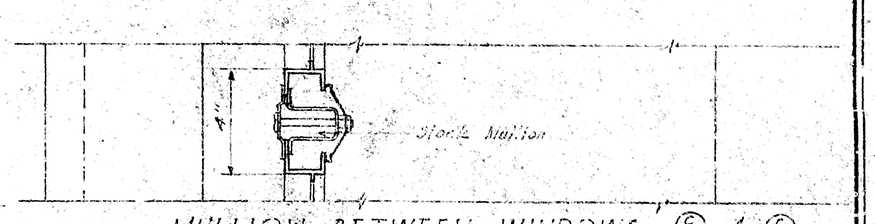
DOWNSPOUT DETAILS
SCALE 1 1/2" = 1'-0"

SECTION THRU CORNICE - NORTH WALL OF KITCHEN

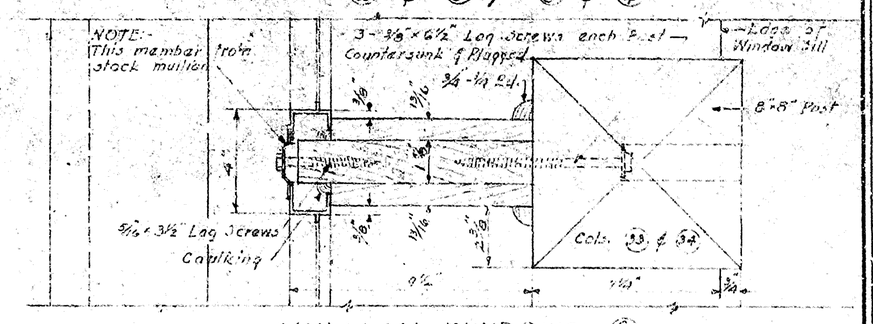
HEAD SECTION WINDOWS C1 C2 C3 C4



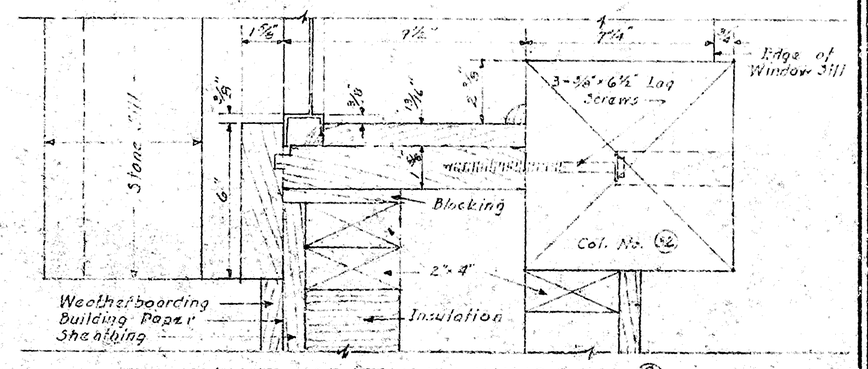
JAMB SECTION WINDOW C1



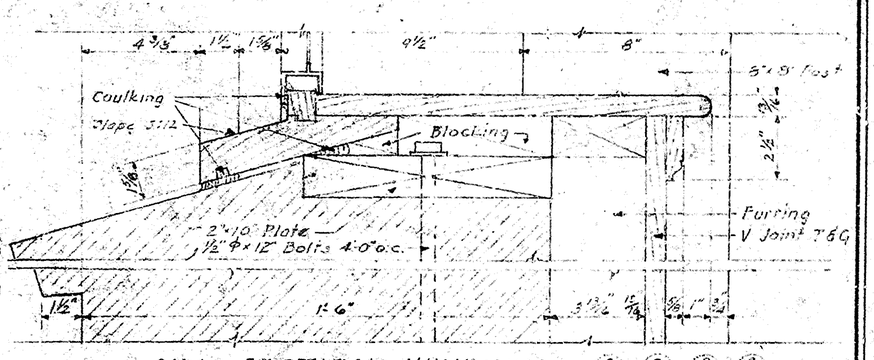
MULLION BETWEEN WINDOWS C1 & C2, C3 & C4



MULLION WINDOWS C2

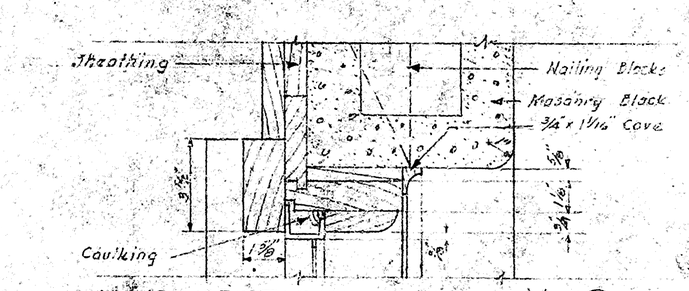


JAMB SECTION WINDOW C2



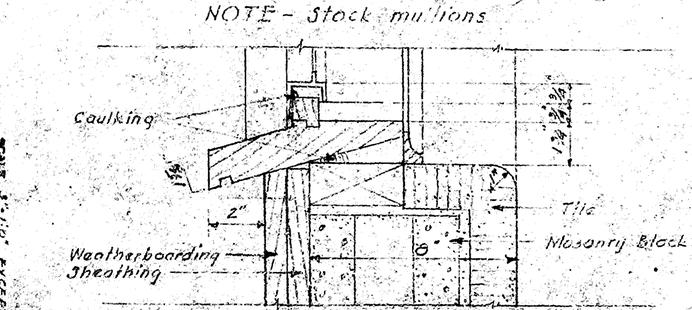
SILL SECTION WINDOWS C1 C2 C3 C4

HEAD SECTION - WINDOWS C9

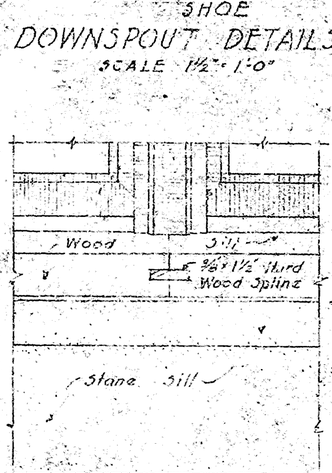


JAMB SECTION - WINDOWS C9

NOTE - Stock mullions

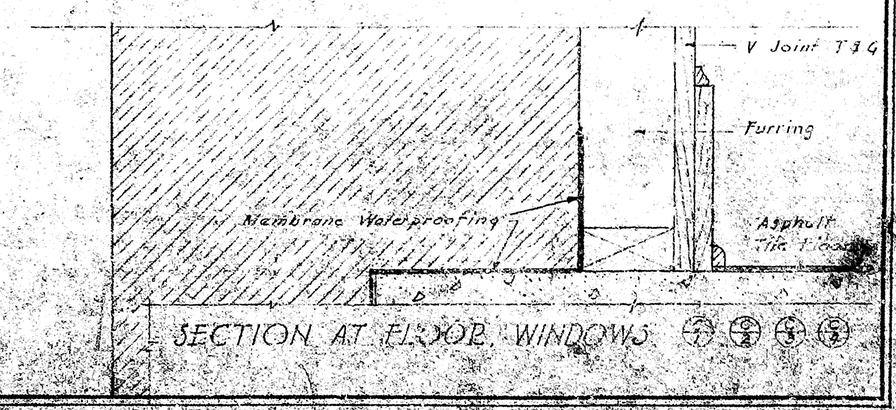


SILL SECTION - WINDOWS C9



EXTERIOR ELEVATION
WINDOWS POST
33 & 34

SILL SECTION WINDOWS C1 C2 C3 C4



SECTION AT FLOOR WINDOWS C1 C2 C3 C4

APPROVED — DATE
CONCURRED — DATE
RECOMMENDED — DATE

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PROJECT OFFICE
BOWERS

REGION ONE

SHEET 8 OF 14

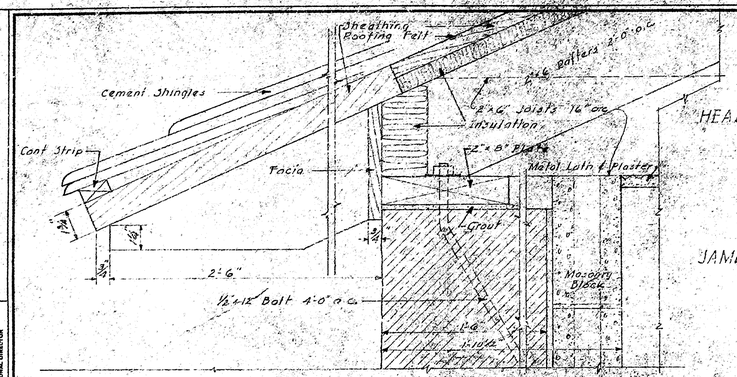
DRAWING NO. 2L-2041-B

NAME OF PARK OR MONUMENT
BLUE RIDGE PARKWAY

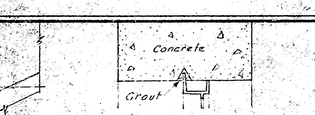
LOCATION
THE BUFFS

COTTEE SHOP - BLDG No 106

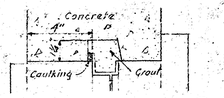
SCALE 3"=1'-0" EXCEPT AS NOTED



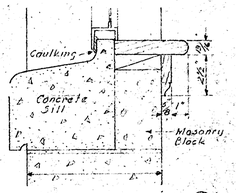
SECTION THRU CORNICE AT TOILET & CLOSETS N. ELEVATION



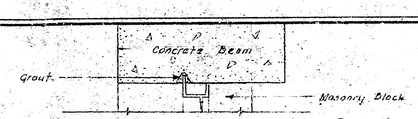
HEAD SECTION - WINDOW (4)



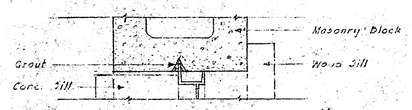
JAMB SECTION - WINDOW (4)



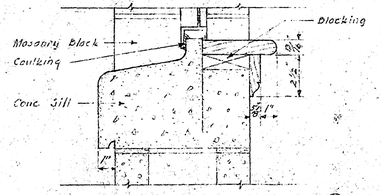
SILL SECTION - WINDOW (4)



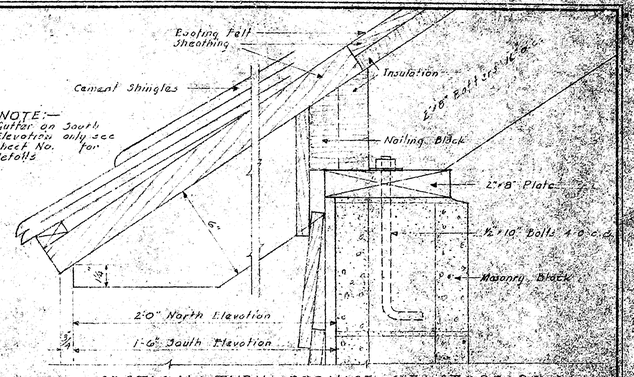
HEAD SECTION - WINDOW (4/2)



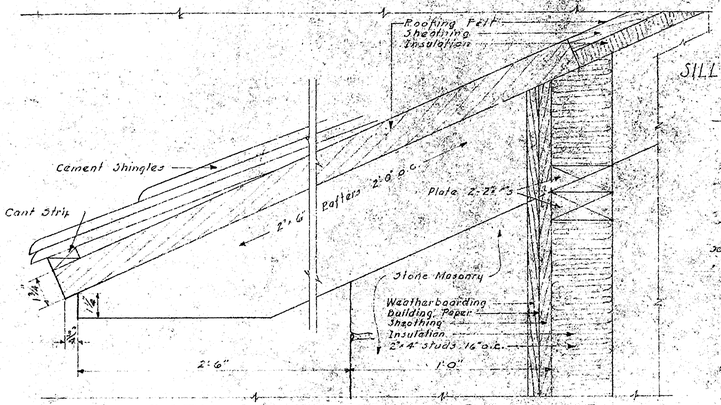
JAMB SECTION - WINDOW (4/2)



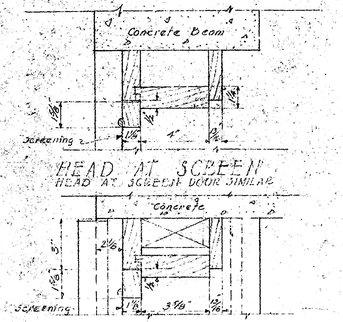
SILL SECTION - WINDOW (4)



SECTION THRU CORNICE OF STORE ROOM

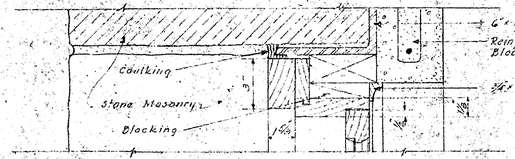


SECTION THRU CORNICE AT ENTRANCE



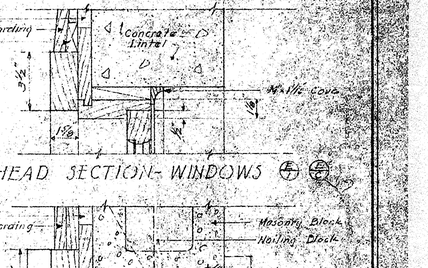
HEAD AT SCREEN
HEAD AT SCREEN DOOR SIMILAR

JAMB

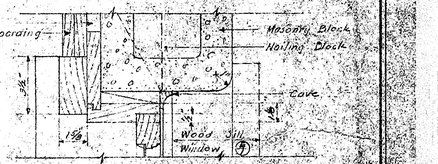


HEAD SECTION - WINDOW (5)

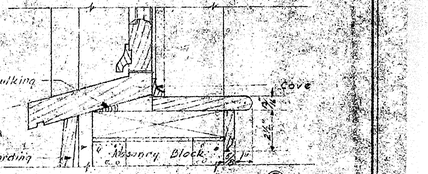
JAMB SECTION - WINDOW (5/2)



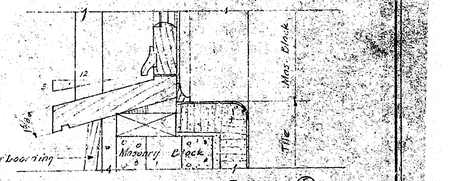
HEAD SECTION - WINDOWS (5) (6)



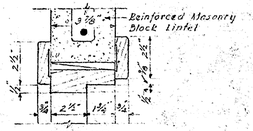
JAMB SECTION - WINDOWS (5/7) (6/2)



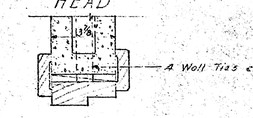
SILL SECTION - WINDOW (5)



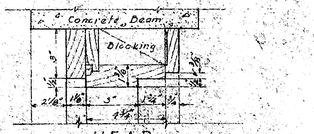
SILL SECTION - WINDOW (6/2)



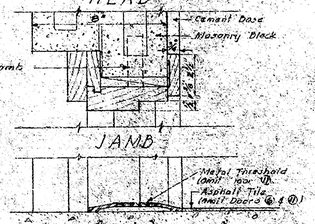
HEAD



JAMB
DOORS ⑦ ⑤ ⑨ ⑫
⑳ ㉑ ㉓ ㉔ ㉕ ㉖



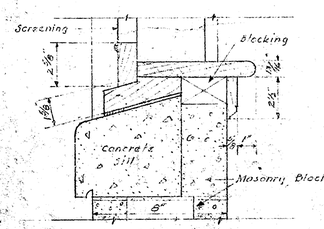
HEAD



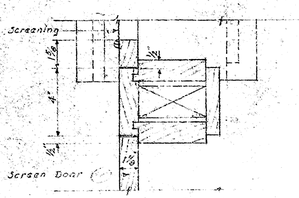
JAMB

SILL
DOORS ① ② ③ ④ ⑤ ⑥ ⑫

BASEMENT DOOR DETAILS

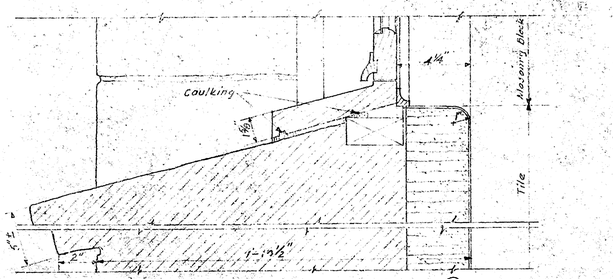


SILL

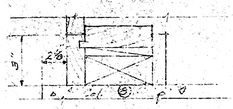


SCREEN & DOOR JAMB

SCREEN DETAILS - REFUSE ROOM



SILL SECTION - WINDOW (5)



DOOR JAMB

SCALE 3"=1'-0"

RECOMMENDED ____ DATE ____
CONCURRED ____ DATE ____
APPROVED ____ DATE ____

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED IN THE ROANOKE OFFICE

NAME OF JOB: COFFEE SHOP: BLDG. No 106
LOCATION: THE BLUFFS
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

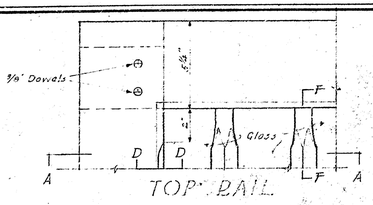
REGION ONE
RCP 8-93-1
SHEET 9 OF 14
DRAWING NO. NEW-32 BL-2047-B
DATE 4-23-48

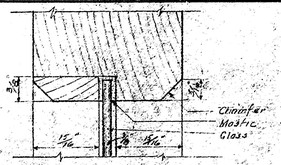
DESIGNED BY GROSSMAN
CHECKED BY

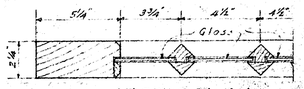
REVIEWED
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
PLANS AND DESIGN
ENGINEERING

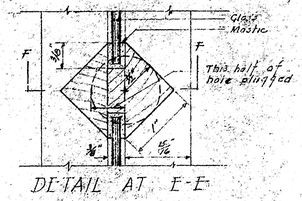
CLEARED
REGIONAL DIRECTOR
DEPARTMENTAL PLANNING AND STATE COORDINATION

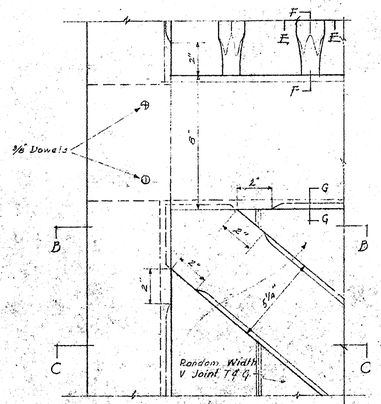
BASIC DATA

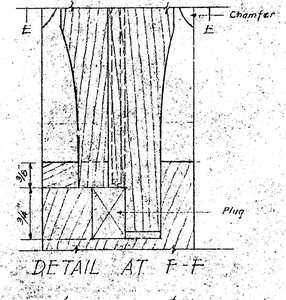


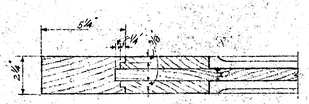


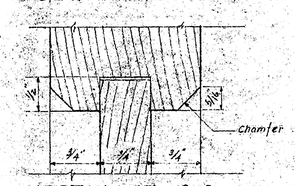


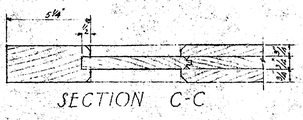


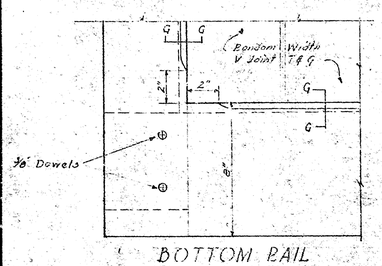


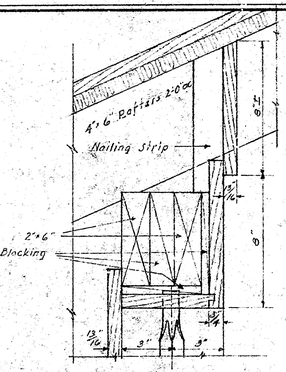


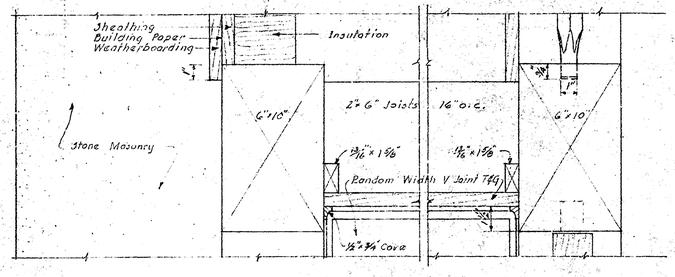


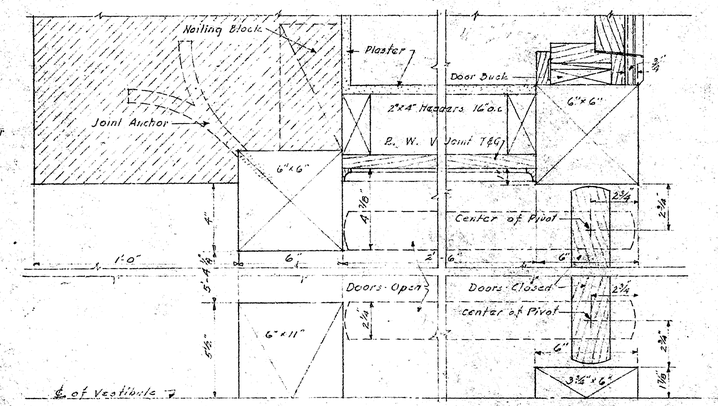


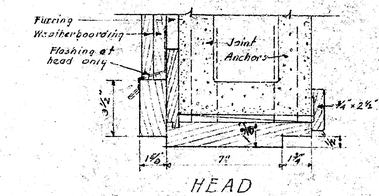


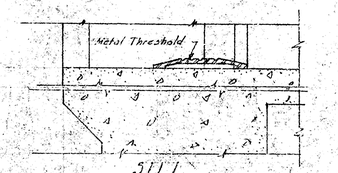


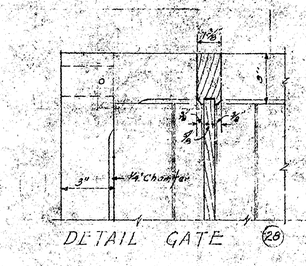


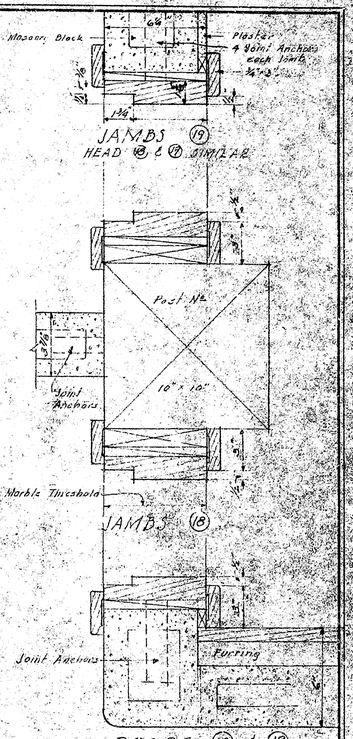


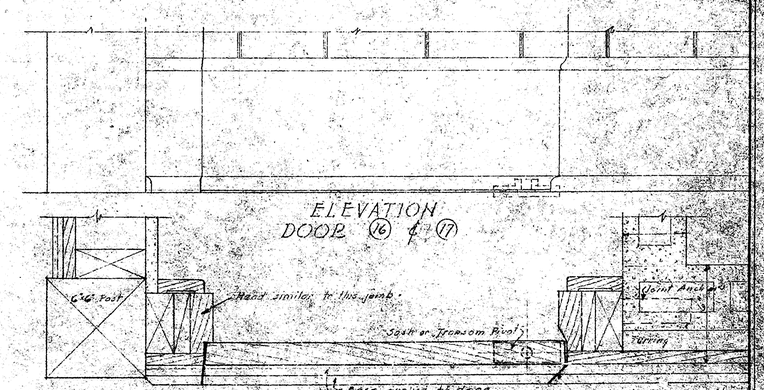












SCALE 3"=1'-0"

BASIC DATA

RECOMMENDED	DATE	
CONCURRED	DATE	
APPROVED	DATE	

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
DRAWN BY ROANOKE OFFICE

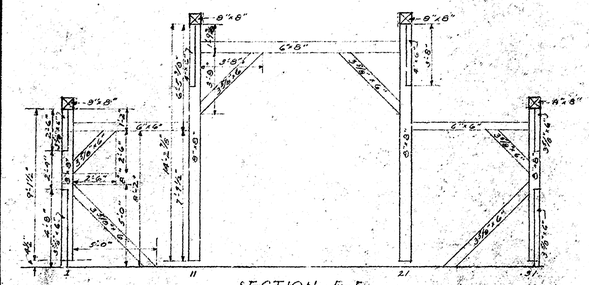
COFFEE SHOP - BLDG. № 106
NAME OF JOB
THE BLUFFS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
FED. R. SYS.
SHEET 10 OF 14
DRAWING NO. BLUE-BR BL-2047-B
DATE 1-21-38

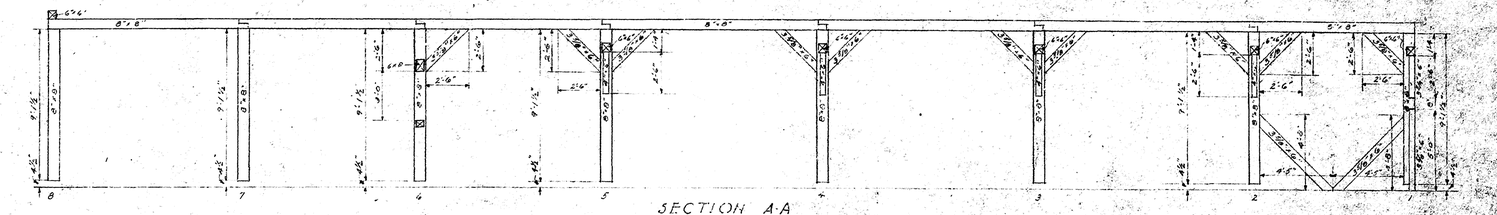
DESIGNED BY GEO. SHAW
CHECKED BY

CLEARED
REGIONAL DIRECTOR
PLANNING AND STATE COOPERATION
RECREATIONAL

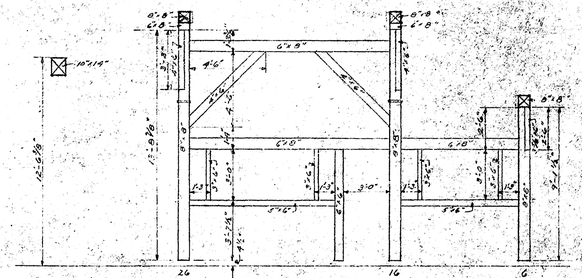
REVIEWED
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
PLANS AND DESIGN
ENGINEERING



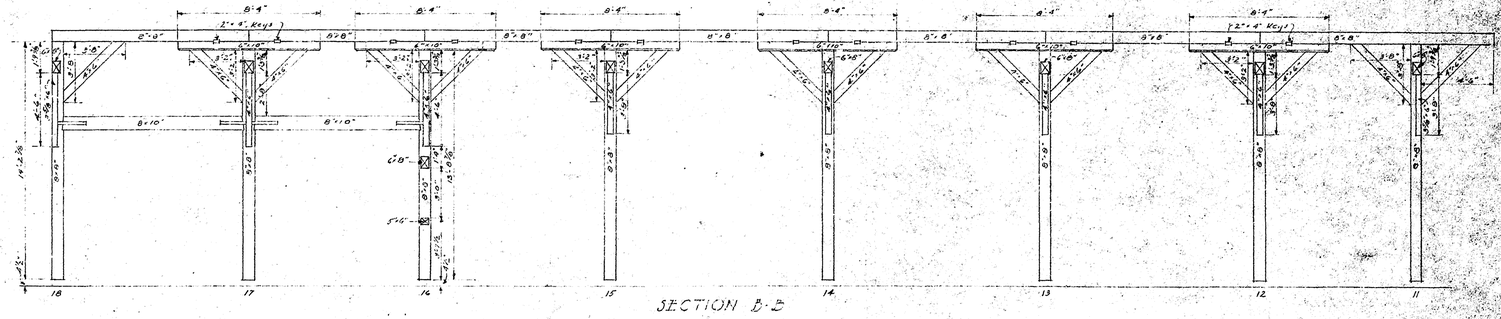
SECTION E-E



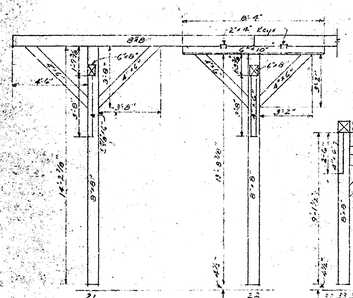
SECTION A-A



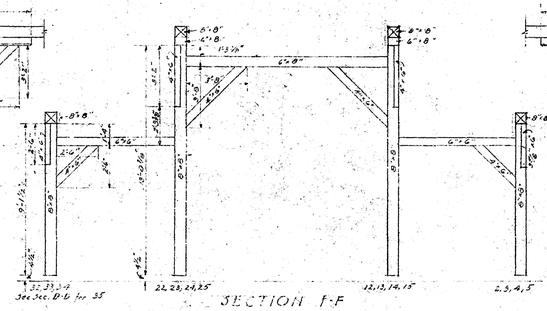
SECTION G-G



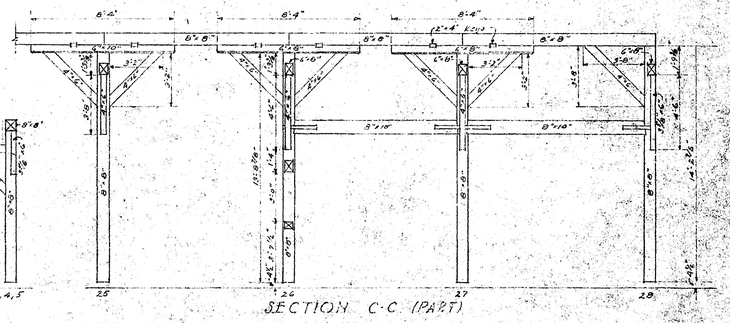
SECTION B-B



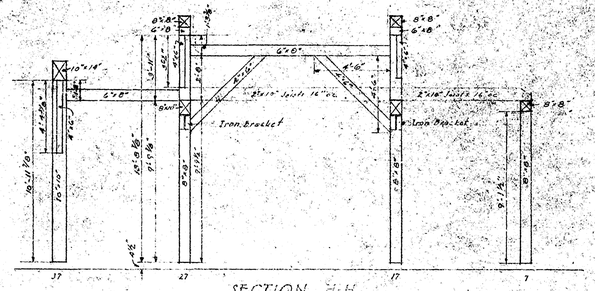
SECTION C-C (PART)



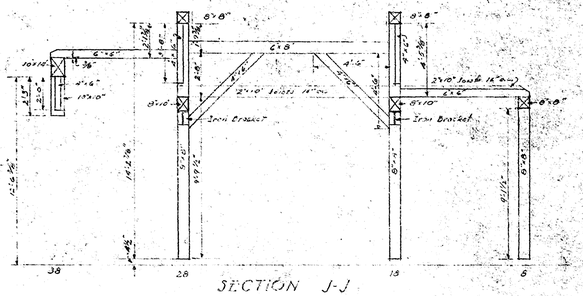
SECTION F-F



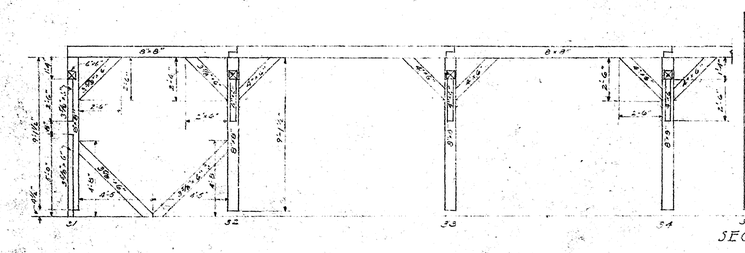
SECTION C-C (PART)



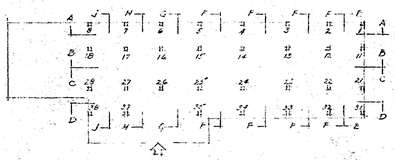
SECTION H-H



SECTION J-J



SECTION D-D



KEY PLAN

SCALE 1/4"-1'0"

BASIC DATA

RECOMMENDED	DATE
CONCURRED	DATE
APPROVED	DATE

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY
BOARDMAN
OFFICE

COFFEE SHOP - BLDG. No 106
NAME OF JOB
THE BLUFFS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
PCP E-93-12
SHEET 11 OF 14
DRAWING NO. BLRY-BR 61-20475D
DATE 9-21-93

CLEARED
REGIONAL DIRECTOR

RECREATIONAL PLANNING AND STATE COOPERATION

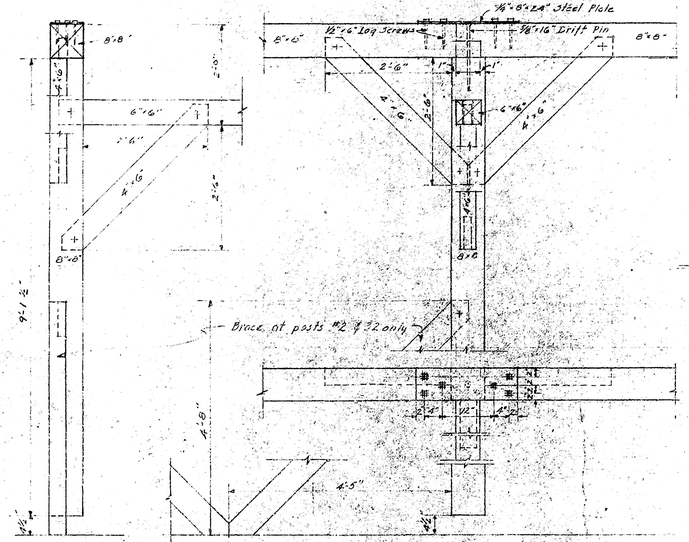
REVIEWED
PLANNING
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
PLANS AND DESIGN
ENGINEERING

DESIGNED BY
DRAWN BY
CHECKED BY

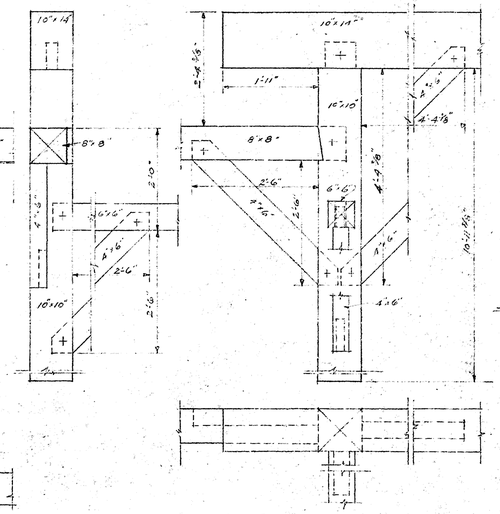
CLEARED
REGIONAL EVALUATION
RECREATIONAL PLANNING AND STATE COOPERATION

REVIEWED
RESEARCH AND EDUCATION
LANDSCAPE ARCHITECTURE
FORESTRY
HISTORY
PARK AND DESIGN
ENGINEERING

DESIGNED BY
GRAHAM
DRAWN BY
CHECKED BY



POSTS #32, #33, & #34
POSTS #2, #3, #4, & #5 SIMILAR OPPOSITE HAND



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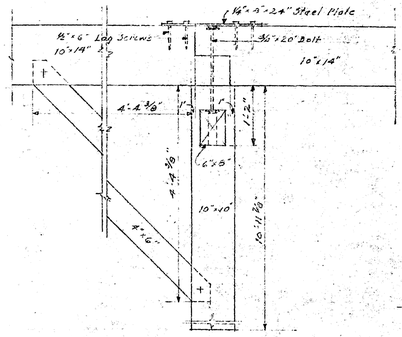

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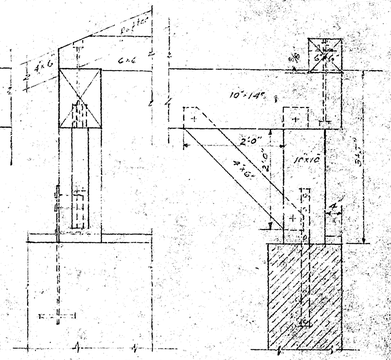

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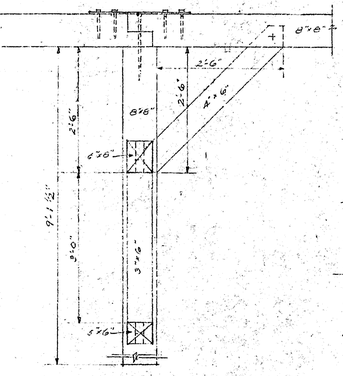

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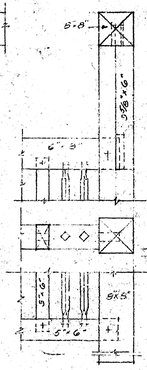
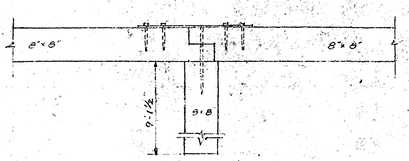
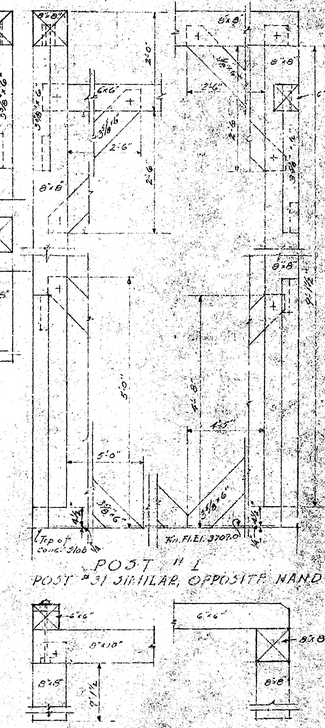




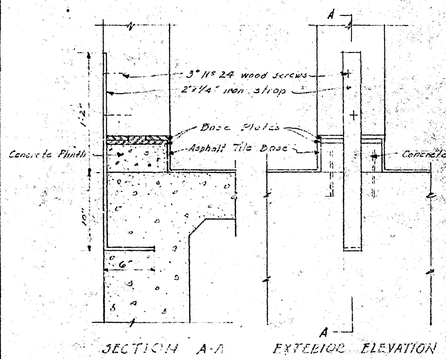
POST #7

NOTE:-
+ indicates 3/4" split locust or white oak pegs with square head and octagon shank. Pegs to be thoroughly seasoned to minimum moisture content in dry kiln or similar method.

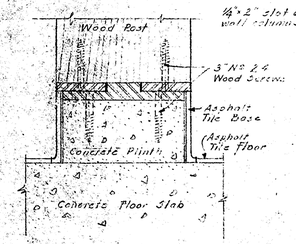


POST #1
POST #31 SIMILAR, OPPOSITE HAND

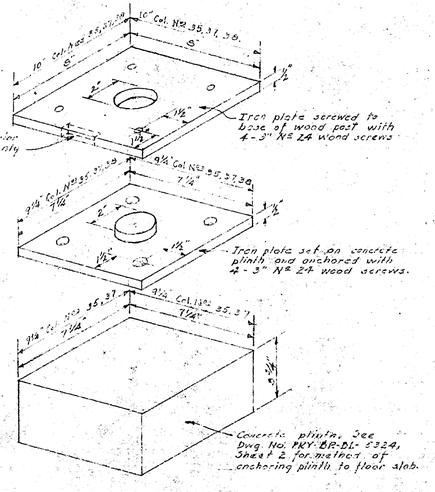
POST #8



SECTION A-A EXTERIOR ELEVATION
DETAILS - BASE FOR EXTERIOR POSTS
SCALE 1½"=1'-0"



SECTION ON ℄ BASE FOR INTERIOR POSTS
SCALE 3"=1'-0"



PLINTH & BASE PLATE - ALL POSTS.

BASIC DATA

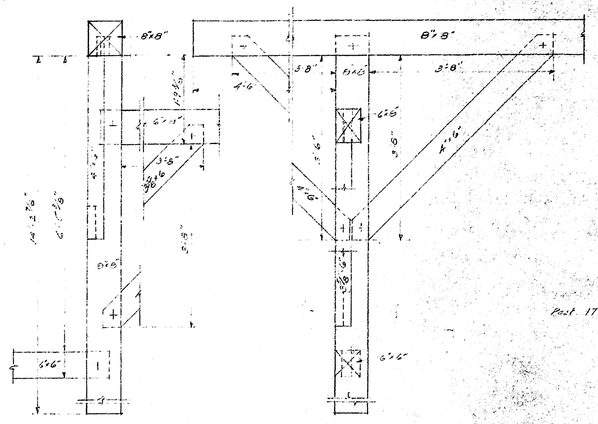
SCALE ¼"=1'-0" EXCEPT AS NOTED

RECOMMENDED	DATE
CONCURRED	DATE
APPROVED	DATE

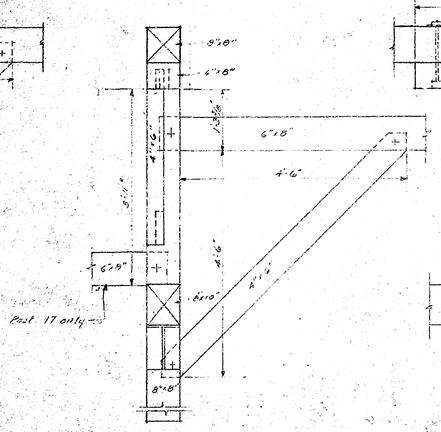
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY ROANOKE OFFICE

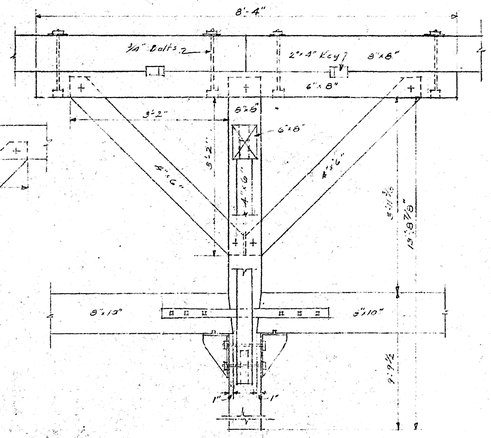
REGION ONE
PCP B-93-1
SHEET 12 OF 14
DRAWING NO. NR-2A
BL-2027-B
DATE 4-27-38

COFFEE SHOP - BLDG. No 106
NAME OF JOB
THE BLUFFS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

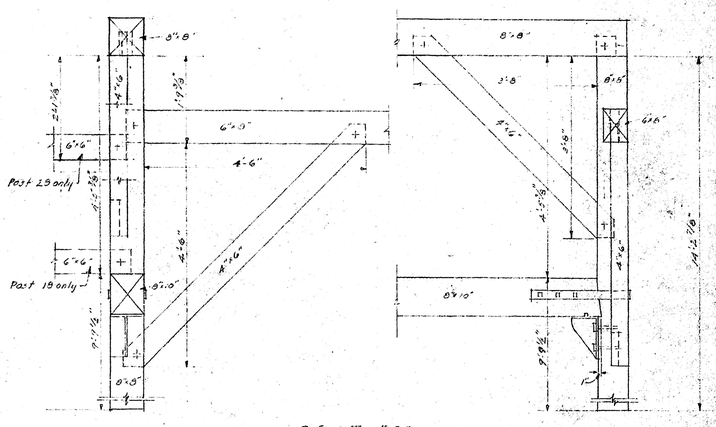


POST #21
POST #11 SIMILAR, OPPOSITE HAND

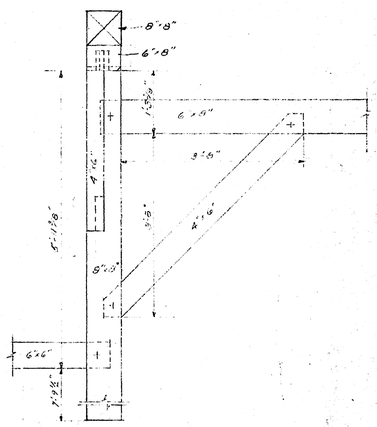


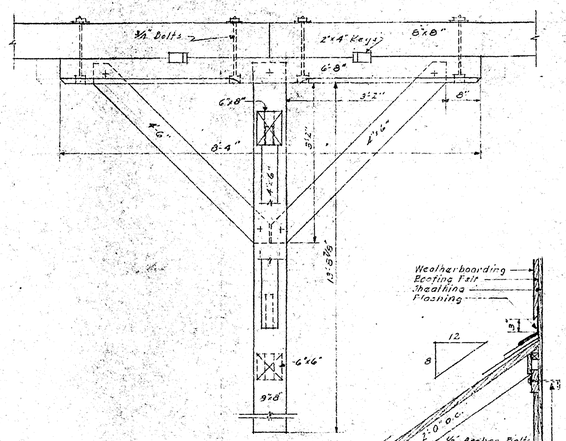


POST #27
POST #17 SIMILAR OPPOSITE HAND

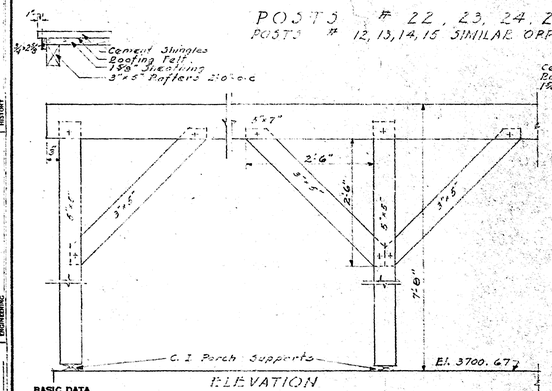


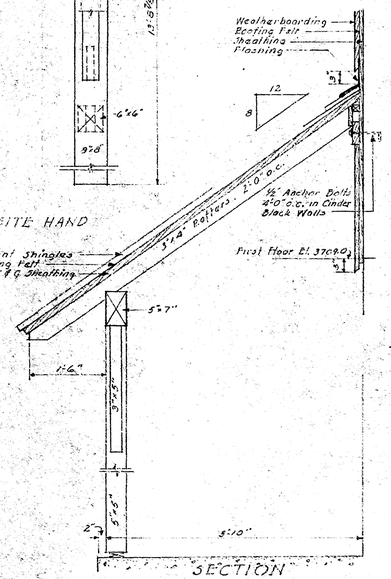
POST #28
POST #18 EXCEPT AS NOTED & OPPOSITE HAND





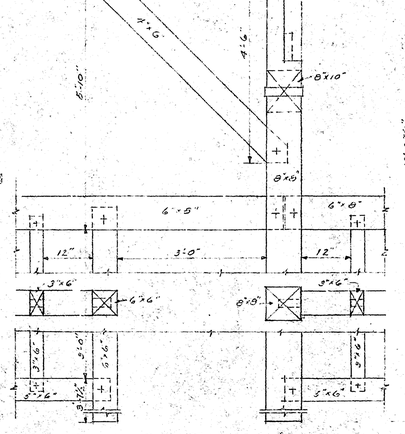
POSTS # 22, 23, 24, 25
POSTS # 12, 13, 14, 15 SIMILAR OPPOSITE HAND



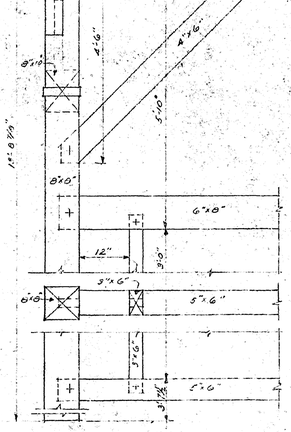


REAR PORCH

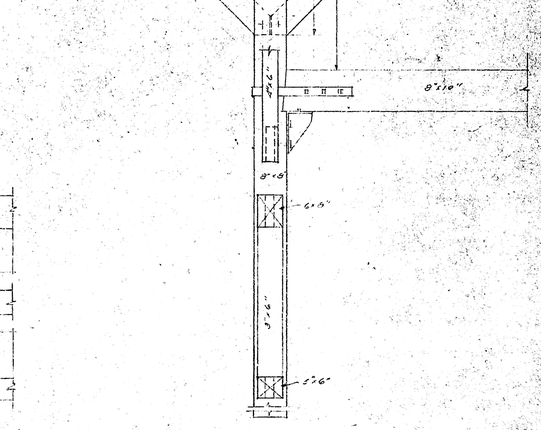
BASIC DATA



POST #16



POST #26



POST #26
POST #16 SIMILAR OPPOSITE HAND

SCALE 3/4"-1'-0"

RECOMMENDED _____ DATE _____
CONCURRED _____ DATE _____
APPROVED _____ DATE _____

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS AND DESIGN DIVISION
PREPARED BY
ROANOKE
OFFICE

COFFEE SHOP - BLDG. Nº 106
ISSUED FOR
THE CLOUDS
LOCATION
BLUE RIDGE PARKWAY
NAME OF PARK OR MONUMENT

REGION ONE
PCP-B-13-1
SHEET 13 OF 14
DRAWING NO. PLT-BE PL-2047-B
DATE 4-27-38

REVIEWED
RECREATIONAL PLANNING AND STATE COOPERATION
RESEARCH AND EDUCATION
SANITATION
FORESTRY
HISTORY
PLANS AND DESIGN
ENGINEERING
REGIONAL DIRECTOR

CLEARED

DESIGNED BY
DRAFTSMAN
CHECKED BY

CLEARED

RECOMMENDED

DESIGNED BY

REVIEWED

BASIC DATA

FIRST FLOOR PLAN

EQUIPMENT LAYOUT

RECOMMENDED _____ DATE _____

CONCURRED _____ DATE _____

APPROVED _____ DATE _____

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
PLANS & DESIGN DIVISION
PREPARED BY
ROANOKE
OFFICE

COFFEE SHOP - BLDG. NO. 106

NAME OF PARK
TYE RIVER
LOCATION
BLUE RIDGE PARKWAY

DRAWING NO.
P.D. BLUE RIDGE
P.D. BLUE RIDGE

Appendix B:
Documentation Drawings

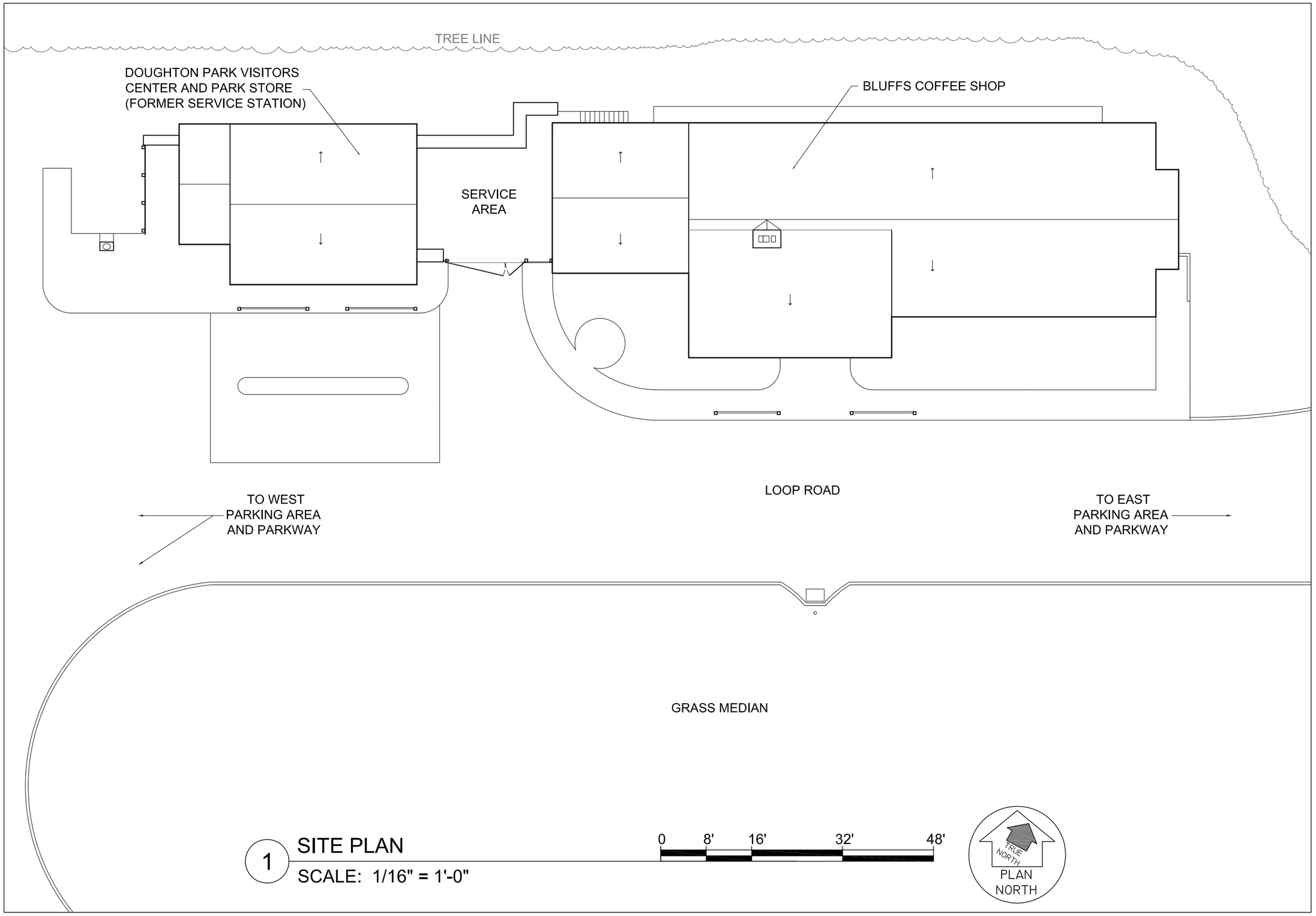
Sheet 1: Site Plan

Sheet 2: Basement & Foundation Plan

Sheet 3: Main-Level Floor Plan

Sheet 4: Roof Plan

Sheet 5: Detail Drawings



1 SITE PLAN

SCALE: 1/16" = 1'-0"

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

BLUFFS COFFEE SHOP

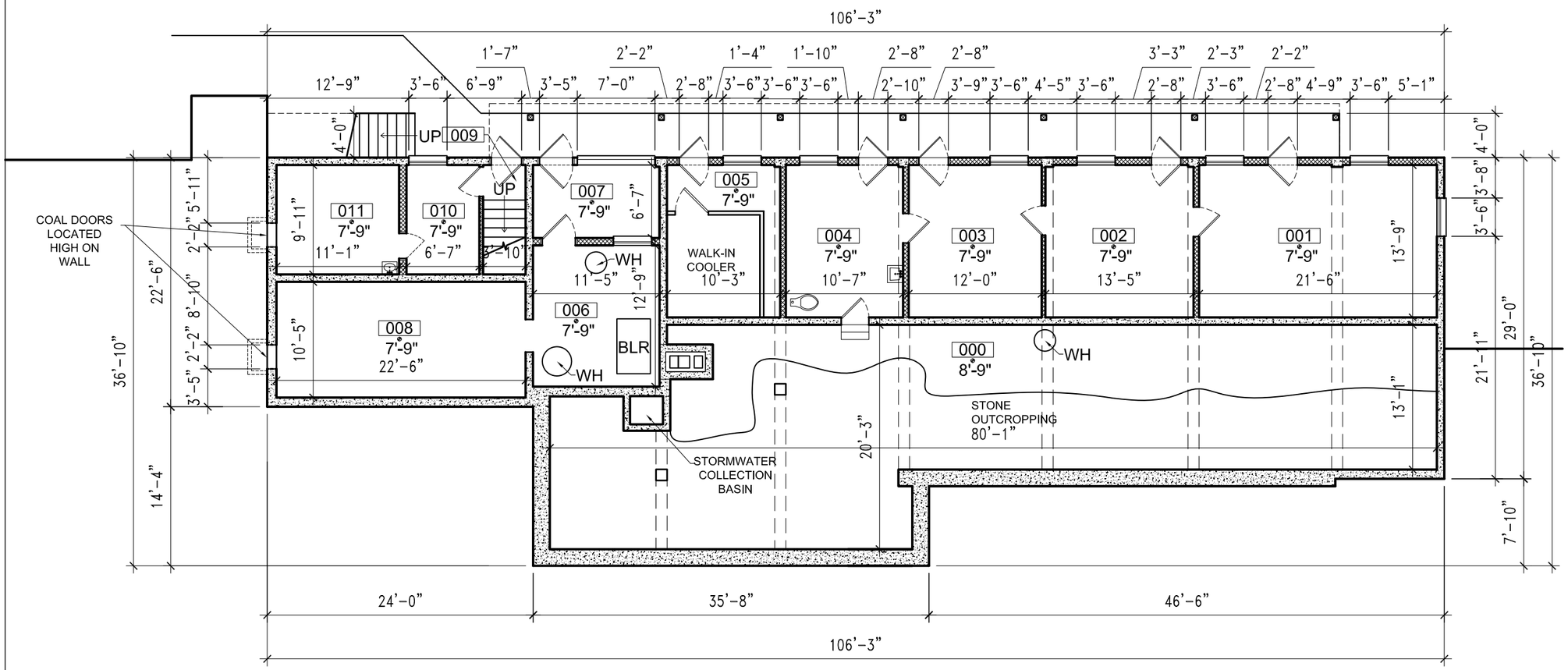
DOUGHTON PARK - LAUREL SPRINGS, NORTH CAROLINA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION DATE: 06.06.2018

RECORDED BY: JKO+JPA

SCALE: 1/16" = 1'-0"

HSR APPENDIX B: SHEET 1



1 BASEMENT / FOUNDATION PLAN

SCALE: 3/32" = 1'-0"

0 4' 8' 16' 24'

TRUE NORTH

PLAN NORTH

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

BLUFFS COFFEE SHOP

DOUGHTON PARK - LAUREL SPRINGS, NORTH CAROLINA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

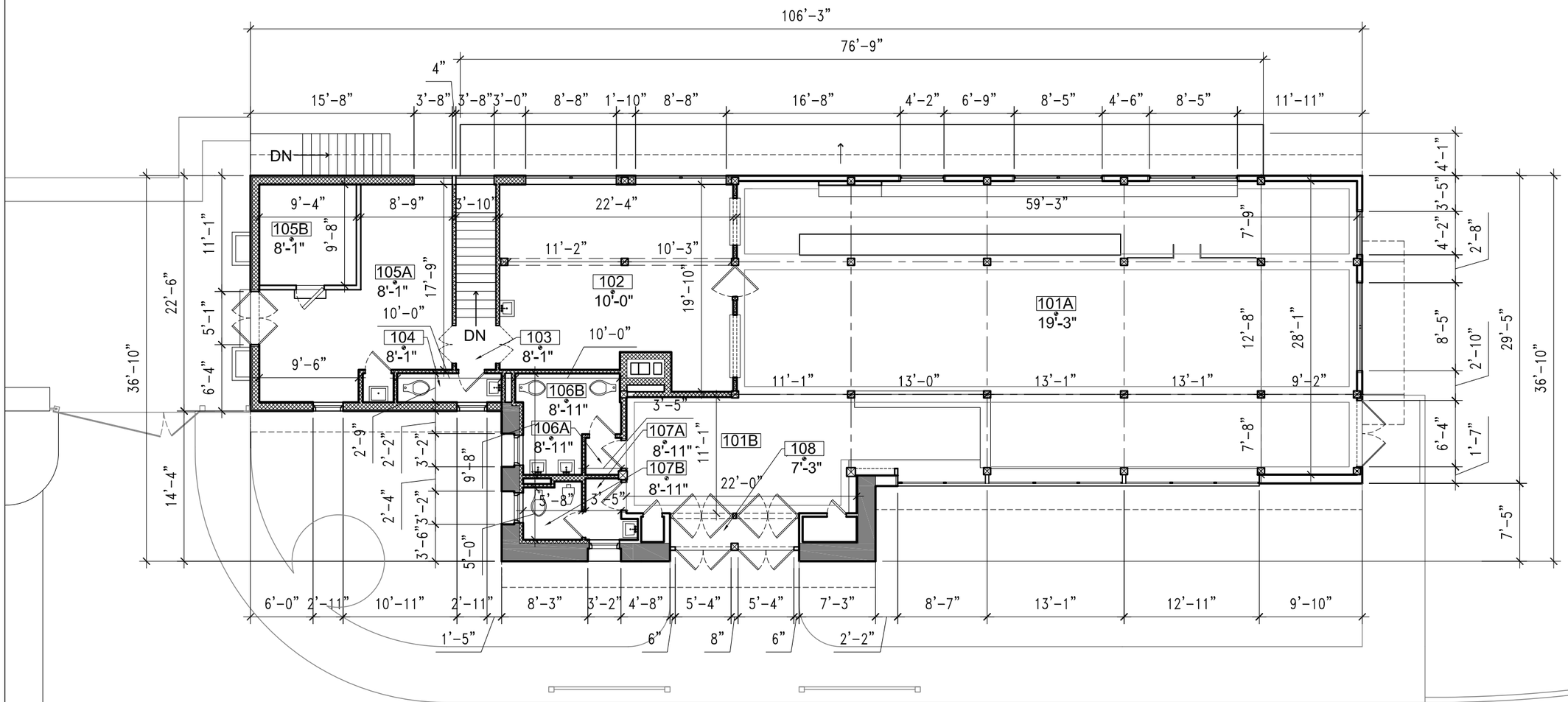
RECORDATION DATE:
04.17.2018

RECORDED BY:
JKO+JPA

SCALE:
3/32" = 1'-0"

HSR APPENDIX B: SHEET

2



1 MAIN-LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 4' 8' 16' 24'

PLAN NORTH

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

BLUFFS COFFEE SHOP

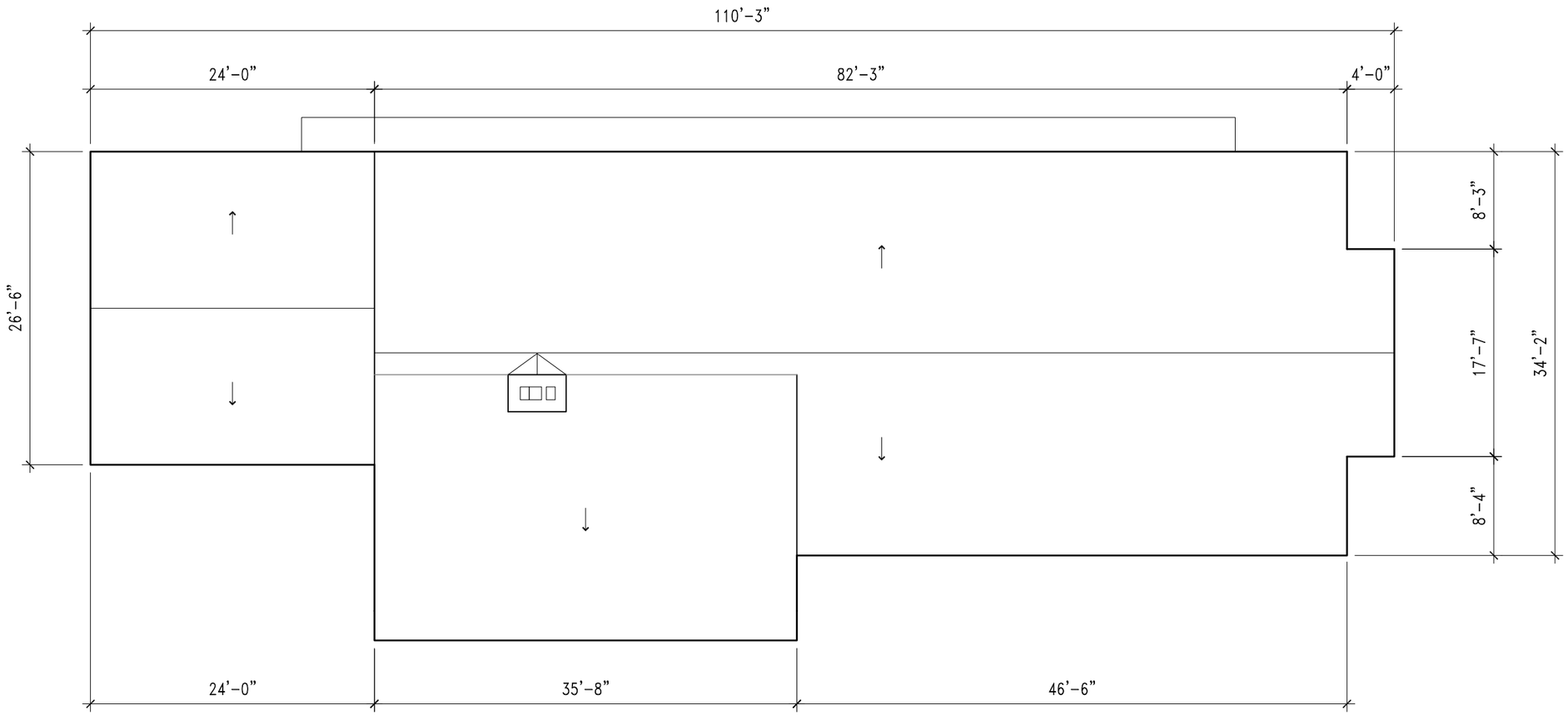
DOUGHTON PARK - LAUREL SPRINGS, NORTH CAROLINA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION DATE:
04.17.2018

RECORDED BY:
JKO+JPA

SCALE:
3/32" = 1'-0"

HSR APPENDIX B: SHEET
3



1 ROOF PLAN

SCALE: 3/32" = 1'-0"

0 4' 8' 16' 24'

TRUE NORTH

PLAN NORTH

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

BLUFFS COFFEE SHOP

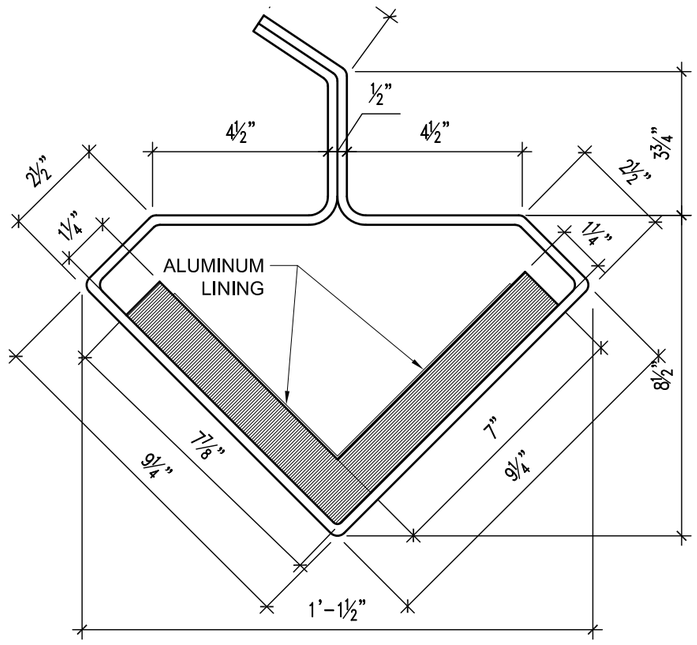
DOUGHTON PARK - LAUREL SPRINGS, NORTH CAROLINA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION DATE:
04.17.2018

RECORDED BY:
JKO+JPA

SCALE:
3/32" = 1'-0"

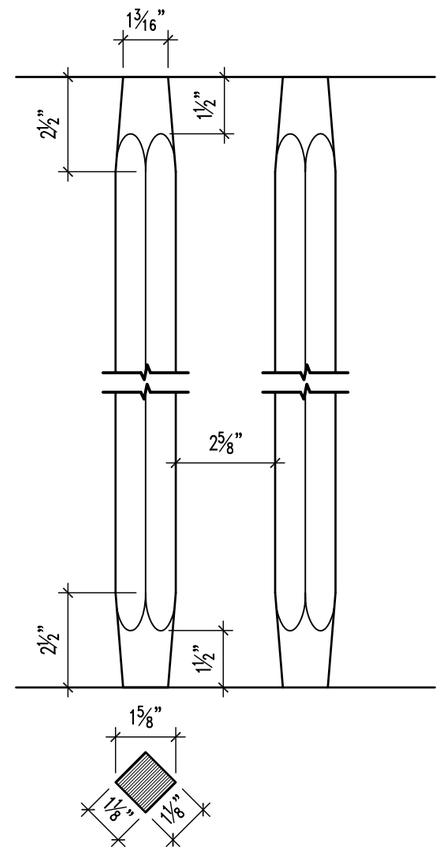
HSR APPENDIX B: SHEET
4



1 WOOD GUTTER - SECTION

SCALE: 3" = 1'-0"

0 2" 4" 6"



2 DECORATIVE WALL SPINDLES - SECTION & ELEVATION

SCALE: 3" = 1'-0"

0 2" 4" 6"

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

BLUFFS COFFEE SHOP

DOUGHTON PARK - LAUREL SPRINGS, NORTH CAROLINA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION DATE:
06.06.2018

RECORDED BY:
JKO+JPA

SCALE:
3" = 1'-0"

HSR
APPENDIX B:
SHEET

5