

HISTORIC STRUCTURES REPORT

GRANT RANCH HOUSE COMPLEX

JOSEPH D. GRANT COUNTY PARK

County of Santa Clara
Parks and Recreation Department



Final Report
November 7, 2012

Carey & Co., Inc.
Architecture ■ Planning ■ Conservation



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Prepared for:
County of Santa Clara
Parks and Recreation Department

Prepared by:
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Accepted by:
County of Santa Clara Parks and Recreation Commission

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INTRODUCTION

Joseph D. Grant County Park is a 9,723 acre County park situated in the eastern foothills of Santa Clara Valley. It features a small complex of historic wood frame buildings, begun by Adam Hubbard in 1882 and added to by Joseph Grant in the late 1920s and 1930s. The present configuration also includes construction by the Grant family from the 1950s and 1960s. The complex includes the Ranch House (Main House), Cook House, Carriage House with attached garage, Guest House with attached garage, Tank House, and McCreery Cottage, which are the focus of this report. Other structures include the “rat proof” storage shed with an attached open shed, and US Geological Survey (USGS) seismograph device.

Originally a residential compound, the buildings are now either unoccupied or used as park facilities including the Park office and visitor center. All buildings are in various states of deterioration.

PURPOSE

This Historic Structure Report (HSR) is intended to provide the County of Santa Clara Parks and Recreation Department (Parks Department) with a guide for the future repair, rehabilitation and maintenance of the Grant Ranch House Complex (Ranch Complex). It is also intended to evaluate

the property’s eligibility for listing on the National Register of Historic Places and the California Register of Historical Resources and may be used to seek State and/or Federal designations.

This report includes:

- Narrative history of the Ranch Complex
- Chronology of construction
- Period of significance discussion and significance evaluation
- Significance diagrams
- Architectural descriptions of the exterior and interior of each building
- Conditions and recommendations for the exterior and interior of each building
- Landscape description report
- Engineering description, conditions, and recommendations reports
- Historic photographs
- Photographs illustrating conditions
- Qualification of the HSR authors.

METHODOLOGY

Carey & Co. first reviewed information provided by the Parks Department, including drawings, historic photos, letters, receipts, and other documents, Draft Department of Parks and Recreation Primary Record (DPR) forms and Joseph D. Grant

County Park Master Plan, July 1993. This report was prepared as per the methodology recommended by National Park Service (NPS) as outlined in *Preservation Brief 43*.

Next, Carey & Co. and its team of consultants conducted an on-site investigation in November 2011. During the site visit, room-by-room surveys of the complex, noting significant historic features and conditions of each space, were conducted. The same process was used on the exterior, noting significant historic features and conditions elevation-by-elevation. In addition, landscape elements and features were identified and cited in the same way. Many photographs documenting the existing conditions were taken.

EVALUATION

Prior to conducting the field investigation, Carey & Co. developed specific evaluation criteria to provide a systematic way to assess building components with different historic values and in varying states of deterioration. At the same time, it allows future users of the document to quickly find information on building components.

First, the staff who conducted the on-site investigations determined the component’s rating of historic value, or significance, on a four-tiered rat-

ing system from very significant to non-contributing. Once the significance was established, the firm determined the condition, or degree to which historic fabric had deteriorated or been altered.

The condition rating is a three-tiered system ranging from good to poor. Finally, Carey & Co. rated the priority or importance of addressing any given deficiency on a three-point scale ranging from high to low.

Rating:

Historic value rating entails a professional judgment of the historic significance of each component based upon research of historic documents and on-site observation. The ratings are as follows:

Very Significant: The space or components are central to the building's architectural and historic character. In addition, the space or components display a very high level of craftsmanship, or are constructed of an intrinsically valuable material, or are a unique feature. While these spaces must be maintained and kept in good repair, the spaces or components shall not be altered or removed under any condition.

Significant: The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure's historic character. In addition, they display a high level of craftsman-

ship. These spaces or features must be maintained and kept in good repair, but shall not be altered or removed.

Contributing: The space or components may not be extraordinarily significant as isolated elements, but contain sufficient historic character to play a role in the overall significance of the structure.

Non-contributing: The space or components fall outside of the building's period of significance, or are historic but have been substantially modified. Little or no historic character remains.

Conditions:

Condition describes the degree of fitness of each component or space based upon on-site observation. The ratings are as follows:

Good: The space or components are intact and sound. Few imperfections are visible and they require minor, if any, repair work.

Fair: The space or components show signs of wear or deterioration.

Poor: The space or components are no longer performing their original function or are missing.

Priority:

Priority provides a measure of each deficiency and show the importance of correcting deficien-

cies. The ratings are as follows:

High: Advanced deterioration is present or will occur if the deficiency is left uncorrected, possibly leading to the deterioration of adjacent building materials or posing a threat to life safety. High priority repairs should occur within one to two years of the drafting of this document.

Medium: The deficiency is not an immediate threat to the soundness of the building, but deterioration will result in the future if left unaddressed. Medium priority repairs should occur within two to four years of the drafting of this document and should be addressed once high priority items are resolved.

Low: Either no deficiency is present or deterioration is so minor that further damage will not result. Low priority repairs can be made at any time, keeping in mind that components should be maintained to avoid requiring higher priority repair.

APPROACH

Any remedial work to the six buildings at the Grant Ranch House Complex– the Main House, Cook House, Tank House, Guest House, Carriage House and McCreery Cottage – must have a minimal impact on these buildings' historic fabric. Deficiencies that threaten life and safety, or that

cause deterioration must be corrected on a priority basis. The value of any other improvements must be weighed against the value of the buildings' historic and material integrity. The historic fabric and significant historic elements of the each building, and landscape feature have been described in the evaluation sections of this report.

Recommendations – Secretary of the Interior’s Standards

The County of Santa Clara currently owns and operates Joseph D. Grant County Park (Grant Park). The current existing uses including the park office, group picnics, history walks and Main House tours, nighttime astronomy activities, weddings, and Junior Ranger programs are consistent with the Secretary’s Standards. Future programs may expand on the above uses, and should be implemented only after being scrutinized for adherence to the Secretary’s standards. Because the Ranch House complex is a designated historic resource, the California Environmental Quality Act (CEQA) requires that any work, including implementing the recommendation in this report, must follow the Secretary of the interior’s Standards for the Treatment of Historic properties (Rehabilitation treatment). The Secretary of the Interior defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural value. Our specific exterior approach and interior

recommendations reflect this context. Rehabilitation will provide for the maintenance of the Grant Ranch House Complex’s historic character, while simultaneously allowing for the widest variety of programs for reuse. All proposed work on the structures must comply with the Secretary of the Interior’s Standards for Rehabilitation, below.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a

distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Apart from the Secretary’s Standards, applicable codes guidelines and policies include the California Building Code (CBC), applicable Santa Clara County codes or local amendments to the CBC ,

provisions of the American's With Disability Act (ADA), The California Historical Building Code, and the Santa Clara County Green Building Policy (2009).

Accessibility: A previous survey for compliance with the Federal Americans with Disabilities Act was prepared for the County of Santa Clara Parks and Recreation Department, should be consulted for specific recommendations pertaining to ADA accessibility at the building complex. Generally all public facilities must be made accessible. Historic properties are not exempt from this requirement, and projects designed to provide access (such as entrance ramps) must follow the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation Treatment). In addition, Title 24 Section 8, the California Historical Building Code, is an alternative code available for use only on historic buildings that are listed on local, state or federal registers. It contains special provisions intended to create access while preserving the resource's historic character.

Sustainable building practices: In September of 2009 the Santa Clara Board of Supervisors adopted a policy designed to ensure that County buildings would be built or improved to meet the Leadership in Energy and Environmental Design (LEED) and GreenPoint rating system and building standards. The LEED system is generally applied to public or commercial buildings and the

GreenPoint system is applied to residential buildings. Because the rating systems and building standards are relatively new, they are written primarily with new buildings in mind, and dedicated standards for historic buildings will undoubtedly appear in the future. This said, green building principles do apply to any work contemplated at the Grant Ranch House Complex, particularly in regard to material procurement and demolition disposal. Section 7.14.2 – Policy, of the Green Policy for County Government Buildings document states:

“Historical buildings are expected to be a green as possible without impacting the historic fabric of the structure”.

ADMINISTRATIVE DATA

Historic Name:

Rancho Cañada de Pala

Current Name:

Grant Ranch House Complex
Joseph D. Grant County Park

Location:

18405 Mt. Hamilton Road
San Jose, CA

Designation:

California Point of Interest (SCL-049 Joseph D.

Grant Ranch at Hall's Valley)

County of Santa Clara Historic Resources Inventory

Date(s) of Construction:

1882 - 1972

Period of Significance:

1927 - 1942

PROJECT TEAM

County of Santa Clara

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Carey & Co.

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Elizabeth Graux, Intern Architect
Jilian Cadouri, Intern Architect

All Carey & Co. staff members meet the Secretary of the Interior’s Professional Standards for their respective disciplines.

Biggs Cardosa

Dennes Furia, Structural Engineer

List Engineering

Ron Blue, Mechanical Engineer

EdesignC

Rosanna Lerma, Principal Electrical Engineer

PGA

Chris Patillo, Principal Landscape Architect



Grant Ranch House Complex Location Map.

HISTORICAL BACKGROUND AND CONTEXT

BRIEF DESCRIPTION

Joseph D. Grant County Park (Grant Park) is a 9,723 acre County park surrounding and including much of “Hall’s Valley” at the base of Mt. Hamilton in the eastern foothills of the Santa Clara Valley (figure 1). The property was purchased by the County of Santa Clara in 1975 and opened to the public in 1978. The park is rich in environmental, cultural and archaeological resources and is designated a California Point of Interest (SCL-049 Joseph D. Grant Ranch at Hall’s Valley). Grant Park has a number of buildings, many of which are no longer in use, that were constructed by Joseph Grant and various land owners prior to Grant’s tenure.

Among the many buildings, the most prominent ones make up the main House Complex. There are at least eight extant structures located in the main ranch complex. Five structures are grouped around the main courtyard, and include the Ranch House (Main house), Cook House, Tank House, Guest House with attached garage, and Carriage House with attached garage. Other structures which make up the main house complex include the “rat proof” storage shed with attached open shed, US Geological Survey (USGS) seismograph device, and McCreery Cottage which is located south of the complex along San Felipe Creek.



Figure 1. Joseph D. Grant County Park (Grant Park Archives).

The Ranch House was originally a smaller structure constructed by Adam Hubbard in 1882 and remodeled and expanded in the Colonial Revival Style in the 1930s by Joseph Grant. Hubbard also constructed several of the other structures which make up the ranch house complex. These included the Tank House and Cook House which were detached structures, a woodshed, and a large white barn/garage located on the northwest

corner of the courtyard. The water tank on top of the Tank House was offset to accommodate a windmill. Between 1927 and 1932 Joseph Grant attached the Tank House to south end of Cook House, and in the 1930s, remodeled the Tank House and the Cookhouse and constructed the “rat proof shed” structure.

In conjunction with the remodel and expansion



Figure 3. Bernal Adobe with Frank Tiernan, early 20th century (Courtesy of Ron Bricmont).

among themselves. Jose de Jesus settled in the northern third nearest what became Alum Rock Park. This area was sold to his cousin Juan Pablo Bernal of the Rancho Santa Teresa and others circa 1867. Juan Crisostomo settled in the center third encompassing the area known as Hall’s valley, which, upon his death in 1862 went to his heirs. Jose Antonio settled in the southern third which was sold in the late 1840s and early 1850s,

and where, after 1880, Hall, Snell and Grant took up residence.

The Rancho headquarters were located partially within Joseph D. Grant Park and partially within private property. Three Bernal adobes were known to have existed on the rancho (figure 3). One of the original adobes still stands on private property overlooking what was known as

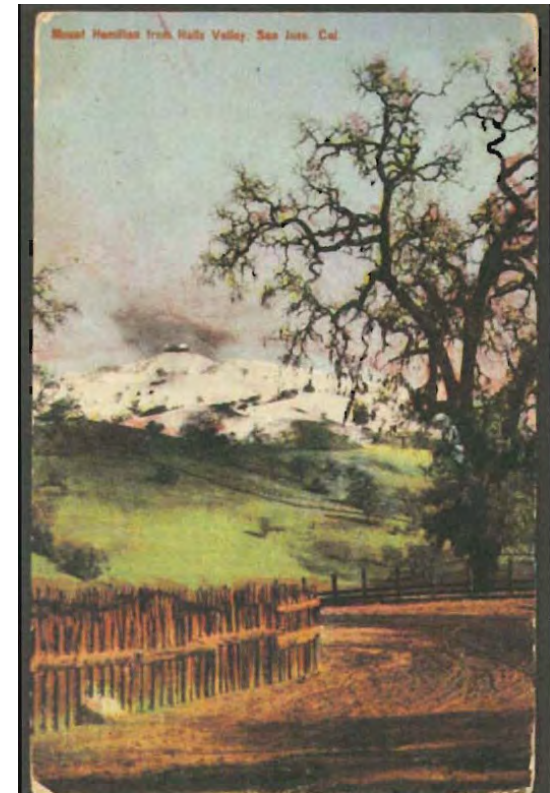


Figure 4. Mt. Hamilton Road near the stage stop in Halls Valley (Courtesy of Edward Allegretti).

the Bernal Lagunita “Lake”. The Bernal Lake was extensively modified by Joseph Grant who diverted streams and built dams, enlarging the lagunita to its current size, and named it Grant Lake (figure 6).

An 1851 congressional “Act to Ascertain and Settle Private Land Claims in the State of California” required holders of Spanish and Mexican



Figure 5. Map from 1876 Thompson and West atlas.

land grants to present their title for confirmation before the Board of California Land Commissioners. In approximately seventy-five percent of the cases heard by the Board, titles were confirmed. The burden of proof of title was on the landholders and land not confirmed became part of the public domain. Confirmed cases were appealed to U.S. District Court as a matter of procedure and all but three of the cases confirmed by the Board were appealed. While the majority (ninety-seven percent) of these cases were resolved by 1885, a few were litigated into the 1940s.

According to the record of claims and decisions of the United States District Court, December 28, 1854, there were three claimants for Rancho Cañada de Pala, Jose de Jesus Bernal, Jose Antonio Bernal, and Juan Bernal de Castro, though Jose de Jesus Bernal was listed as the Grantee.² On March 9, 1863 the land grant for the Rancho Cañada de Pala, consisting of 15,714.10 acres, was approved and a land patent issued by the Court. A patent is the final determination and bestows clear title to the patentees. As was common during the long litigation process, the brothers had sold some of their lands or died by the time the land grant patent was approved in 1863.

Jose de Jesus Bernal was one of 11 children of Dionisio Bernal and Maria de los Dolores Castro.

² Documents Pertaining to the Adjudication of Private Land Claims in California, BANC MSS Land Case File 373 ND.

The three eldest sons, Jose de Jesus, Jose Antonio Ygnacio, and Juan Crisostomo, were born in Santa Clara County baptized at Mission Santa Clara and raised in Pueblo San Jose.

Jose Dionisio Bernal (Dionisio Bernal) was one of eight children of Juan Francisco Bernal and Ana Maria Josefa Daria de Sotomayor who left their home of Rancho Tule, Villa de Sinaloa, Nueva Espana in 1775 to join the Juan Bautista de Anza expedition that settled Pueblo San Jose and the bay area. On the expedition were Juan and Josefa's seven of eight children including Jose Joaquin Bernal and Jose Dionisio Bernal. Jose Joaquin Bernal was the grantee of Rancho Santa Teresa located in the Santa Teresa hills in south San Jose. Dionisio Bernal was 10 years old on the expedition and grew up at the Presidio San Francisco, later becoming a soldier for Spain stationed at the Presidio as well as Mission Santa Cruz, Mission Santa Clara, and San Juan Bautista. In 1815 he was named Mayordomo of San Juan Bautista.

The 1876 Thompson and West Atlas (figure 5) shows Barbara Bernal (1900 acres), J. Trimble (271.73 acres), Frederic Hall (two parcels totaling 2951 acres), and others owning much of the northern portion of the Cañada de Pala rancho, and John D. Shafter (5,800 acres) owning the southern portion of the rancho.³ Barbara Espino-

sa y Bernal, married to Juan Bernal, inherited the large central portion of the rancho. Both Juan and Barbara Bernal were living in San Jose at the time of the 1860 census. In 1875, Barbara Bernal married George Washington Bellomy, Jr., the son of an early area settler of the same name also known as Jorge de Jesus Bellomy and Maria Timotea de Jesus Bernal. Maria Timotea Bernal was the sister of the grantee brothers Jose de Jesus, Jose Antonio, and Juan Crisostomo Bernal.

By the 1880s, a community of relatives of the Bernal, Bellomy, and Espinosa families was living in Hall's Valley. It is not known if the extant buildings along Mt. Hamilton Road (figure 4) in the area of the Tiernan Ranch (north of the main ranch building complex) are part of the larger Bernal family holdings from this period.

In 1880, Joseph D. Grant began to acquire former Cañada de Pala rancho lands. Born in 1858, Joseph was the only son of Adam Grant, a California Pioneer who came to California in 1850,⁴ and made a fortune with his San Francisco mercantile business. Joseph Grant started his career in his father's dry goods store, but branched out into multiple business interests. He founded the Columbia Steel Company, was president of the California-Oregon Power Company, and was on the board of directors of the General Petroleum

³ Thompson and West. *Historical Atlas of Santa Clara County*, 1876.

⁴ Grant, Joseph D. *Redwoods and Reminiscences*, 1973, pg. 3 & 7.



Figure 6. "Big Lake," May, 1935 (Grant Park Archives).

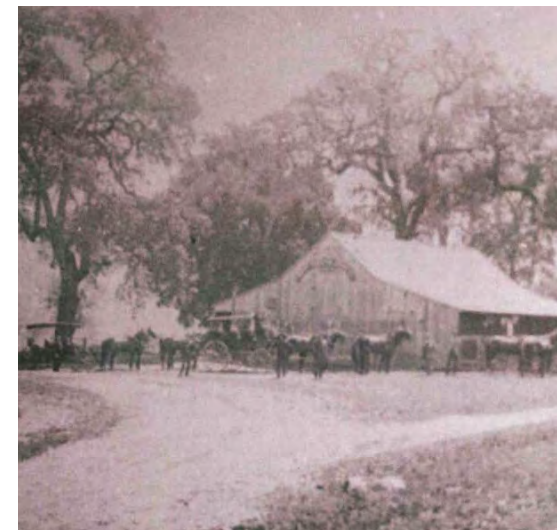


Figure 7. Hall's Valley Stage Stop, early 1880s (Courtesy of the Sourisseau Academy, San Jose State University).

FRENCH & ST. CLAIR

RELATIVE LOCATION OF SECTIONS

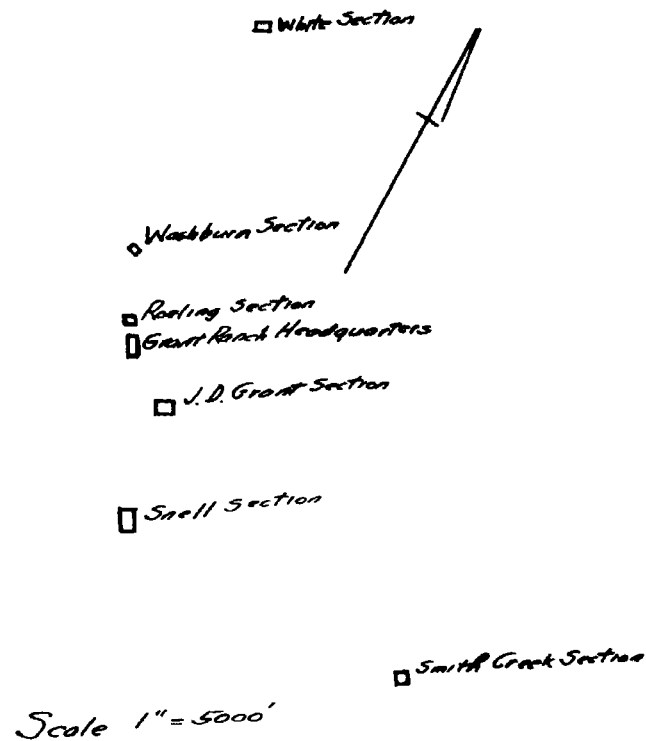


Figure 8. French & St. Claire drawing showing relative location of sections of land, 1937 (Grant Park Archives).

Company. Joseph Grant was a good friend of Leland Stanford and replaced Stanford on the board of the Central Pacific Railroad after his death. His social life was equally elite. Joseph Grant joined the Bohemian Club in 1882 and founded the Burlingame Country Club. Besides the Hall's Valley ranch, Grant owned a mansion in San Francisco, as well as houses in Burlingame and Carmel. Joseph Grant supported Stanford University as a life trustee. He was the Chairman of the Board of the Save-the-Redwoods League for 21 years and oversaw the formation of many redwood state parks in California.⁵ He invited the rich and famous to his ranch retreat to enjoy sport and entertainment. Some of the famous visitors of the time were President Herbert Hoover, the Crocker and Flood families.

When Joseph Grant was a young man in California he travelled the state on horseback. He met Henry Miller in these travels and decided he wanted to emulate him and become a cattle baron. He also became close friends with the Vachell brothers, a prominent family from England, and spent some time at their spacious ranch in San Luis County. In San Luis and Oceanside Grant stayed with some of the Spanish-California families that still owned ranchos in California, and described these families as "courtly, splendid and graceful."⁶

5 Save-the-Redwoods League. Letter to Mrs. Joseph D. Grant on the passing of Grant. Feb. 20, 1942.

6 Grant, *Redwoods and Reminiscences*, 1973, pg. 37.

These experiences shaped Joseph Grant and he began to build his own rancho in the eastern foothills above San Jose. In 1880 at the age of 22 he bought his first holdings along the east side of Rancho Cañada de Pala lands. He thought of his ranch “as a place of sparkling sunshine; at all seasons.”⁷ Some of the property owners of the time as shown in the 1890 Thompson and West Atlas were Amos White, J.W. Guerraz, J. Ogier, A.N. Story, H. Washburn, V.B. Edwards, the Bernal, G.H. Roeling, A.E. Hubbard, and Thomas Snell.⁸ By 1911, Grant owned the north end of Hall’s Valley and much of Thomas Snell’s southern portion of the Cañada de Pala Rancho. He expanded his holdings to approximately 30,000 acres as he bought up additional parcels of land from his neighbors and created his own rancho.

One of the more well known property owners was Thomas Snell. By 1890 he had purchased John D. Shafter’s 5,800 acre property in the southern portion of the rancho and lived above where the Snell Barn is today. He was the owner of the Hall’s Valley Stage Stop (figure 7) and the Smith Creek Hotel (figure 9) and its horse change barn. Both of these sites are within the boundary of Joseph D. Grant County Park.

In 1876 the Bernal family owned a narrow strip of land along the west side of Aguague Creek as well

⁷ Grant, *Redwoods and Reminiscences*, 1973, pg. 38.

⁸ Thompson and West. *Historical Atlas of Santa Clara County*, 1890.

as the central portion of the rancho. A complex of buildings associated with the Bernal family had existed during the late nineteenth century along the west side of Mt. Hamilton Road where it crosses a branch of the Arroyo Aguague. By 1890, they had sold the land along Aguague creek retaining property in the central section of the rancho identified as the “Bernal Partition” in the 1890 Thompson and West Atlas.⁹ The last Bernal descendant to own property in the area was Rose Dickey who died May 6, 1947; her property eventually became part of Grant Ranch.

By 1911 the remainder of the central portion of the Cañada de Pala rancho was owned by the Tiernan family and by Frank Hubbard. Adam Hubbard, Frank Hubbard’s father, constructed most of the current complex structures including the main Ranch House, Tank House and Cook-house. Circa 1896, Frank Hubbard was living in the Ranch House and running cattle on the property. In 1919 Frank Hubbard planted a plum and pear orchard of approximately 29 acres located east of the main house (figure 10). The orchard extended up to the house including the Grant era lawn area. Remnant trees from this orchard still remain.

Joseph Grant demolished most of the buildings on the properties he acquired, including the Roeling

⁹ Thompson and West. *Historical Atlas of Santa Clara County*, 1890.



Figure 9. Smith Creek Hotel, c.1933 (Grant Park Archives).



Figure 10. “View of Ranch House” showing orchard east of the Main House, Dec. 1938 (Grant Park Archives).



Figure 11. "Halls Valley Ranch," August, 1938 (Grant Park Archives).



Figure 12. Mr. & Mrs. J.D. Grant, Grant Ranch, Aug. 31, 1941 (Grant Park Archives).



Figure 13. "Mimi-Grant Ranch," September, 1938 (Grant Park Archives).

buildings, Snell House, and Smith Creek Hotel buildings (figure 8). Joseph Grant's earliest ranch compound was located near Quimby Road, at the site of the Grant Ranch stables. That compound consisted of a cook's house, a ranch manager's house, two large barns, a bunk house, a carriage house, a granary, a blacksmith shop, water tank and pump house, and various animal enclosures. Some of these buildings are still standing.

In 1927, Joseph Grant acquired Frank Hubbard's holdings. The present Grant Ranch House Complex (figure 11) which includes the Park headquarters is on the site of Hubbard's lands. Grant remodeled the 1882 Hubbard ranch house into an elegant country home and added a swimming pool, tennis court and a bass pond, and replaced the orchard trees near the house with a lawn.

Grant operated his vast holdings as a working cattle ranch, where he raised cattle, sheep and horses, and as agricultural land, growing corn, alfalfa, and potatoes among other vegetables (figure 14). Grant undertook extensive irrigation projects between 1932 and 1935, diverting streams and building a dam to enlarge Grant Lake. He also constructed pipelines and operated wells on his property (figure 15).

Joseph Grant was married twice and had three children. His first wife, Florence Eliza Hull, was the adopted daughter of the Stanfords. She died at the age of 27 from a heart condition. They

had one child, Douglas Grant, who was born on August 7, 1887. In 1898 Joseph Grant married Edith Macleay (figure 12) and had two daughters Josephine and Edith. Josephine had no children. Edith Grant (Ordway) had one daughter, Edith “Mimi” (figure 13).

Douglas Grant was expected to take over the family business. He attended Yale but did not complete his studies due to a degenerative deafness. Douglas was an exceptional golfer and competed in many tournaments. He was one of the co-designers of Pebble Beach Golf Links¹⁰ and died in Carmel in 1966. Douglas met his future wife, Elspeth Hall, in England on one of his golfing tours. They had two children Ian Grant, who died in World War II, and Elspeth Grant Bobbs who was born August 10, 1920. Elspeth Grant Bobbs currently resides in Santa Fe New Mexico with her two daughters.

After the death of Joseph Grant in 1942 and his wife Edith in 1948, the ranch was left to their children. Daughter Josephine Grant McCreery bought out her siblings’ interests in the ranch and continued its operation as agricultural land and a working cattle ranch. She resided in the main ranch house from 1958 until her death in 1972,¹¹ and also had residences in Paicines and an apartment in San Francisco. In the late 1960s the

¹⁰ Hotelling, Neal. *Pebble Beach Golf Link: The Official History*, 1999, pg. 34.

¹¹ Grant County Park Archives.

ranch became difficult for Josephine to manage both financially and operationally. She began to sell off portions of the ranch to people she felt were the proper type of people to have as neighbors. She entertained the idea of selling some of the property to a group who was financing “Congoland” which would have brought the Congo and its animals to San Jose, but after much consideration, declined this offer. In her later years, Josephine had a loyal group of employees living at the ranch to handle the day-to-day operations.

Upon her death, Josephine Grant McCreery willed half of the ranch to the Save-the-Redwoods League where she served as a board member. The other half of the ranch was willed to the Menninger Foundation in Kansas, another organization with which she had board affiliations. In 1975, both organizations sold their portion of the ranch to the County of Santa Clara. Joseph D. Grant County Park was dedicated and opened to the public in 1978.



Figure 14. Cattle herding, date unknown (Grant Park Archives).



Figure 15. “To Snell,” showing pipeline installation project from lake to Snell agricultural land, 1932. (Grant Park Archives).

CHRONOLOGY OF CONSTRUCTION

- 1837 Rancho Cañada de Pala, a 15,714 acre property, is the residence of Jose de Jesus Bernal and two of his brothers, Jose Antonio Ygnacio and Juan Crisostomo, and their families. They build three adobes on the property, one of which still exists on private property overlooking present day Grant Lake.
- 1839 Rancho Cañada de Pala is established through a land grant by Governor Juan Alvarado to Jose de Jesus Bernal.
- 1854 The brothers are land grant claimants for Rancho Cañada de Pala. It was common for land grant claimants to occupy the land and formalize their petition prior to approval of the land grant by the U.S. District Court and subsequent issuance of the land grant patent.
- 1863 The land grant for the Rancho Cañada de Pala consisting of 15,714.10 acres is approved and a land patent issued by the Court.
- 1880 Joseph D. Grant acquires his first land holdings in Rancho Cañada de Pala.



Figure 16. South corner of Main House, c.1926 (Grant Park Archives).



Figure 17. Grant Ranch House complex, c.1926 (Grant Park Archives).

- 1882 The Cookhouse, Tank House, barn, woodshed, water tanks, and a “simple” farm house are built by Adam Hubbard (figures 16 & 17).

- 1896 Adam Hubbard’s son Frank Hubbard is running cattle and living in the Ranch House.

- 1919 Frank Hubbard plants a plum and pear orchard of approximately 29 acres, located east of the main house. The orchard extends up to the house with some trees in the current lawn area. A vegetable garden is planted in the current location of the sunroom.

- 1927 Joseph D. Grant buys Hubbard property from Frank Hubbard.

- 1927-1932 Joseph D. Grant begins extensive renovations to the complex. He attaches the Tank House to south end of Cook House, constructs the “rat proof shed”, begins renovations of the Main House, and builds a swimming pool and pool house. He installs the lawn and constructs a berm along the east and south side of the lawn, planting shrubs along south side of the berm for privacy from Mt Hamilton Road. Grant extensively remodels the Main House, according to a 1932 appraisal of the property. He adds a covered porch and second floor balcony at the southeast elevation and repairs or replaces exterior siding and windows. Work is performed under contractor George I. Thorp (figures 18 & 19).



Figure 18. Grant Ranch House complex, c.1932 (Grant Park Archives).



Figure 19. South corner of Main House, c.1927 (Grant Park Archives).



Figure 20. Woodshed originally built by Adam Hubbard, 1927 (Grant Park Archives).



Figure 21. New Guest House adjoining woodshed, 1937 (Grant Park Archives).

- 1932, Oct. French & St. Clair perform a real estate appraisal of the property. The woodshed is valued at \$335, the tank house at \$839, the dining room at \$2900, the garage at \$2330, and the main house at \$6750.
- 1933 Josephine Grant McCreery marries Captain Selby McCreery. Grant builds her and her new husband a cottage near San Felipe Creek by adding to a structure which was moved from another location on the ranch and extensively remodeling the cottage. George I. Thorpe is the contractor. A July 1933 appraisal values the cottage at \$3800.
- 1933, June 19 Joseph D. Grant has Mt. Hamilton Road relocated to the north of his residence.
- 1932-1937 Grant performs major renovations to the complex buildings. He remodels and renovates the “barn”/garage built by Hubbard, joining the woodshed to the garage and constructing additions to create guest quarters thus creating the present day Carriage and Guest House layout (figures 20 & 21). He also rebuilds/renovates the Tank House (figure 22). He enlarges the Cook House from 31’x 36’ to 60’x 30’ by adding two wings to the northwest and southeast elevations where porches used to be, the area to the northwest serving as a “cook’s” apartment (figure 24). He also remodels the main house, adding a second floor at the wings flanking the original house, extending the gabled roof over the porch at the southeast elevation, and adding gabled dormers in the original roof to match those in the new roof (figure 23). Work was performed under architect Douglas Dacre Stone and contractor George I. Thorp.



Figure 22. Complex under construction, 1937 (Grant Park Archives).



Figure 23. Main House under construction, c.1937 (Grant Park Archives).

- 1937, June French & St. Clair perform a real estate appraisal of the property. The dining room and tank house are valued at \$12,000, the garage (Carriage House), woodshed, and servants quarters (Guest House) at \$7000, and the main house at \$23,100.

- 1942 Joseph D. Grant dies and his wife Edith inherits the ranch (figure 25).

- 1948 Edith Maclae Grant dies and Josephine Grant McCreery becomes the sole owner of the property after buying out her siblings interest in the property.

- 1950s A second swimming pool is built in the location of the first swimming pool but is shorter than the original. A “glass” house approximately 10’ x 15’ is constructed on the foundations of the former “quail house”. A section of the west facing porch is walled in to create a small kitchen area and pantry.

- 1958 Josephine and her husband are separated and Josephine takes up full time residence at the ranch.

- 1963 The addition to the north of the guest house, including a kitchen, living room, garage, and the expansion of one bedroom is completed.



Figure 24. "Rebuilding Ranch House," May, 1937 (Grant Park Archives).



Figure 25. J.D. Grant, Grant Ranch, Aug. 31, 1941 (Grant Park Archives).

- 1972 Josephine Grant McCreery dies. She wills the property to the Menninger Foundation and the Save-the-Redwoods League. The ranch is put up for sale and is slated for a housing development. The property sales brochure promotes it as a "scenic, remote and pastoral setting" suitable for "possible development into ranchettes, or into public and private clubs for golf, hunting, riding, fishing and other recreational activities." There are only caretakers watching the property from 1972 to 1975.
- 1975 The ranch is purchased by Santa Clara County to be preserved as a park.
- 1975-1978 The park remains closed to the public and work is done on the complex. The complex buildings are painted with lead paint in non-historic colors. The Cook House becomes the park office, and the Main House living room and sunroom become a visitors' center. In 1978 Joseph D. Grant County Park is open to the public.
- 1986 The department commissions Spencer and Associates for a field report on the restoration of the complex. Some repairs are completed by contractors.
- 1993 The Joseph D. Grant County Master Plan is completed by the Amphion Environmental Inc. and 2M Associates.

-
- 1995 The ranger office is moved to the west end of the Guest House.
- 1996 Painting and Restoration Project of the ranch house complex is undertaken. The project includes various carpentry repairs and repairs to rain water systems and windows as preparation for painting,. The lead paint is removed and the complex's original colors are restored. Asbestos abatement limited to accessible areas in the basement is completed.
- 1998 The complex roofs are replaced. However the brown color does not match the historic green color of the roofs.
- 2000 The visitor center is removed from the Main House. The Main House sunroom, living room, and two bathrooms are repainted.
- 2001 The sunroom floor is refinished.
- 2002 Donations and purchases of historic furniture begins. The office, hallway, landing, and five bedrooms are painted.
- 2003 A seismic study is completed by William Lettis and Associates.
- 2004 Work begins on the new rose garden after Elspeth Grant Bobbs offers to donate historic roses for the garden.
- 2007 An earthquake occurs on October 7, 2007 causing significant damage to six chimneys in the complex.
- 2008 The hardwood floors are refinished in the remaining rooms downstairs and all but two rooms upstairs. The rose garden is dedicated.
- 2009 The acorn woodpecker deterrent project is completed. The shutters are replaced. The Chimney Seismic Restoration Project plan is completed. The Cook House interior is painted and the wood countertops are refinished.
- 2010 Another earthquake occurs causing further damage to the chimneys.
- 2010, Dec. The Chimney Seismic Restoration project is completed.

STATEMENT OF SIGNIFICANCE

The regulatory framework outlined below offers an overview of state and national criteria used to assess the historic significance and eligibility of a building, structure, object, site or district for listing in the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) and for listing on the County's Historic Heritage Inventory per the County's Historic Preservation Ordinance- Designation Criteria (Division C17-5).

A. National Register of Historic Places (NRHP) – Criteria for Designation

The National Register of Historic Places is the nation's most comprehensive list of historic resources and includes historic resources significant in American history, architecture, archeology, engineering and culture, at the local, state and national level. National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context", and second the property must retain integrity of those features necessary to convey its significance.¹

¹ *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 3.

The National Register identifies four possible context types or criteria, at least one of which must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. "Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. "Property is associated with the lives of persons significant in our past.
- C. "Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. "Property has yielded, or is likely to yield, information important to prehistory or history."²

B. California Register of Historical Places (CRHR) - Criteria for Designation

The California Register is the authoritative inven-

² *How to Complete the National Register Registration Form*, National Register Bulletin, no. 16A (Washington, D.C.: United States Department of the Interior, 1997): 75.

tory of significant architectural and archeological resources. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources are very similar to those used by the National Register of Historic Places, with emphasis on local and state significance. The four criteria are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.³

In addition to separate evaluations for CRHR eligibility, the state automatically lists on the CRHR resources that are listed or determined eligible for

³ *California Register and National Register: A Comparison*, California Office of Historic Preservation Technical Assistance Series, no. 6 (Sacramento, CA: California Department of Parks and Recreation, 2001), 1.

the NRHP through a complete evaluation process. Evaluation for eligibility to the CRHR requires an establishment of historic significance before integrity is considered.

C. County of Santa Clara Heritage Resource Inventory (SCC Inventory)

The Heritage Resource Inventory (Inventory) is an inventory of historic resources for unincorporated Santa Clara County. Section C17-5 of the County Historic Preservation Ordinance (Division C17) provides the Designation Criteria for properties eligible for listings in the Inventory. The criteria are:

- A. Fifty years or older. If less than 50 years old, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the historic resource and/or the historic resource is a distinctive or important example of its type or style; and
- B. Retains historic integrity. If a historic resource was moved to prevent demolition at its former location, it may still be considered eligible if the new location is compatible with the original character of the property; and
- C. Meets one or more of the following criteria of significance:

- 1. Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2. Associated with the lives of persons important to local, California or national history;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- 4. Yielded or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

Integrity

The evaluation of historic significance under CRHR and NRHP is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination of its physical integrity is conducted, that is verification of “the authenticity of an historical resource’s period of significance as evidenced by the survival of characteristics that existed during the resource’s period of significance.”⁴

Both the California and National Register use

⁴ *How to Apply the National Register Criteria for Evaluation*, 44.

seven components of integrity to determine if a property retains sufficient physical characteristics to convey its historic significance. They are:

- 1. Location is the place where the historic property was constructed or the place where the historic event occurred.
- 2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- 3. Setting is the physical environment of a historic property.
- 4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- 5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- 6. Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.
- 7. Association is the direct link between an important historic event or person and a historic property.⁵

⁵ *How to Apply the National Register Criteria for Evaluation*, 44-45.

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

EVALUATION OF GRANT RANCH HOUSE COMPLEX: Summary of Findings

Grant Ranch appears to be significant under National Register of Historic Places criteria A, B, and C, and under California Register of Historical Resources criteria 1, 2, and 3.

Under criterion A/1 (property is associated with events that have made a significant contribution to the broad patterns of local or regional history) Grant Ranch is significant due to its association with patterns of rural cattle raising in Santa Clara County. Joseph D. Grant acquired this property, which was part of Rancho Cañada de Pala, and already had a long history as a rancho, with the goal of establishing his own rancho. This property use was carried on by his children.

Under criterion B/2 (property is associated with the lives of persons important to local, California, or national history) Grant Ranch is significant for its association with Joseph D. Grant, who was a prominent figure in the community, both in business and in society. He founded the Columbia Steel Company, was president of the California-Oregon Power Company, was on the board of

directors of the General Petroleum Company, and replaced Leland Stanford on the board of the Central Pacific Railroad after his death. Joseph Grant also founded the Burlingame Country Club and served as Chairman of the Board of the Save-the-Redwoods League for 21 years, overseeing the formation of many redwood state parks in California.

Grant attended U.C. Berkeley and supported Stanford University as a life trustee. He had a friendship with Herbert Hoover, who attended Stanford, which began in college and continued throughout their lives. Herbert Hoover and his wife stayed at the ranch on many occasions and spent time there after he lost his bid for re-election to Franklin D. Roosevelt.

Under criterion C/3 (property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values) Grant Ranch is significant for its architecture, which embodies typical wood frame construction of the 1930s. The primary architectural resource is the Main House, which remains a fully intact example of a Colonial Revival style country home.

The County of Santa Clara landmark designation is very similar to the California Register. These findings therefore apply to the County Heritage Resource Inventory as well.

Integrity

The Grant Ranch house complex retains integrity for the period of significance and clearly exhibits the design, materials, and workmanship imposed on the property by Grant. The location of the complex remains unchanged. Since the surrounding land is a County Park, it is undeveloped and the complex retains its integrity of setting. Subsequent additions and interior alterations made since the end of the Period of Significance do not detract from the overall integrity of feeling and association with the period of significance for the property.

PERIOD OF SIGNIFICANCE - GRANT RANCH HOUSE COMPLEX (1927-1942)

Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National or California Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance.⁶

The period of significance for the Grant Ranch House Complex spans Joseph Grant's tenure at the property, beginning in 1927 with Grant's

⁶ *How to Complete the National Register Registration Form*, 42.

purchase of the Hubbard property and ending in 1942 with Grant's death. Under Grant, the simple buildings which stood on the property at the time of the purchase were transformed into the complex which exists today, including the Main House, Cook House, Tank House, Carriage House, and Guest House. McCreery Cottage was also constructed during this period by Grant. The majority of Grant's renovations were completed between 1927 and 1937. All construction which falls within the period of significance is interpreted as significant or contributing.

The complex buildings continued their use as a residence following Grant's death, and as such they continued to undergo additions and alterations, done mainly by Grant's children in the 1950s and 1960s. Additions which fall outside the period of significance, and thus are non-contributing, include the Guest House garage, kitchen, and the room currently used as the park office, as well as the enlarged Guest House bedroom and the partitioned bedroom in the Carriage House garage. Other non-contributing alterations include the addition of the kitchen and bathroom on the first floor of the Carriage House, and the replacement of interior finishes in some of the buildings.

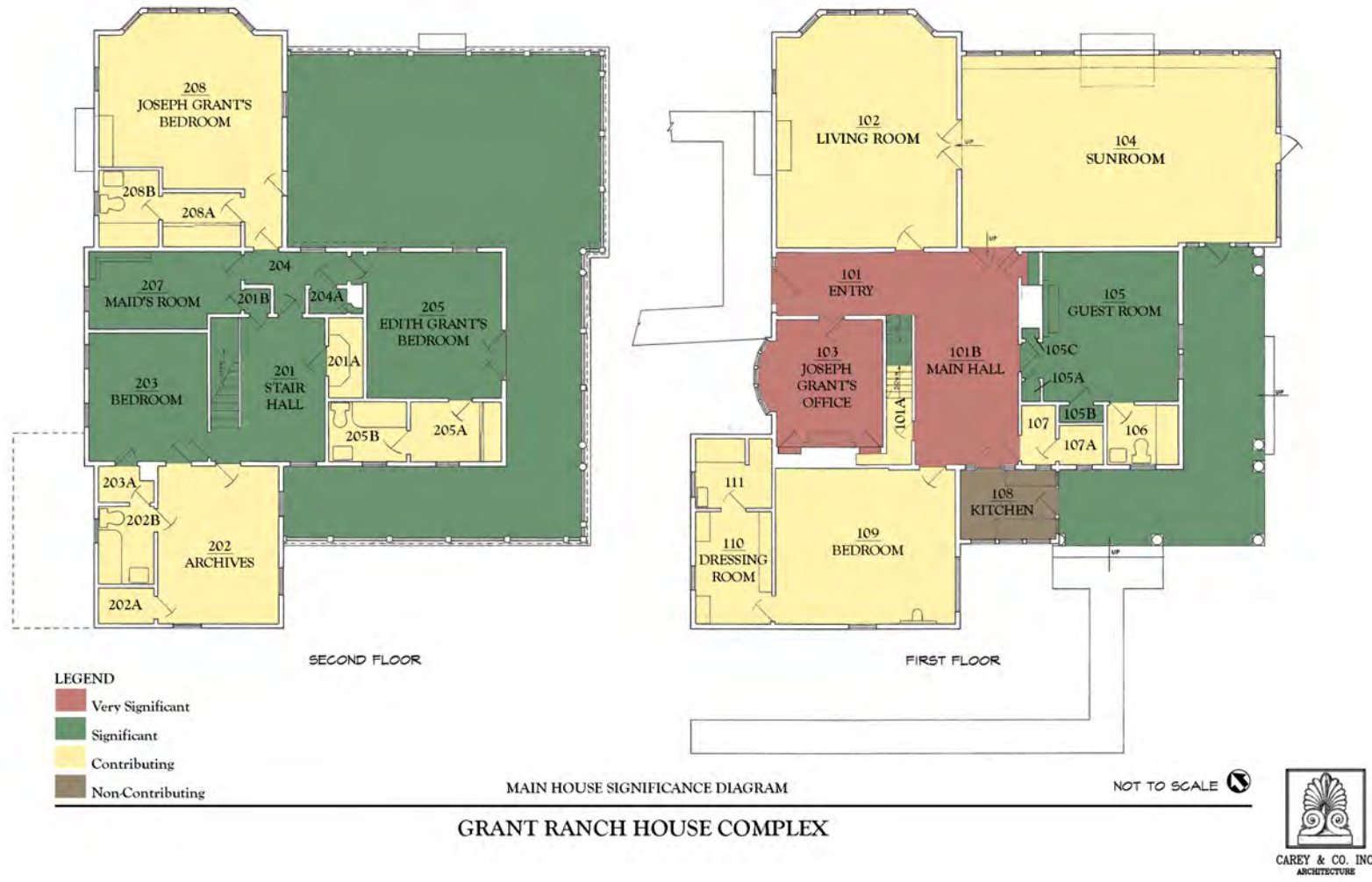


Figure 26. Main House Significance Diagram.

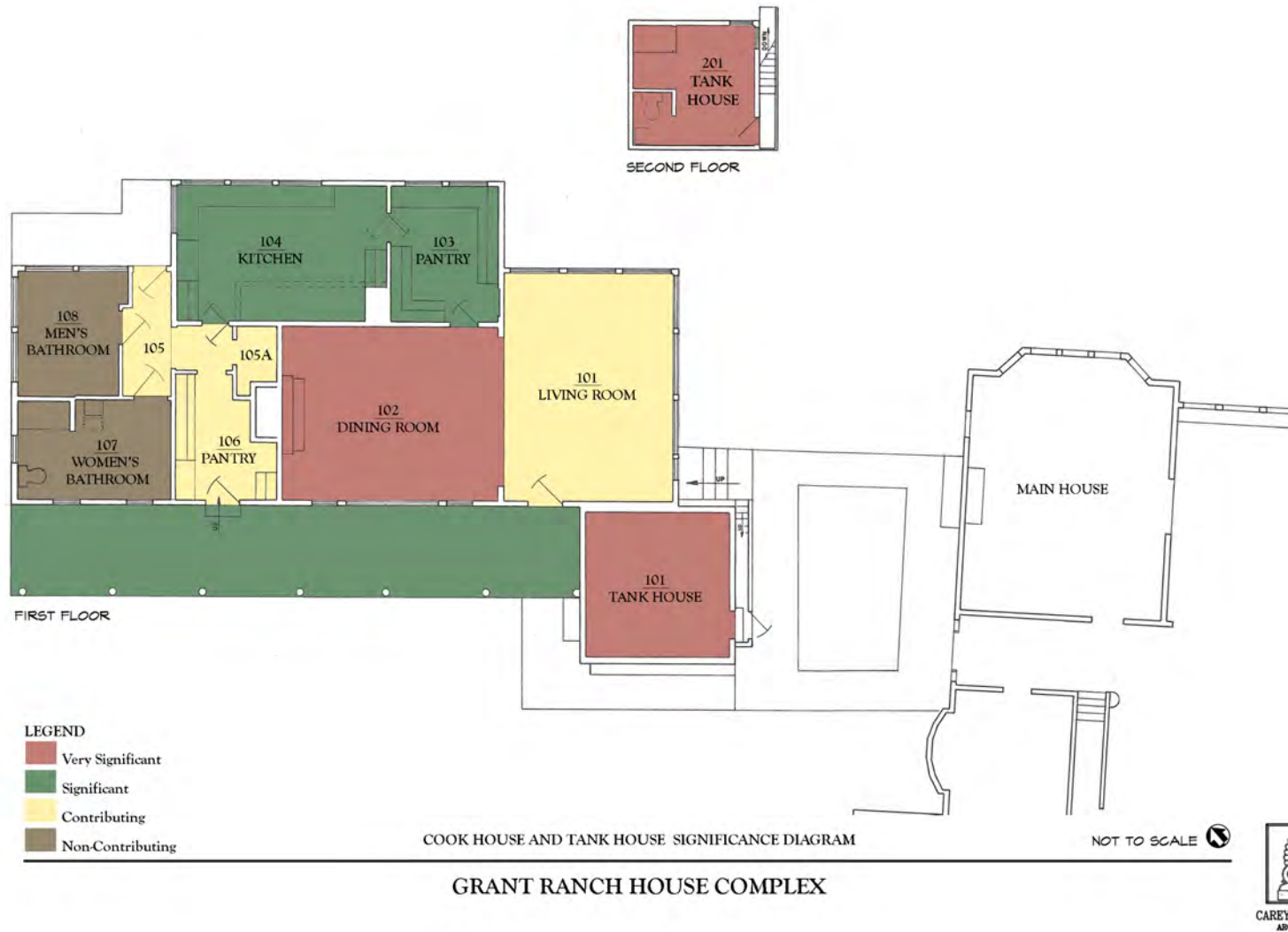


Figure 27. Cook House and Tank House Significance Diagram.

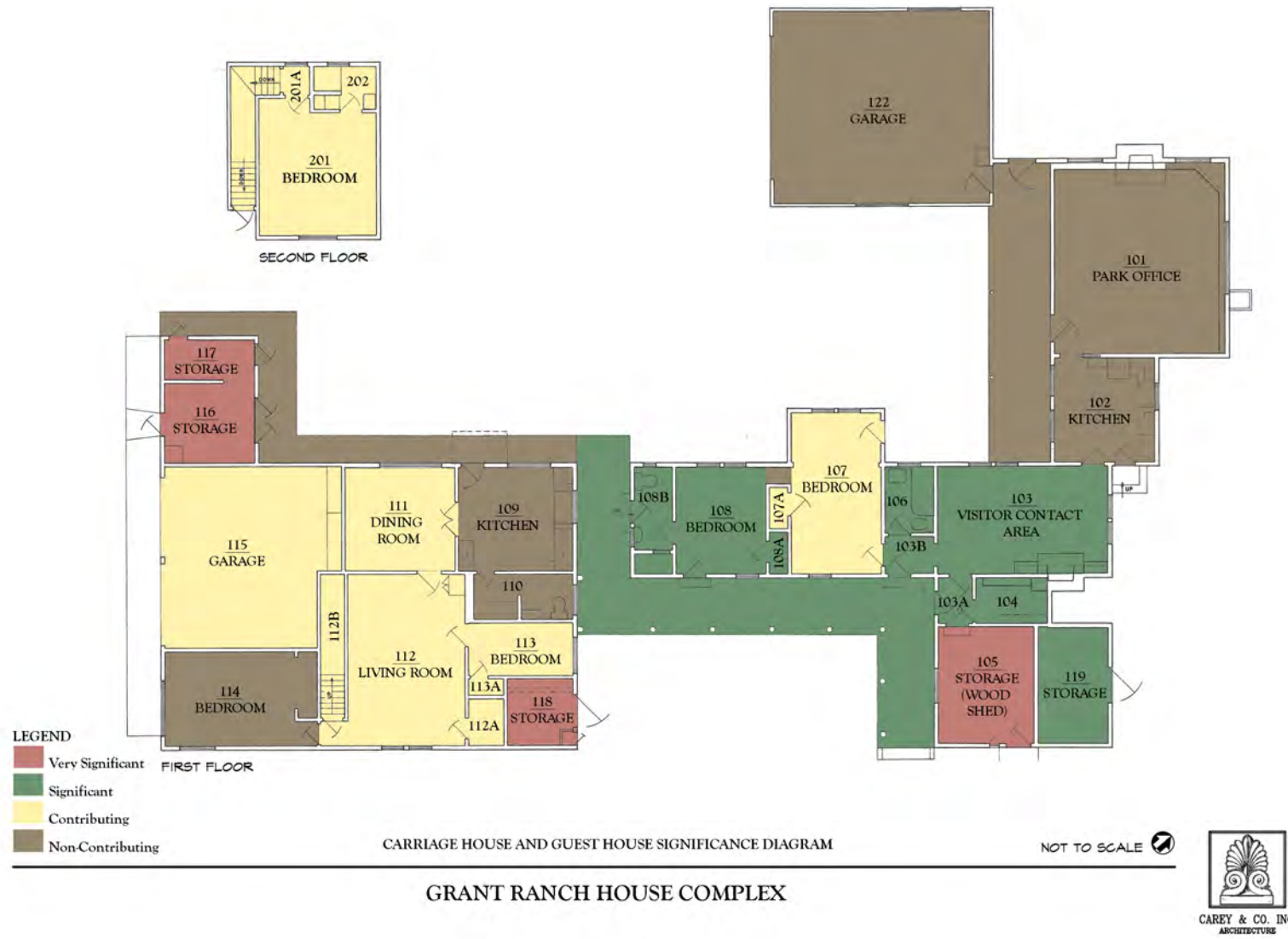



Figure 28. Carriage House and Guest House Significance Diagram.



- LEGEND**
- Very Significant
 - Significant
 - Contributing
 - Non-Contributing

McCREERY COTTAGE SIGNIFICANCE DIAGRAM

NOT TO SCALE 

GRANT RANCH HOUSE COMPLEX



Figure 29. McCreery Cottage Significance Diagram.

MAIN HOUSE

DESCRIPTION

EXTERIOR

The large two-story Main House is irregular in plan. In 1882 Adam Hubbard constructed a simple wood frame two-story ranch house. Between 1927 and 1937 the owner of the property, Joseph Grant, remodeled and enlarged the Main House several times. During these years the building went from a small house, about a third of the size of the Main House today (based on photographic evidence), to a much larger Colonial Revival Style structure (figure 28). The main core of the building went from rectangular in plan to T-shape in plan with the addition of two-story wings to each side of the main block. Composition shingles cover side gable and cross gable roofs, as well as the numerous wall dormers. A cornice band runs along the eaves of the building with sections returning at the gable ends. The cornice bands along the eaves hid the gutters. Lined with round wood columns, a large porch wraps around the southern corner of first floor, mirrored by a deck above formed by the porch roof. A decorative wood balustrade lines the perimeter of the porch roof deck and two pairs of round columns support a gable roof projection on the second floor. The structure is clad in shiplap siding. Two large exterior chimneys are located



Figure 28. View of Main House from south.



Figure 29. Northeast Elevation of Main House.

off the northwest and northeast elevations. Two interior chimney stacks project from the roof of the main block. The entry door, on the asymmetrical northwest elevation, has sidelights and a transom. Surrounding the door assembly are decorative pilasters and entablature. Many of the windows on the main block of the house are 6-over-6 double-hung with louvered wood shutters to each side. The bowed and bay windows have multi-lite casement windows. Large fixed single pane and 1-over-1 double-hung windows are located at the enclosed porches. Several doors open onto the second floor balcony and these doors are multi-lite over two-panel. Trim around door and window openings varies from profiled to flat.

Northwest Elevation

The northwest elevation of the Main House is asymmetrical and has a small gable end addition at the western corner (figure 32). This single story addition has two 6-over-6 double-hung windows which are flanked by louvered shutters. Above the windows, near the peak of the roof, is an arched louvered vent to the attic with a keystone detail. On the wing off the main block, centered over the ridge of the lower story addition, is a dormer. The dormer has a single 6-over-6 double-hung window with louvered shutters. A bowed window, east of the single-story addition, has five 8-lite casement windows with brick cladding below the windows. The roof material at the bow window is metal with a standing seam.



Figure 30. Southeast Elevation of Main House.

Diamond pane sidelights flank the six-panel main entry door. Above the door is a transom with diamond panes. Decorative wood pilasters further emphasize the entry door. A decorative entablature tops the pilasters and door assembly. The entry door and bowed window sit under a second story gable end which projects off this elevation roughly a foot. A brick walkway leads to the entry door. This second floor projection is asymmetrically located and has three 6-over-6 double-hung windows with shutters. Above the central window is an arched louvered attic vent with a keystone. To the east of the gable projection, at the second floor, is a single dormer with a single 6-over-6 double-hung window with louvered shutters. East of the main entry is a large exterior brick chimney stack. A metal bell sits on two metal brackets, attached to the brick, about 7-feet off the ground and even higher up is a metal tie. For every row of header bricks there are six stretcher rows. East of the chimney stack are two 6-over-6 double-hung windows, one on each floor, and both with louvered shutters. The upper window is located at a dormer. All dormers have a louvered vent at the peak of dormer roof. The concrete foundation is finished with a layer of brick veneer on this elevation, as this was the main facade of the building.

Northeast Elevation

The gable end of the wing added to the main block of the structure has a two-story bay window

(figure 29). Each story has five 12-lite casements at the bay window. A composition shingle half-hip roof tops the bay window. To the south of the two-story gable end section of the building is the large single-story enclosed porch. The porch section of this elevation is slightly set back from the gable end. A substantial brick chimney is centrally located on the porch elevation. Enclosed, on this elevation, the porch has 1-over-1 double-hung windows with shiplap siding below. Three windows are located to each side of the chimney stack. Pilasters flank each window. Above the porch is the flat roof/balcony which has a wood railing with decorative wood balusters. Set back, on the elevation of the main block, are two dormers each with a single 6-over-6 double-hung window with shutters. The dormers have a louvered vent at the peak of dormer roof. Also found on this elevation is a single 8-lite over two-panel door. A brick chimney stack penetrates the roof east of the ridge. Metal louvered vents are near the foundation of the building allow air into the crawl space. One downspout, at the southern corner of the gable end has a decorative cover near the top. Several wall-mounted light fixtures are located on this elevation at the second floor balcony.

Southeast Elevation

The single-story enclosed porch has a three-panel door with the upper panel glazed. A transom is located above the door. Large fixed pane win-

dows, with shiplap siding below, flank each side of this door. Floor to roof pilasters separate the door from the windows and smaller pilasters are located on other side of the windows. A brick step leads to this door. Above the enclosed porch is the flat roof/balcony which has a wood railing with decorative wood balusters (figure 30). Set further back on the two-story wing of the house are two dormers – one with as 8-lite over two-panel door and the other with a 6-over-6 double-hung window with louvered shutters. To the west of the enclosed porch is an open porch lined with wood columns. Two sets of paired columns are located under the columns holding up the second floor roof projection and a single column is located at the corner of the porch. These minimally detailed columns have small square bases. Beyond the open porch, on the gable end of the main block, is a pair of 6-over-6 double-hung windows with a set of shutters and a single wall-mounted sconce with a glass shade. The second floor gable end has a pair of 8-lite over two-panel doors with screen doors. Installed to each side of the doors are two part louvered shutters. Wall-mounted light fixtures, with exposed bulbs sit to each side of the door. A large gable roof projects over this pair of doors and is supported at each corner by a pair of columns similar, but more slender than the porch columns below. This gable end roof projection has an arched louvered vent, with a keystone, to the attic. Set further back against the two-story wing of the house a portion of the porch was enclosed. Installed above wood boards, large

fixed windows flank each side of a two-panel door with the upper panel glazed. A fixed transom sits above the door. On the elevation of the two-story wing a large fixed window is located on the ground floor. Two dormers, each with a 6-over-6 double-hung window and shutters, are located on the second floor. A downspout, at the enclosed porch, has a decorative cover near the top.

Southwest Elevation

At the southern end of this elevation, an enclosed section of the porch containing a kitchen is setback beyond the open porch (figure 31). The

enclosed section has a 3-panel door, with upper panel glazed, and two large fixed windows flank the door. Shiplap siding was installed under the windows. At the southern corner of the enclosed porch a pilaster wraps around from the adjacent elevation. Four wood columns line the open porch that runs along the main block of the house. A brick walkway and step lead up the open porch on this elevation. The first floor of the main block of the house has a 6-over-6 double-hung window with shutters and a 4-over-4 double-hung window with a shutter to one side. Positioned south of the windows is a wall-mounted sconce with a glass shade. Three large fixed windows, with wood

boards below, enclose the section of the porch between the two northern most columns. Above the porch is the flat deck which has a wood railing with decorative wood balusters terminating at the two-story wing to the north. At the second floor, on the wing addition, two gable dormers each have a 6-over-6 double-hung window with shutters. A 12-lite over two-panel door sits to the north of the dormers and allows access to the balcony. A wall-mounted light fixture is located at the balcony. Two 6-over-6 double-hung windows are located at the gable end of the two-story wing addition. Centered at the ridge, with a window at each floor, the windows have louvered shut-



Figure 31. Southwest Elevation of Main House.



Figure 32. Northwest Elevation and Entry of Main House.

ters. Above the windows is an arched louvered attic vent topped with a keystone detail. Near the foundation metal louvered vents allow air into the crawl space.

INTERIOR

The two-story main house consists of the original rectangular core, flanking additions, and a wrap around porch, some of which has been enclosed. The original ranch house was built in 1882 by Adam Hubbard, and consisted of the rectangular core with small wings at the northeast and south-

west. Joseph Grant essentially rebuilt the house around 1927, enlarging the wings and adding the second story balcony over the porch. In 1937, he remodeled the house again, adding a second floor at the projecting wings, and adding finishes which largely exist today.

The house is organized around a central entry and stair hall, which is L-shaped at the first floor and the most ornate space in the house (figures 33 & 34). Off the first floor hall in the original footprint is Joseph Grant's office and a bedroom. The living room is in a wing addition to the north-east and a bedroom is in a wing addition to the

southwest. The first floor sunroom was formerly a screened in porch, and the kitchen is a walled in portion of the wraparound porch. Various closets and bathrooms are found on this floor as well.

All of the second floor spaces are accessed from the main stair hall, with a bedroom, dressing room, and bathroom contained in the original ranch house space. A maid's room and another bedroom occupy the area extended to the north-west of the second floor stair hall during the 1937 remodel. The second floor wing additions each contain a bedroom and associated closets and bathrooms. A large balcony wraps from one wing



Figure 33. Room 101 - Entry looking into Main Hall.



Figure 34. Room 101B - Main Hall.

around the southeast side of the house to the other wing.

Room 001 – Basement

Rating: Contributing

Accessed via a stairway off the Main Hall, the basement occupies the area beneath Grant's Office (103) and the Entry (101). With an unfinished concrete floor, painted board-formed concrete walls, and exposed framing for the first floor, this space is strictly utilitarian (figure 35). An August 16, 1937 letter from Lindgren & Swinerton specifies open storage for case goods and "an old door

to be installed at entrance to cellar."

Contributing Elements:

- Wine racks with labels from the Grant family
- Wire shelves
- Wooden board door

Room 101 – Entry

Rating: Very Significant

The main entry door on the northwest elevation leads to this formal space (figure 33). It appears that this space was contained in the original building footprint, but not used as a formal entry

since the door was moved from the southeast elevation to its present location during the 1937 remodel. Grant's office is adjacent to the entry on the southwest, with the parlor to the northeast. The existing ceiling mounted light fixture with a crystal beaded shade matches the original fixture in this space.

Significant Elements:

- Clear finish oak floor with dark, contrasting wood flush set round pegs
- Clear finish wood paneled walls with profiled wood trim
- 6-panel wood door with original glass knob and



Figure 35. Room 001 - Basement.



Figure 36. Wet bar off Main Hall.

diamond pane side lites and transom.

Contributing Elements:

- Clear finish profiled wood base with quarter round
- Clear finish profiled wood cornice trim
- Painted gypsum board ceiling
- Ceiling mounted light fixture with crystal beaded shade
- Wesix electric heater

Room 101B – Main Hall

Rating: Very Significant

The main hall is a continuation of the entry and features the same ornate finishes (figure 34). An open wood staircase to the second floor runs along the northwest wall. The enclosed porch sunroom, two bedrooms, and a bathroom are located off the main hall. The southeast wall features a small closet with painted white bead board walls which contains a wet bar that was added in 1937 (figure 36). At the southwest wall, a four paneled wood door flanked by diamond pane side lites originally lead to an exterior porch but now leads to a small kitchen that was walled off in the 1950s. The two ceiling mounted light fixtures with ornate crystal beaded shades are replacements but match the

original fixtures in this space.

Significant Elements:

- Clear finish oak floor with dark, contrasting wood flush set round pegs
- Clear finish wood paneled walls with profiled wood trim
- Wood stair with wood newel post, baluster, and handrail

Contributing Elements:

- Clear finish profiled wood base with quarter round
- Clear finish profiled wood cornice trim



Figure 37. Fireplace in Room 102.



Figure 38. Room 102 - Living Room.



Figure 39. Room 103 - Grant's Office.

- Painted gypsum board ceiling
- Ceiling mounted light fixtures with crystal beaded shades
- Wet bar closet

Room 101A – Basement Stairs

Rating: Contributing

Adjacent to the main hall, this space is located under the main staircase and leads down to the unfinished basement. Finishes are typical of the storage spaces in the house.

Significant Elements:

- Stained oak floor matching main hall, but has not been refinished
- 4-panel wood door painted on interior side

Contributing Elements:

- Quarter round wood base and cornice trim
- Bead board walls and ceiling
- Common light fixture

Room 102 – Living Room

Rating: Contributing

The living room is to the northeast of the entry and the same ornate finishes carry through to this room (figure 38). While there appears to have been some part of the house in this location when Grant acquired the property, the parlor in its current configuration was added as part of the early 1930s remodel. The room is defined by a bay at



Figure 40. Room 104 - Sunroom.

the northeast wall which contains five windows and is flanked by built-in bookshelves. A brick fireplace with a mantel integrated into the painted wood wall panels is a focal point of the northwest wall (figure 37). A wood chandelier with brass arms and glass shades roughly centered in the room was a later, but compatible, addition.

Significant Elements:

- Clear finish oak floor with dark, contrasting wood flush set round pegs
- Painted wood paneled walls with profiled wood trim
- 12-lite wood casement windows in bay (north-east)
- 6-over-6 lite double hung wood window (north-west)
- Pair of 12-lite over 2-panel wood doors (south-east)
- 4-panel wood door painted on interior side (southwest)
- Brick fireplace with painted wood mantel and surround and herringbone brick firebox

Contributing Elements:

- Painted profiled wood base with quarter round
- Painted profiled wood cornice trim
- Painted gypsum board ceiling
- Wesix electric heater

Room 103 – Joseph Grant’s Office

Rating: Very Significant

The office is located to the southwest of the main entry and is contained in the footprint of the original house (figure 39). A bay on the north-west wall, added in 1937, features five casement windows over paneled wood wainscot which continues around the room. The southwest wall contains a brick fireplace with a wood mantel and surround, which is flanked by built-in cabinetry and shelving. One non-contributing addition to the space is the contemporary ceiling mounted light fixture.

Significant Elements:

- Clear finish oak floor with dark, contrasting wood flush set round pegs
- Painted wood paneled wainscot
- 8-lite wood casement windows in bay (north-west)
- 4-panel wood door painted on interior (north-east)
- Brick fireplace with wood mantel and surround flanked by painted wood built-in shelves

Contributing Elements:

- Painted profiled wood base with quarter round
- Painted gypsum board walls above wood wainscot
- Painted profiled wood cornice trim
- Painted gypsum board ceiling
- Painted wood, shallow, wall mounted shelves (west corner)
- Wesix electric heater
- Wall mounted map holders (east corner)

Room 104 – Sunroom

Rating: Contributing

Located at the southeast corner of the main house, this large, bright room was originally a screened porch. It was walled in by Grant in 1937, but it still retains finishes typical to exterior spaces such as the painted wood shiplap siding and bead board ceiling (figure 40). The large brick fireplace centered on the northeast wall was also added when the room was enclosed. Built-in shelves below single lite double hung windows span the length of the wall to either side of the fireplace. The southeast wall features typical painted wood siding below large, single-lite fixed windows. Non-contributing additions to the space include the two contemporary ceiling mounted light fixtures.

Significant Elements:

- Clear finish Douglas Fir floor
- Painted shiplap wood siding
- Painted bead board ceiling
- 12-lite over 2-panel wood doors (southwest)
- Brick fireplace

Contributing Elements:

- Painted profiled wood cornice trim

Room 105 – Guest Room

Rating: Significant

This bedroom is located off the main hall and is within the footprint of the original rectangular



Figure 41. Room 105 - Guest Room.



Figure 42. Room 105 showing bathroom and closet doors.

house (figure 41 & 42). Its stained Douglas Fir floors, wall papered gypsum board walls, wood trim and gypsum board ceiling are typical of other bedroom spaces throughout the house and are a product of the 1937 remodel. A pair of double hung windows on the southeast elevation offers a view to the former site of the swimming pool. A brick fireplace on the northwest wall features a painted wood mantel and surround and herringbone pattern interior brick. The replacement pendant light fixture with crystal shade matches original fixtures.

Significant Elements:

- Clear finish Douglas Fir floor

- 6-over-6 lite double hung wood windows (southeast)
- 4-panel wood door painted on interior (northwest)
- Brick fireplace with wood mantel and surround and herringbone brick firebox

Contributing Elements:

- Painted profiled wood base with quarter round
- Gypsum board walls with wall paper
- Painted flat wood door and window trim
- Painted profiled wood cornice trim
- Painted gypsum board ceiling
- Pendant light fixture with crystal shade

Room 105A & C – Closets

Rating: Contributing

These two small closets flank the doorway between the guest room and the main hall. They each have a flush wood door with a spring latch and metal pull. The closet adjacent to the fireplace stack mimics its slanted profile (figure 43).

Significant Elements:

- Painted wood floor

Contributing Elements:

- Painted bead board walls and ceiling
- Flush wood door with spring latch and pull



Figure 43. Room 105C - Closet mimicking chimney stack profile.

Room 105B – Closet

Rating: Contributing

This closet is located off the guest room to the southwest.

Significant Elements:

- 4-panel wood door painted

Contributing Elements:

- Painted wood floor
- Painted gypsum board walls and ceiling

Room 106 – Bathroom

Rating: Contributing



Figure 44. Room 106 - Bathroom.

Located to the southwest of the guest room, this bathroom is an intact example of the finishes and fixtures added during the 1937 remodel (figure 44).

Significant Elements:

- 4-panel wood door painted
- 6-over-6 lite double hung wood window
- Original toilet
- Original pedestal sink with original fittings
- Original tub

Contributing Elements:

- Painted profiled wood base
- Painted gypsum board walls and ceiling

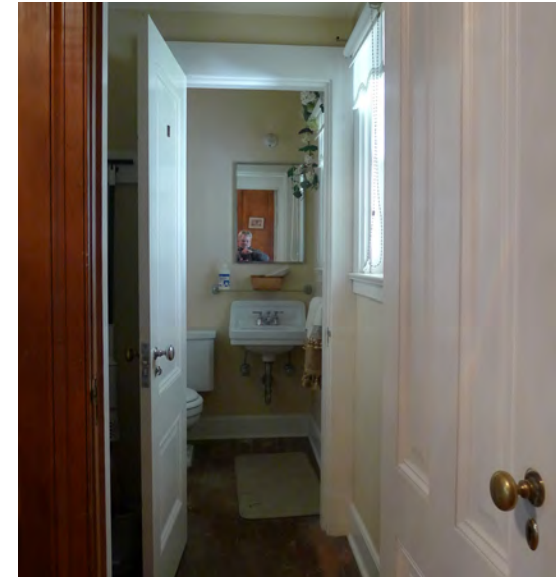


Figure 45. View from Main Hall through Room 107 - Utility Closet to Bathroom.

- Nickel towel bar and glass shelf with nickel brackets
- Built-in medicine cabinet
- White china toilet paper holder
- Common wall mounted light fixture

Room 107 – Utility Closet

Rating: Contributing

This room serves as a janitorial storage space and passage from the main hall to the bathroom (figure 45).

Significant Elements:

- Painted wood floor



Figure 46. Room 108 - Kitchen.

- 4-panel wood door painted on interior (north-west)
- 4-over-4 lite double hung wood window

Contributing Elements:

- Painted profiled wood base with quarter round
- Painted gypsum board walls
- Painted flat wood door and window trim
- Painted gypsum board ceiling
- Common ceiling mounted light fixture

Room 107A – Bathroom

Rating: Contributing

This bathroom is accessed through the utility closet off the main hall.

Significant Elements:

- Painted wood floor
- 4-over-4 lite double hung wood window
- 2-panel wood door (northwest)
- Original toilet
- Original pedestal sink

Contributing Elements:

- Painted profiled wood base
- Painted gypsum board walls and ceiling
- Nickel towel bar and glass shelf with nickel brackets
- White china toilet paper holder
- Common wall mounted light fixture



Figure 47. Room 109 - Bedroom.

Room 108 – Kitchen

Rating: Non-contributing

Added in the 1950s, the kitchen occupies what used to be part of the exterior porch wrapping the southeast and southwest elevations of the house. It features exterior cladding, a double hung window, and an exterior door on its northeast and northwest walls (figure 46). The walls added to enclose the porch extend from an engaged wood column to the first free standing wood column and contain large fixed windows and a door to the porch. The kitchen has two counters with cabinetry below. A wall-mounted light fixture was added to the northwest wall when the porch was converted to a kitchen.

Significant Elements:

- Painted shiplap wood siding
- Painted bead board ceiling
- Turned wood porch columns
- 4-panel wood door with diamond pane side lites (northeast)

Contributing Elements:

- Painted wood window and door trim

Room 109 – Bedroom

Rating: Contributing

Known as the Lavender Room, this bedroom was occupied by Josephine Grant McCreery when she owned the ranch. It is located at the west corner

of the house with access from the main hall. Although some portion of the original house existed here, it was rebuilt during the remodel in the early 1930s and updated again in 1937 when finishes such as the wood floor and wallpaper were added (figure 47). Directly opposite the door is an ornate fireplace with a marble surround and cast iron insert, the only one of its kind throughout the house (figure 48). A double hung window and a non-original fixed window punctuate the southwest and southeast walls respectively. A replacement pendant light fixture with a glass shade is roughly centered in the space.

Significant Elements:

- Clear finish Douglas Fir floor
- 6-over-6 lite double hung wood window (southwest)
- 4-panel wood door with original glass knob painted on interior (northeast)
- Fireplace with marble mantel and surround and cast iron insert

Contributing Elements:

- Painted profiled wood base with quarter round
- Gypsum board walls with wall paper
- Painted flat wood door and window trim
- Painted profiled wood cornice trim
- Painted gypsum board ceiling
- Pendant light fixture with glass shade
- Wesix electric heater

Room 110 – Dressing Room

Rating: Contributing

Adjacent to Room 109, this dressing room is lined with built-in wood cabinetry. Two wardrobes flank the double hung window on the northwest wall, and directly opposite is a vanity table, with a mirror, built into surrounding cabinetry (figure 49). The door is missing from the opening to Room 109. A later, but contributing, addition to the room is the ceiling mounted light fixture with glass shade.

Significant Elements:

- Clear finish Douglas Fir floor
- 6-over-6 lite double hung wood window (northwest)
- Built-in wood wardrobes and vanity with glass knobs

Contributing Elements:

- Painted profiled wood base with quarter round
- Painted gypsum board walls
- Painted flat wood door and window trim
- Painted profiled wood cornice trim integrated with built-ins
- Painted gypsum board ceiling
- Common light fixture mounted in vanity
- Ceiling mounted light fixture with glass shade
- Wesix electric heater



Figure 48. Marble fireplace in Room 109.



Figure 49. Room 110 - Dressing Room.



Figure 50. Room 111 - Bathroom.

Room 111 – Bathroom

Rating: Contributing

Accessed through the dressing room, this bathroom is dedicated to Room 109. It appears to have been added in 1933, and was likely updated in 1937. The bathroom is mostly intact, but has non-contributing sheet vinyl flooring (figure 50).

Significant Elements:

- 4-panel wood door painted (southwest)
- 6-over-6 double hung wood window
- Original toilet
- Original pedestal sink with original fixtures
- Original tub with tile surround

Contributing Elements:

- Painted profiled wood base with quarter round
- Painted gypsum board walls and ceiling
- Nickel towel bar and glass shelf with nickel brackets
- Built-in medicine cabinet
- White china toilet paper holder
- Common wall mounted light fixture
- Wesix electric heater

Room 201 – Stair Hall

Rating: Significant

This room, at the top of the main staircase, serves as access to all the second floor spaces (figure 51). It is located within the original rectangular core of the house.

Significant Elements:

- Clear finish oak floor with dark, contrasting wood flush set round pegs
- Paneled wood wainscot, stained at stair and painted elsewhere
- Clear finish wood baluster and handrail

Contributing Elements:

- Painted profiled wood base with quarter round
- Painted gypsum board walls above wainscot
- Painted gypsum board ceilings
- Painted profiled wood door trim
- Pendant light fixture with crystal shade

Room 201A – Closet

Rating: Contributing

This shelf lined closet is adjacent to the stair hall, whose wood flooring extends into this room. Not refinished like the stair hall, the closet flooring exhibits heavy wear. This closet is currently used as extra storage for the archives.

Significant Elements:

- Clear finish oak floor with dark, contrasting wood flush set round pegs
- 4-panel wood door painted

Contributing Elements:

- Painted flat wood base with quarter round
- Painted tongue and groove wood walls and ceiling

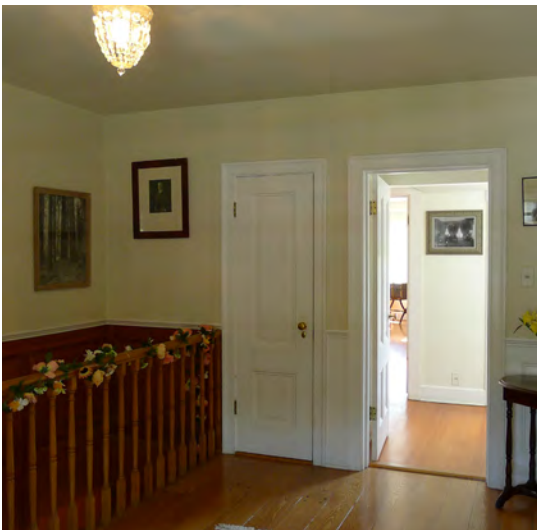


Figure 51. Room 201 - Stairhall.

- Painted flat wood door trim
- Common ceiling mounted light fixture

Room 201B – Linen Closet

Rating: Significant

This narrow closet off the stair hall has three wood shelves and is also accessed from the maid’s room.

Significant Elements:

- Clear finish Douglas Fir floor
- 2-panel painted wood door (northwest and southwest)

Contributing Elements:

- Painted quarter round base trim
- Painted gypsum board walls and ceiling
- Painted flat wood door trim

Room 202 – Archives (former Bedroom)

Rating: Contributing

This room was added as part of the 1937 remodel atop already existing Room 109. Along with the adjoining bedroom, this room houses the Grant Ranch Archives, including historic documents and costumes. This room is well-lit, featuring two windows on the southeast wall and one on the southwest wall (figure 53). The slope of the roof and the locations of the dormers are evident in the ceiling form. Please see the Mechanical and

Electrical Engineering reports for climate control and security respectively.

Significant Elements:

- Clear finish Douglas Fir floor
- 6-over-6 double hung wood windows (southeast and southwest)
- 4-panel wood door painted on the interior (northeast)

Contributing Elements:

- Painted profiled wood base trim
- Painted gypsum board walls and ceiling
- Painted flat wood door trim
- Wesix electric heater

Room 202A – Closet

Rating: Contributing

Located at the west corner of the second floor, this closet has a slanted ceiling and built-in shelf and closet bar.

Significant Elements:

- Clear finish Douglas Fir floor
- 4-panel wood door

Contributing Elements:

- Painted profiled wood base trim
- Painted gypsum board walls and ceiling
- Common ceiling mounted light fixture

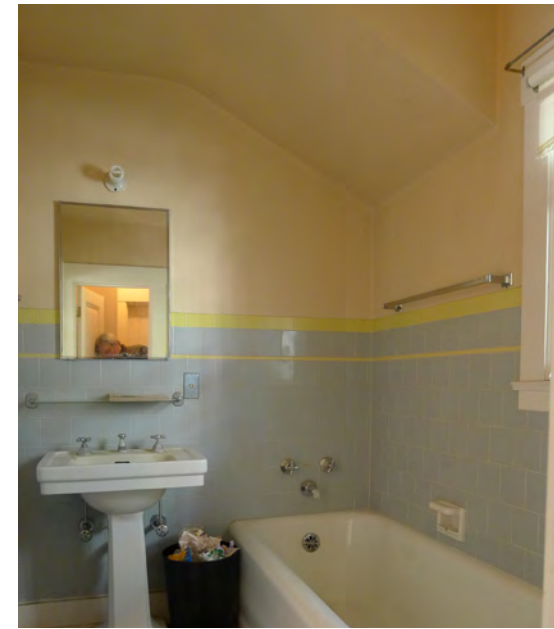


Figure 52. Room 202B - Bathroom.



Figure 53. Room 202 - Archives.

Room 202B – Bathroom

Rating: Contributing

Added during the 1937 remodel, this bathroom is typical of those added at this time with the exception of the toilet which has been replaced and the blue and yellow tile wainscot which encircles the room (figure 52).

Significant Elements:

- 4-panel wood door painted with mirror panel on bathroom side (southeast)
- 6-over-6 double hung wood window
- Original pedestal sink with original fixtures
- Original tub

Contributing Elements:

- Painted flat wood base with quarter round
- Painted gypsum board walls (above wainscot) and ceiling
- Glass shelf with nickel brackets
- Built-in medicine cabinet
- White china toilet paper holder
- Common wall mounted light fixture
- Wesix radiant heater

Room 203 - Bedroom

Rating: Significant

This bedroom, which now serves as storage, was extended to the northwest in 1937 over what was formerly one story (figure 55). Situated off the

second floor stair hall, this room also has access to Bedroom 202. Two windows on the northwest wall, beneath the sloped portion of the ceiling, overlook the complex courtyard. The southwest wall shows evidence of the former location of a stove pipe.

Significant Elements:

- Clear finish Douglas Fir floor
- 4-panel wood doors
- 6-over-6 double hung wood windows

Contributing Elements:

- Painted profiled wood base trim
- Painted gypsum board walls and ceiling
- Painted flat wood door and window trim

Room 203A – Closet

Rating: Contributing

This closet serves as a passage from Room 203 to the bathroom.

Significant Elements:

- Clear finish Douglas Fir floor
- 2-panel wood door (northeast and southwest)

Contributing Elements:

- Painted profiled wood base trim
- Painted gypsum board walls and ceiling
- Painted flat wood door trim
- Common ceiling mounted light fixture

Room 204 – Hall

Rating: Significant

This T-shaped passage connects the stair hall, the maid's room, Edith Grant's bedroom, and Joseph Grant's bedroom (figure 56). An exterior door on the northeast wall which is now fixed shut once granted access to the large second floor balcony. The slanted ceiling, terminating just above the door openings, reveals the slope of the roof.

Significant Elements:

- Clear finish Douglas Fir floor
- 12-lite over 2-panel wood door (northeast)
- 4-panel wood door painted (southwest)

Contributing Elements:

- Painted profiled wood base trim with quarter round
- Painted gypsum board walls and ceiling
- Painted flat wood door trim
- Common ceiling mounted light fixture

Room 204A – Closet

Rating: Contributing

Significant Elements:

- Clear finish Douglas Fir floor
- 2-panel wood door painted

Contributing Elements:

- Painted profiled wood base trim
- Gypsum board walls

- Gypsum board ceiling
- Painted flat wood door trim
- Common ceiling mounted light fixture

Room 205 – Edith Grant’s Bedroom

Rating: Significant

This room, Edith Grant’s bedroom, is located at the southeast end of the house and offers access to the balcony through a set of doors on the southeast wall. Contained in the original footprint of the house, this room was altered in the early 1930s renovation and again in 1937 when the doors to the balcony were added (figure 54). During this remodel, dormers were added at the northeast roofline, changing the profile of the ceiling in this room. Finishes such the wood floor and wallpaper were added at this time as well. The outline of a former stove pipe can be seen beneath the wallpaper adjacent to the doorway.

Significant Elements:

- Clear finish Douglas Fir floor
- 6-over-6 lite wood double hung windows
- 4-panel wood door painted (northwest)
- Set of 12-lite over 2-panel wood doors (southeast)

Contributing Elements:

- Painted profiled wood base with quarter round
- Gypsum board walls with wallpaper
- Painted flat wood door and window trim



Figure 54. Room 205 - Edith Grant’s Bedroom.

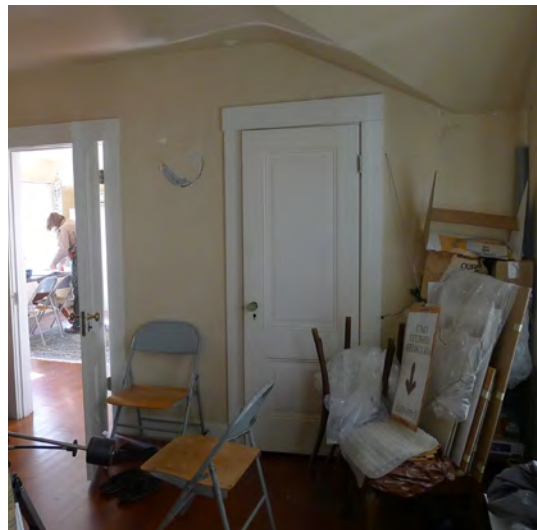


Figure 55. Room 203 - Bedroom.

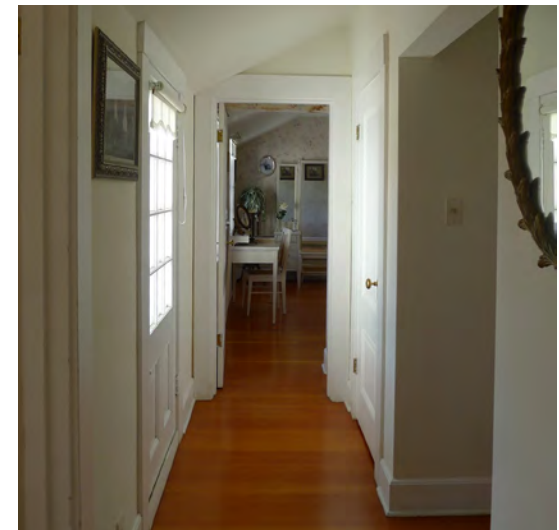


Figure 56. Room 204 - Hall.

- Painted gypsum board ceiling
- Wesix electric heater

Room 205A – Dressing Room

Rating: Contributing

This small room off Edith Grant's bedroom occupies the southernmost corner of the house, part of the original building footprint. A built-in closet with sliding doors and cabinets above sits along the southeast wall. The sloping ceiling gives way to the double hung window within a dormer at the center of the southwest wall.

Significant Elements:

- Painted wood floor
- 6-over-6 lite double hung wood window
- 4-panel wood door painted (northeast)

Contributing Elements:

- Painted profiled wood base with quarter round
- Gypsum board walls with wallpaper
- Painted flat wood door and window trim
- Painted gypsum board ceiling
- Wesix electric heater
- Built-in cedar closet

205B – Bathroom

Rating: Contributing

Accessed through Room 205A, the dressing room, this bathroom is dedicated to Edith Grant's bedroom. It features typical 1937 finishes with a few non-contributing additions such as the toilet, vinyl floor, and vinyl base (figure 57).

Significant Elements:

- 6-over-6 lite double hung wood window
- 4-panel wood door painted
- Original pedestal sink with original fixtures
- Original tub



Figure 57. Room 205B - Bathroom.



Figure 58. Room 207 - Maid's Room.

Contributing Elements:

- Painted flat wood base
- Painted gypsum board walls and ceiling
- Glass shelf with nickel brackets
- Built-in medicine cabinet
- White china toilet paper holder
- Common ceiling mounted light fixture
- Wesix electric heater

Room 206 - Number Not used

Room 207 – Maid’s Room

Rating: Significant

Situated directly atop the main entrance, this space was extended to the northwest in 1937 over what was formerly one story. This room housed Grant’s maid, who he brought with him from San Francisco. The generally plain finishes, modest size, and “push bell enunciator system” from the other bedrooms highlight this space as servants’ quarters. There is one double hung window at the northwest wall next to built-in cabinetry featuring panel doors at the bottom, glass doors above those, and finally small panel doors which mimic the slope of the roof above (figure 58).

Significant Elements:

- Clear finish Douglas Fir floor
- 4-panel wood door (southeast)
- 6-over-6 double hung wood window
- Built-in cabinetry

Contributing Elements:

- Painted profiled wood base trim with quarter round
- Painted gypsum board walls and ceiling
- Painted flat wood door and window trim
- Common ceiling mounted light fixture
- “Push bell enunciator system” (maid call box)



Figure 59. Room 208 - Grant’s Bedroom.

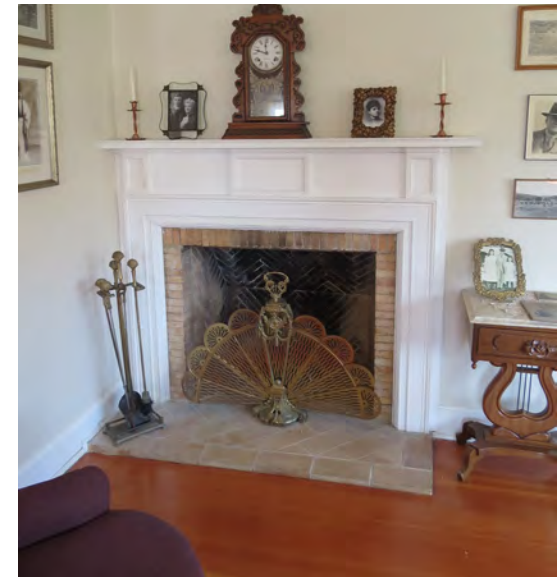


Figure 60. Fireplace in Room 208.



Figure 61. Room 208A - Closet.

Room 208 – Joseph Grant’s Bedroom

Rating: Contributing

Joseph Grant historically occupied this bedroom, which was added to the second floor during the 1937 remodel. With a large bay of casement windows on the northeast wall and a double hung window on each adjacent wall, this room is very bright (figure 59). A door on the southeast wall once led to the balcony, but has been fixed shut. A fireplace, with a wood mantle and surround slightly more ornate than the one found in the guest room downstairs, sits in the west corner of the room (figure 60).

Significant Elements:

- Clear finish Douglas Fir floor
- 4-panel wood door (southwest)
- 8-lite over 2-panel wood door (southeast)
- 6-over-6 double hung wood windows (northwest and southeast)
- 12-lite casement wood windows (northeast)
- Brick fireplace with painted wood mantle and surround and herringbone interior

Contributing Elements:

- Painted profiled wood base trim with quarter round
- Painted gypsum board walls and ceiling
- Painted flat wood door and window trim
- Common ceiling mounted light fixture
- Wesix electric heater
- Cedar lined closet

Room 208A – Closet

Rating: Contributing

Situated on the southwest side of Grant’s bedroom, the closet is a narrow room with sliding doors on one side and also serves as a passage to the bathroom (figure 61).

Significant Elements:

- Painted wood floor
- 4-panel wood door (southeast)

Contributing Elements:

- Painted profiled wood base trim with quarter round
- Painted gypsum board walls and ceiling
- Painted flat wood door and window trim
- Common ceiling mounted light fixture

Room 208B – Bathroom

Rating: Contributing

This bathroom is located off Joseph Grant’s bedroom, and with the exception of the modern toilet, vinyl tile flooring, and vinyl base, features finishes typical to the 1937 remodel (figure 62).

Significant Elements:

- 6-over-6 lite double hung wood window
- 6-lite over 2-panel wood door with textured glass
- Original pedestal sink
- Original tub



Figure 62. Room 208B - Bathroom.

Contributing Elements:

- Painted flat wood base
- Painted gypsum board walls and ceiling
- Painted flat wood door and window trim
- Glass shelf with nickel brackets
- Built-in medicine cabinet
- White china toilet paper holder
- Common wall and ceiling mounted light fixtures
- Wesix electric heater

RECOMMENDATIONS

EXTERIOR

The exterior of the Main House retains a high degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation for this structure depends upon a sound building envelope. Provided are exterior recommendations to guide long-term maintenance and preservation efforts.

Prior to any work survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in-kind where required. Minimize the impact of visible modifications to the exterior elevations.

Overall Condition

The overall exterior condition is fair. The concrete foundation is only visible at one location and appears to be crumbling. The building is clad in painted shiplap siding, and the paint is failing in a number of locations, particularly where the siding is near or touching soil. The wood door and window trim is weathered, with peeling paint and separation of joints. Wood doors and windows are weathered and display moderate wood deterioration. A large porch wraps around the southwest corner of the house. Wood columns supporting the second floor balcony are weathered. The wood railing around the balcony is severely deteriorated. The gutters are concealed by decorative wood moldings which are deteriorated from exposure to water. Some of the gutters and downspouts do not function properly, causing water damage to the wood siding and roof elements. Water infiltrates the house at connections between the balcony and walls. The composition roof shingles have biological growth in a number of locations. A large brick chimney stands near the northwest entry door and another on the northeast elevation. Two interior chimney stacks penetrate the cross gable roof. Within the past two years these brick chimneys have been reconstructed and stabilized. The brick walkway and patio at the entry door is uneven from settlement of bricks into the soil. A brick walkway also leads away from the porch on the southwest side of the



Figure 63. Roll roofing balcony floor.



Figure 64. Deteriorating siding on dormers.

house and has similar issues as the walkway near the entry door.

Roof

Rating: Contributing

Condition: Fair

Priority: Medium

Description: Asphalt composition shingles cover the roof and the roof dormers. Roll roofing covers the balcony floor (figure 63).

Condition: The composition shingles have areas with heavy biological growth. Areas around gutters and in the shade are particularly bad. Water damage is evident at all of the cornices. Damage is so great that wood elements have fallen from the building in some locations and joint locations are separating creating large holes for the water to run out of. The siding on the dormers is deteriorating near where dormers meet the roof (figure 64). No flashing is visible at these locations. The roll roof on the balcony is curling at seams and deteriorating near the edges. Also, see the related section on drainage.

Recommendations: A roof is a highly vulnerable element of any structure. It is also the first line of defense against water intrusion. Asphalt shingles and roll roofing have a finite life span and these assemblies will inevitably fail as a result of normal weather exposure and wear. The following are general recommendations:

- Perform a complete internal and external inspection of the roof, roofing system and related features twice a year, identifying changes and areas of failure. Flashing – a major cause of deterioration – should be carefully inspected for poor installation, thermal stress and metal deterioration. Inspect all sealant joints between unlike roofing materials and in the laps of roll roofing. If the roof structure appears sound, the substrate should be closely examined, particularly around the roof plates, under any exterior patches, at intersections of roof planes, and at vertical surfaces. Water penetration should be readily apparent, usually as a damp spot or stain.
 - Check the slopes of existing flat roofs to determine if there is ponding or standing water.
 - If 20% or more of any one surface appears to be eroded, cracked, broken, or missing mineral surfacing, replacement should be considered. Replacement should also be considered if evidence of pervasive moisture damage is found in the attic, ceilings or exposed porch roofs.
 - Replace damaged asphalt shingles with shingles to match size, color, and exposure of original. Class A fire rated asphalt composition shingles with a 40-year life span are recommended.
 - Should shingles require replacement, careful research, design, specifications and selection of a skilled roofer are necessary.
 - Avoid sparse shingle coverage and heavy building papers.
 - Avoid staples and inferior flashing. Use stain-less steel nails instead.
 - Avoid patching deteriorated historic roof sheathing with plywood or composite materials. Replace deteriorated sheathing in-kind.
 - Replace all flashings with painted copper.
 - Clean and maintain gutters and leaders on a regular basis. Clogs in these systems will cause water to back up and seep into the adjacent sheathing and wall top plate.
 - Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections, and the use of standard repairs.
- When contemplating a roof cladding replacement project, consideration should be given to the addition of a plywood shear diaphragm while the historic roof sheathing is exposed. This is an opportunity to seismically strengthen the building, and it should be done in consultation with a structural engineer. It is always preferable to do a comprehensive re-roofing project that addresses all roof elements simultaneously. If a phased project is required as a result of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.

Chimneys and Other Brick Masonry

Rating: Significant / Contributing

Condition: Good to Fair

Priority: Low

Description: Four chimneys are found at various places around the Main House. The brick chimney located near the entry door on the northwest elevation has a bell attached to the stack. Metal brackets hold the bell up and a metal decorative tie is attached to the brick above the bell (figure 66). The other brick chimney is on the northeast elevation off the enclosed porch (figure 67). This structure also has two interior brick chimney stacks. Installed near the entry door, on the northwest elevation, is a small section of brick veneer (figure 65). Additionally brick veneer also lines the concrete foundation on the northwest elevation.



Figure 65. Brick cladding at Room 103 bow window.

Condition: All chimneys have been recently rebuilt and stabilized and all are in good condition. Leaves and other debris have built-up between the chimney stacks and the pitched roof planes, which trap moisture and cause the composition to deteriorate more rapidly. The brick veneer on the northwest elevation is in fair condition with signs of water infiltration and biological growth on the surface.



Figure 66. Brick chimney with attached bell.

Recommendations: Remove debris that builds up behind the chimney stacks. This will help extend the life of the roof. Because the main cause of brick masonry deterioration is water intrusion, the presence of water against the walls must be removed to the greatest extent possible. The first step in this process is to implement the recommendations listed under the drainage discussion.



Figure 67. Brick chimney adjacent to Room 104 - Sunroom.

Currently no repointing is necessary. There are currently no areas of missing brick, however many of the bricks near the soil have clear evidence water infiltration and biological growth. Implement drainage measures and then repair brick masonry as follows:

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme

moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to

sound material.

- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.



Figure 68. Gutter filled with debris.



Figure 69. Gutter missing decorative wood molding.

Drainage – Gutters and Downspouts

Rating: Original components – contributing; Replacement components – non-contributing

Condition: Poor

Priority: High

Description: Painted decorative wood moldings create a cornice which hides the gutters and downspouts. These cornices are lined with copper at the top. A temporary drainage system has been installed at the balcony and consists of a flexible pipe attached to downspouts guiding water to the edge of the building. Concrete stepping tiles hold the pipe in place up against the building. Metal

fascia gutters surround the open and enclosed porches.

Condition: The decorative wood moldings hiding the gutters and downspouts are severely deteriorated at joints due to water damage, woodpeckers, and weathering (figure 69). Woodpeckers store acorns in the cornices and gutters. Areas of the decorative wood moldings at the fascia have deteriorated so severely that sections are missing (figure 71). The wood moldings hiding the gutters have been damaged by woodpeckers and are heavily patched and repaired. The existing gutter system is deteriorated and contributing to mois-

ture problems on the exterior envelope (figure 70) and on the interior of the building. Where visible from above, gutters were found to be filled with debris (figure 68). Flashing between different roof sections is missing or severely deteriorated. The lack of proper flashing has caused wood in these areas to lose paint and deteriorate. Several downspouts are detached and leaking, contributing to the staining and biological growth on the wood siding and eaves. Poor site drainage has caused the shiplap siding closest to the soil to deteriorate. In a few areas the gutters are leaking causing water to run down the siding.



Figure 70. Damaged wood siding at downspout.



Figure 71. Gutter missing decorative wood molding.



Figure 72. Longitudinal split in siding.



Figure 73. Woodpecker damage to siding.

Recommendations: Repair gutters integral to the wood cornices at the Main House in a way that preserves the cornice detailing, while providing adequate drainage. The metal fascia gutters are not historic and should be replaced in-kind with painted copper to match the building. The repair or replacement procedures should be as follows:

- Survey the gutters and wood cornices for deterioration. Determine if they should be repaired or replaced. While it is likely that much of the cornices and gutters will need to be replaced because of water damage and damaged caused by woodpeckers a detailed survey still needs to take place.
- Where original wood cornices exist, repair deteriorated wood sections with wood Dutchman or epoxy consolidant and fill. Where deterioration is severe, replace with in-kind materials and profiles. A Dutchman repair requires only the damaged section of the wood to be cut out and replaced by new wood which is identical in shape and grain.
- The gutters are already lined with copper. Verify condition of copper lining and replace if necessary.
- Replace badly deteriorated or missing gutter sections to match original.
- Replace damaged rainwater leaders with new copper units, painted to match the building. New rain leaders should be sized to carry the amount of water shed by the tributary area of the roof.

- Survey the entire gutter system annually, noting leaks and deficient conditions, and repair as needed.
- Clean gutters at least twice annually, as part of the building's regular maintenance.

To our knowledge the only known subsurface drainage system is located around the chimneys on the northeast and northwest elevations. There is no other existing subsurface drainage system. Site drainage problems must be corrected so that water flows away from the building. This may be done by implementing some or all of the following:

- Re-grade soil on all sides of the building to create a positive slope away from the structure.
- Tie all rain leaders to a perimeter drainage system that will carry all roof water away from the building.
- Excavate the buried portions of the basement walls to the footings, and install an applied moisture barrier to the brick wall with a drain at the foot of the wall.
- Create a perimeter French drain system embedded in gravel.

As is the case with any proposed ground disturbance in culturally sensitive areas, conduct archeological testing prior to any excavation.

Wood Siding

Rating: Contributing

Condition: Fair

Priority: High

Description: The exterior of the building is clad in painted wood shiplap siding. A single wood panel was used below glazing panels to enclose one of the porches.

Condition: The shiplap cladding is in fair condition. Deterioration includes peeling and general deterioration of the paint, longitudinal cracking (figure 72), water damage, woodpecker damage (figure 73), dirt build-up, biological growth, and some rust staining occurring at metal attachments and penetrations.

More specifically at numerous locations the siding is in contact with the soil causing accelerated wood deterioration. Metal louvered vents at the crawl space are painted and some of the louvers are bent. Where vents are missing the holes are covered with a wire mesh. Where siding and roof shingles meet, at the various roof levels, wood deterioration is evident. At dormers the siding is deteriorating due to moisture infiltration. A large section of the siding has been patched on the southwest elevation where wood deterioration occurred near a downspout. Mold and other biological growth is found on the painted surfaces, particularly on the northwest side of the building where it is shaded most of the day.

The painted wood shiplap siding has many holes caused by woodpeckers. The woodpecker damage is moderate when compared to the Tank House. The woodpeckers store acorns in a number of the holes. Netting has been installed at second floor gable ends and dormers to deter woodpeckers. Also installed is an electric wire system to shock the birds that land on the siding. This system is unobtrusive and does not heavily impact the overall appearance of the building. Some woodpecker holes have been patched, but not painted. Large woodpecker holes that have not been patched are covered with a wire mesh to keep animals out.

Recommendations: Perform a detailed cladding survey to identify conditions such as breaks, cracks, loose or missing boards, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Remove dirt, debris and miscellaneous non-functional attachments.
- Replace any broken or deteriorated boards in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.



Figure 74. Entry door.



Figure 75. Single lite over two-panel door at sunroom.



Figure 76. Multi-lite wood casement windows.

- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors. If siding is removed – prime backs and edges prior to reinstallation.

Doors

Rating: Contributing

Condition: Fair

Priority: Low

Description: A variety of wood doors are used throughout the exterior of the building and include six-panel with diamond multi-lite sidelights (figure 74), two-panel and three-panel doors with glazing in the upper panels (figure 75). Several 12-lite over 2-panel doors allow access out onto the second floor balcony. Screen doors are also found at a few of the door openings.

Condition: The doors and screen doors are in fair condition, condition varies depending on weather exposure, type of door, and state of repair. Most of the doors have been altered slightly by the removal of original locks which were replaced with modern latching and locking mechanisms. Many of the thresholds are worn and weathered.

Recommendations: Repair existing doors as follows:



Figure 77. Double hung wood window out of plumb.



Figure 78. Damaged wood window trim.

- Perform a detailed survey/inspection of all doors to identify specific repair locations.
- Remove all dirt and debris from surface.
- Remove finish if necessary to perform repairs.
- Remove existing glazing compound where it has failed.
- Repair splits and separations with waterproof glue as required.
- Consolidate deteriorated wood with epoxy or perform Dutchman repairs. Replace extensively deteriorated components in-kind.
- Install weather-stripping.
- Install new glazing compound.
- Recondition extant original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of all doors.
- Finish doors to appropriate interpretive period.
- Inspect doors regularly for deficiencies of finish and operation.

Windows

Rating: Significant
Condition: Fair to Poor
Priority: High

Description: A variety of multi-lite double-hung and casement wood windows are found throughout the exterior of the building. The casement windows are found at the bay and bowed windows (figure 76). At the enclosed porches the windows are a combination of large fixed win-

dows and 1-over-1 double-hung windows.

Condition: The windows are in fair to poor condition. The exterior paint is deteriorated at many of the windows. Joint separation between the wood members occurs at many of the windows. Much of the glazing compound is dried, cracked or missing. Several of the windows have broken panes. In addition to lead in the existing paint, asbestos may be found in the glazing compound. Windows and sills on all sides of the building have black biological growth stains. Some of the windows are not aligned properly in their frame causing large gaps and allowing the elements, as well as pests to enter the building (figure 77). It appears that much of the original hardware is intact, but the actual extent should be determined by a survey. Several diamond panes of leaded glass that surround the entry door are broken.

Recommendations:
Repair existing windows as follows:

- Survey and examine in detail the existing condition of all wood windows.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing compound where it has failed. As the existing compound contains asbestos, follow legal means for handling, removal, and disposal of contaminated material.
- The broken diamond panes of leaded glass need to be replaced in-kind.

- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Restore window to proper operation.
- Install new hardware, where missing, to match original.
- Install new glazing, where cracked or missing.
- Install new glazing compound.
- Install new glazing, where cracked or missing.
- Prepare wood surfaces prime and paint to match historic finishes.
- Install new weather stripping.

It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Paint is designed as a sacrificial coating to protect the wood from insects, fungi and ultraviolet light, and will be instrumental in avoiding future problems.

Trim
Rating: Contributing
Condition: Fair
Priority: Medium

Description: Most windows and doors have painted profiled wood trim, although trim detail varies among the windows. The bay and bowed windows have flat trim. The larger enclosed porch has pilaster details between the windows and doors. The entry door on the northwest elevation has decorative pilasters and entablature.

Condition: The trim around the windows and



Figure 79. Pair of columns supporting second floor balcony.



Figure 80. Paint loss at base of wood column.

doors under the balcony are in good condition, while trim around the more exposed openings are weathered (figure 78). The window sills that are exposed directly to the elements are extremely weathered. Biological growth is primarily on the horizontal trim members where water is allowed to stand. The pilasters at the main entry are deteriorated at the bottom where the wood is closest to the brick. Because the wood has deteriorated so much there is a large gap between the brick and the wood pilaster allowing water to enter this space. The wood pilasters at the enclosed porch have peeling paint and wood deterioration where water sits on the horizontal surfaces. The wood fascia and rake boards have peeling paint and in some locations large areas of wood are exposed to the elements.

Address the wood trim repairs as follows:

Recommendations: Perform a detailed wood trim survey to identify conditions such as breaks, cracks, loose or missing, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Remove dirt and debris.
- Replace any broken or deteriorated trim pieces in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.

- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.
- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors.

Shutters

Rating: Contributing

Condition: Good

Priority: Low

Description: Painted wood louvered shutters flank many of the windows (figure 77).

Condition: The louvered shutters are in good condition.

Recommendations:

- Remove all dirt and debris.
- If necessary, remove shutters from the structure, repaint and reinstall.

Columns

Rating: Significant

Condition: Fair

Priority: High

Description: Painted wood columns, with mini-

mal detail, line the porch and support the roof projection at the balcony (figure 79). The circumference of the columns at the porch is greater than those supporting the roof projection.

Condition: Paint loss at the bases of the columns is severe (figure 80). The loss of paint has led to wood deterioration. Biological growth is prevalent where water is able to stand for long periods of time on horizontal surfaces.

Refer the structural section for recommendations for columns that are found to be structurally deficient.

Recommendations: For repairs to wood columns:

- Survey and examine in detail the existing condition of all wood columns.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Where the severity of deterioration precludes repair, replace the columns and posts with in-kind materials, and the original design profile.
- Prepare wood surfaces prime and paint to match historic finish. For new posts, back prime the end grain bearing points before installing.

Porch and Roof Deck

Rating: Significant

Condition: Poor

Priority: High

Description: A large porch wraps around the southwest corner of the Main House. The porch floor is painted plywood which was installed to cover the extensively deteriorated and unsafe original 1 x 6 tongue and groove flooring. Columns span from the porch floor to the bead board ceiling and support the second floor balcony. The bead board ceiling is painted. A section of the porch has been enclosed and is now a kitchen. Metal wire mesh lines the porch at the ground to keep animals out from under the porch.

The second story roof deck above the porch also extends over the first floor enclosed sunroom to the northeast (room 104). It is covered in roll composition roofing. A large gable roof projection shelters a pair of doors that lead to the balcony. The underside of the roof projections is clad in painted bead board and is supported by similar, but narrower columns. A decorative wood railing lines the perimeter of the balcony.

Condition: The plywood porch floor and wood columns are deteriorating due to moisture intrusion (figures 81 & 82). The paint on the plywood is severely worn, exposing the wood surface, causing the wood to deteriorate enough to cause



Figure 81. Deteriorating edge of porch.



Figure 82. Deteriorating edge of porch.

holes through the surface. Paint is peeling from the bead board paneling.

The balcony that wraps around the southern and eastern corners of the second floor is structurally unsound. The roll composition roofing material on the floor of the balcony is deteriorating around the edges and around the bases of the second floor columns. Water enters the gap where the composition sheets and siding meet, causing water to damage to the siding. This is most likely where water is able to enter the interior of the house. The wood railings are severely deteriorated and are addressed in the railing section below.

Recommendations: The porch floor requires immediate treatment before the effects of water intrusion advance and cause further deterioration to the painted plywood. Follow the repair or replacement procedures as follows:

- Remove all plywood deck and 1 x 6 tongue and groove material. Replace with 1 x 6 tongue and groove deck boards.
- Paint the deck with an alkyd enamel coating designed for use on wood decks.
- Remove all dirt and debris from bead board paneling.
- Remove paint to obtain clean surface where

repairs are required.

- Replace any deteriorated bead board paneling at ceiling.
- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Prepare wood surfaces prime and paint to match historic finish.

The porch roof deck at the second floor requires immediate treatment before the effects of water intrusion advance and cause further deterioration to the painted plywood. Follow the repair or replacement procedures as follows:



Figure 83. Deteriorating base of railing post.



Figure 84. Severely damaged wood railing at balcony.

- Remove all roll roofing and inspect the decking material for deterioration.
- Remove sections of decking to inspect the spanning structure.
- Repair or replace decking and spanning members as required.
- Repair deteriorated wood at the house walls as required
- Introduce new copper flashing throughout
- Apply a new low slope roof / deck material suitable as a walking surface
- Coordinate new deck installation and flashings with the wood railing

Wood Railing
 Rating: Significant
 Condition: Poor
 Priority: High

Description: A decorative wood railing lines the perimeter of the balcony.

Condition: The wood railing is severely deteriorated. Many of the wood members are broken, cracked detached or deteriorated (figures 83-86).

Recommendations: Areas of the railing that are severely damaged should be reconstructed.

Follow the repair or replacement procedures as follows:

- Survey the balcony railing, cap rail and balusters for cracked, missing, or deteriorated pieces. Determine the extent of replacement.
- Repair and replace deteriorated wood rail cap and baluster sections with wood Dutchman or epoxy consolidant and fill. Where deterioration is severe, replace with in-kind materials, and profiles. The current railing is less than 42", the code-mandated height for guardrails. If proposed work triggers the requirement to raise the railing height, design a compatible new railing.



Figure 85. Second floor balcony beneath gable projection.



Figure 86. Broken piece of balcony railing.



Figure 87. Small exposed section of brick clad foundation.

- Coordinate the railing repair / replacement with the roof deck repairs.

Foundation

Rating: Non-contributing
 Condition: Fair
 Priority: High

Description: Only a small section of the board formed concrete foundation is visible. Brick clads a section of the foundation near the entrance (figure 87).

Condition: The concrete foundation, where visible, is crumbling. Brick cladding is in fair condition.

Recommendations: See the structural section for detailed recommendations regarding the concrete foundation.

Brick patio and walkways

Rating: Contributing
 Condition: Fair
 Priority: Medium

Description: Brick walkways appear to be very much in tact and without subsidence, suggesting that they were embedded in a compacted or concrete base. The patio bricks at the entry between the Main House entry door and Tank House were placed directly on the soil (figure 88). Historically the brick entry was on a raised concrete pad.

Condition: The entry patio bricks have settled into the soil, causing the surface to be uneven and potentially dangerous. Several bricks are cracked and a number of bricks display biological growth. Several bricks are dislodged or missing.

Recommendations:

- Reset bricks that have settled or dislodged.
- Remove and replace bricks that have cracked.
- Clean the surface of bricks with heavy biological growth.
- If necessary remove all bricks and compact soil and reinstall bricks.
- Replace patio to match original. Install concrete pad topped by bricks installed in a herringbone pattern. New bricks must match the existing bricks as closely as possible. ADA requirements need to be taken into consideration when reconstructing the patio.

Light fixtures

Rating: Contributing
 Condition: Good
 Priority: Low

Description: Wall-mounted sconce fixtures with glass shades are located under the overhangs at the porch. At the balcony fixtures are wall-mounted and the bulbs are left exposed.

Condition: All metal fixtures display some areas of rust.



Figure 88. Uneven bricks at entry.

Recommendations:

- Clean the metal surfaces of the light fixtures.
- Remove rust from metal surface and refinish.
- Replace non-historic common fixtures that are at the end of their useful service life.

Paint

Rating: Contributing

Condition: Fair to Poor

Priority: High

Description: Wood wall cladding, windows, doors, porch columns, porch deck, shutters and balcony railing are painted. In addition most metal gutters and rain leaders are painted as well. The paint that we see on the building today dates from 1996 when the whole complex was painted which included the removal of all lead paint from the structure.

Condition: The paint has deteriorated, and displays cracking, peeling, or missing conditions caused by natural weathering and ultraviolet light exposure. At other locations, the paint has deteriorated from moisture intrusion, particularly where siding touches soil and at cornices. At the open porch deck at the southwest corner, the paint has severely deteriorated, to the extent that the wood deck is compromised, and can no longer be re-painted without repair. Paint recommendations are as follows.

Recommendations: The Main House needs to be

completely re-painted. In its current state the deteriorating paint finish is only beginning to cause substrate breakdown. Paint is designed to be a sacrificial protective coating, and is necessary to prolong the life of the wood cladding. Should this work be deferred for long, substrate deterioration will accelerate, and the repairs will be correspondingly more extensive.

After thorough preparation, including the removal of loose, flaking or chalking paint, prime the wooden building elements using a high-quality primer. Follow with two coats of quality acrylic paint. Follow similar procedures for metal elements including flashings, roofing, and rain leaders, and prime and paint with materials formulated for application on metal.

Biological Growth

Priority: Medium to High

Description / Condition: Biological growth includes algae, lichen and fungi (figures 89 & 90). These problems are evident in the staining visible at the damp, shaded areas of the exterior. Various types of fungi are present, evident as orange, green and black staining. Biological organisms are not only unsightly but can, especially in the case of dry rot, cause serious damage. Treat biological growth as follows:

Recommendations: Survey all exterior siding and woodwork, both to locate active infestations and

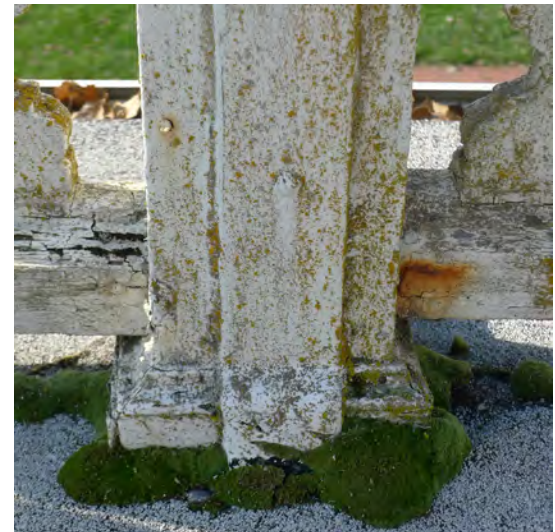


Figure 89. Heavy biological growth.



Figure 90. Biological growth on bricks and window sill.



Figure 91. Trellis with climbing plant against Main House.



Figure 92. Dormer gable with woodpecker netting.

to identify and locate sources of moisture ingress.

Treat active biological growth as follows:

- Identify and locate areas of biological growth, as well as the source of the growth.
- Clean surface, remove biological growth and treat with biocide.
- Growths other than dry rot may be treated with a fungicide prior to painting or other finish treatment. Fungicide may be included in the paint to discourage future infestations.
- Active dry rot infestations may be treated as follows:
 1. Replace severely deteriorated members in-kind. Pretreat new wood with wood preservative, and back-prime prior to installation.
 2. Treat minor deterioration with repeated applications of liquid wood preservative. Then apply epoxy consolidant and epoxy paste filler prior to painting.
- Prevent future infestations by correcting drainage problems and keeping all wood well-painted.

Vegetation

Priority: High

Description: Abundant landscaped vegetation historically existed on the site. Today, foundation plantings grow against the Main House on all sides with a tree in close proximity to the north-west elevation (figure 91). Several of the plantings are large bushes that have grown up against the side of the building. Several large branches

from trees cantilever over the structure. Refer to landscape matrix to identify historic plantings.

Condition: Generally, the vegetation is well-kept. The trees could potentially cause damage in the event of strong winds. Several large bushes surround the building and are close enough to hold moisture against the wood surfaces. Bushes close the structure also support biological growth.

Recommendations: Cut back trees and bushes in contact with the building. Trim overhanging tree branches where the leaf fall will clog gutters. Swinging tree branches could cause impact damage. Roots can damage building foundations, underground building services and drainage systems. Additionally, vegetation can hold moisture against the building, providing an ideal climate for biological growth, accelerating wood deterioration.

It is not necessary to completely clear the site of plantings to avoid damage. Judicious maintenance and careful placement of new plantings away from direct contact with the structure is critical to the welfare of the building’s fabric. Minimize damage as follows:

- Keep trees and perimeter plantings well pruned to minimize the risk of impact damage from wayward branches, of root damage to foundations, and of moisture retention at the base of the buildings.
- Keep trellis plantings away from the siding and

well pruned. Do not allow plantings to grow on siding or brick chimneys.

- Do not allow leaves and other debris to pile up on roofs or in gutters; this will impede drainage.

Pest and Wildlife Control

Priority: High

Description: General pests and destructive wildlife at the Grant Ranch include mice, squirrels, bats, gophers and woodpeckers. Wood destroying pests include wood boring insects and fungi. While an acorn woodpecker deterrent project was completed in 2009, woodpeckers still actively cause damage to wood elements on the structures (figure 92). The Main House has severe to moderate woodpecker damage. Termites are also causing damage to the wood elements on the structure.

Recommendations: For general pests, determine how the pests enter the structures and then, once they are removed, block the access points in an architecturally compatible manner. Follow legal and ethical procedures for the removal of these pests and wildlife. The structure should be tented and fumigated to eliminate termites.

Once infestations are resolved, determine whether damaged wood and other materials retain sufficient structural integrity. While we do not recommend wholesale removal of all cladding, it may be advisable to remove cladding from representa-

tive areas to assess conditions within the walls. These sample areas may be places where cladding is sufficiently deteriorated and require replacement anyway, or where it needs to be removed to add structural plywood. Based upon conclusions from these sample removals, determine whether all cladding should be removed.

INTERIOR

The following recommended approaches for rehabilitating historic interiors are excerpted from *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements*:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates and lights. If new heating, air conditioning, lighting and plumbing

systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.

- Avoid “furring out” perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room’s proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building’s construction is encouraged.
- Avoid using destructive methods—propane and butane torches or sandblasting—to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.

The interior of the Main House remains nearly historically intact. Every effort should be made to preserve existing historic fabric. Where modifications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components. Replace missing components in kind when replacement is required. Stabilize and repair

existing original materials, components, finishes and spaces.

Overall Condition

The overall interior condition of the Main House is fair. The wood floors, both painted and stained, are in good condition. The linoleum and vinyl flooring finishes in the bathrooms and kitchen are worn and in fair condition. The gypsum board walls have a variety of finishes including paint, wallpaper and wood paneling. The walls are in fair condition have major cracks around many of the door and window openings. Water damage occurs under windows. In some of the second floor bathrooms, a horizontal crack about 4 feet above the floor, circles the rooms. The flat and profiled trim used around doors and windows is generally painted. The trim bases are also painted. The window trim has water damage from water entering from the exterior. Quarter round trim was applied to the flat or profiled base trim. The gypsum board ceilings are water damaged throughout the building. The painted built-in shelves and cabinets are in good condition and are still functional. Only a couple of plumbing fixtures have been replaced. All plumbing fixtures are stained and rusted around drains. There is evidence of insect infestation in nearly all of the interior spaces. The electrical and heating systems are all in working order.

Floor Finishes

Rating: Significant – Wood Flooring

Non-Contributing – Vinyl

Condition: Good – Wood Flooring

Fair – Vinyl

Priority: Low

Description: Wood is the most common floor finish in the complex and occurs throughout the Main House with the exception of a few spaces that have non-contributing sheet vinyl. The main entry hall, living room, office, and second floor stairhall have oak floors with dark round flush pegs (figure 93). The bedrooms and sunroom have 1x4 tongue and groove vertical-grained Douglas Fir floors which are finished with a clear stain (figure 95). One bathroom (107A) and the closets in the Main House feature Douglas Fir floors of the same type that are painted.

Two of the Main House bathrooms (111, 202B) feature non-contributing sheet vinyl (figure 94). Vinyl tile flooring appears in the other bathrooms (106, 208B, 205B) which may have been installed over original painted Fir flooring in some rooms. In room 208B, tiles have been removed revealing the wood subfloor. The kitchen and pantry added to the porch on the southwest elevation has vinyl tile flooring.

Condition: The clear finish wood floors show little sign of wear and are in good condition. The floors in the main hall have been recently refin-

ished. An area of the wood floor in the sunroom is discolored from exposure to constant direct sunlight. The painted wood floors are worn, and in room 107A, have water damage under the sink due to leaking plumbing.

The vinyl floors in the bathrooms are generally stained and water damaged, especially under sinks and around toilets. Sheet vinyl is curling up at the edges. In some bathrooms, vinyl tiles are missing.

Recommendations: Remove non-contributing vinyl floor finishes.

Repair wood flooring as follows:

- Survey floors in detail for damage. Conduct finish analysis on wood floors to determine historic finishes.
- Use the gentlest means possible to remove adhesives from areas beneath the vinyl or carpet. Use all legal means in handling and disposal of asbestos-containing materials.
- Repair wood floors. Patch damaged areas in kind (Fir or Oak). Clean existing finish if possible, or refinish to match historic treatment. Refinishing should be limited to severely worn areas, since excessive refinishing shortens the lifespan of the flooring.
- If wood floors must be removed for the structural upgrade, carefully salvage boards for reuse in the same locations.
- Refinish floors with a clear coat.



Figure 93. Oak floor with contrasting wood pegs in Room 101B.



Figure 94. Non-contributing vinyl tile floor in Room 106.

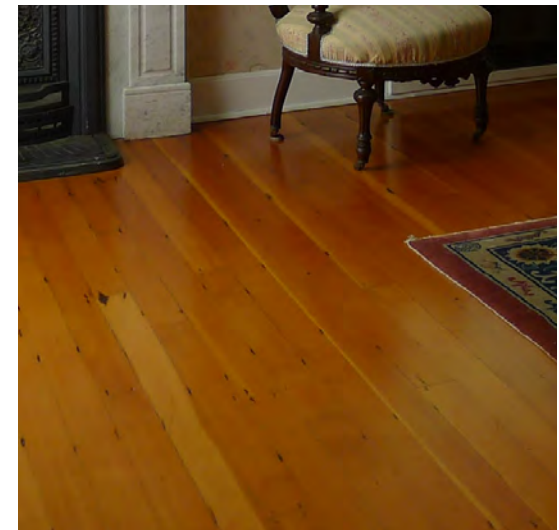


Figure 95. Clear finish Douglas Fir floor in Room 109.

Walls

Rating: Significant – Paneling, bead board, shiplap walls

Contributing – Gypsum board walls (painted and with wallpaper)

Condition: Good to poor

Priority: High

Description: Walls in the Main House are mostly gypsum board which is covered in wall paper or painted. The gypsum board walls at Grant Ranch are notable because they represent an early use of the material, which did not become widely popular until the 1950s. Wood paneling, bead

board, and shiplap siding occur in the Main House as well.

Ornate wood trim and recessed paneling occurs from floor to ceiling in the living room (102), where it is painted (figure 97), and in the main stair hall (101), where it is stained (figure 96). The wall paneling extends along the stair up to the second floor stair hall (201) where it becomes wainscot encircling the room, stained adjacent to the stair and painted elsewhere. Painted paneled wainscot also occurs in Grants office (103).

Some of the closets (101A, 105A, 201A) feature

painted bead board walls. The sunroom (104) and the kitchen (108), which were formerly exterior porches, each have two walls which are clad in exterior shiplap wood siding (figure 98).

The rest of the walls are gypsum board. Four rooms (105, 109, 205, 205A) feature wallpaper over gypsum board which was installed during the 1937 remodel, while the other bedrooms, closets and bathrooms have simply painted gypsum board walls. Tiled wainscot appears in one second floor bathroom (202B) with gypsum board above (figure 102).



Figure 96. Wood paneling in entry.



Figure 97. Water damaged painted wood paneling in Room 104.

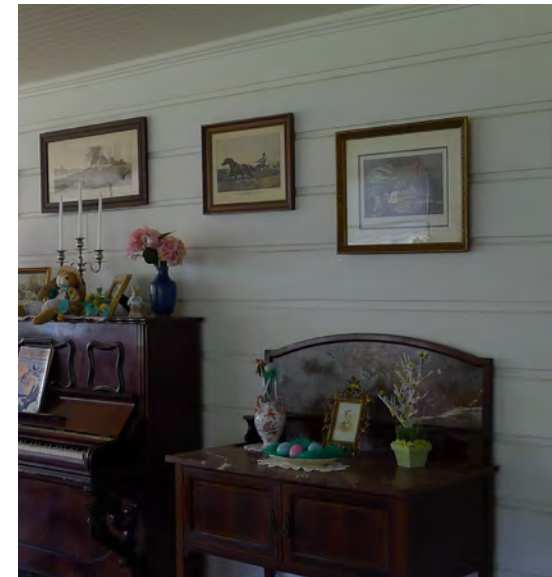


Figure 98. Shiplap siding walls in Room 103, a former exterior space.

Condition: The Main House walls range in condition from good to poor. The paneled walls in the main hall are in good condition while those in the living room are water damaged from an active leak, causing staining, peeling paint, and warping. Water damage also occurs in the sunroom and in bedroom 105 where the second floor balcony meets the exterior wall. Water has been allowed to pond on the porch roof deck, and subsequently leaks through the structure causing damage to the interior. Some water intrusion has caused damage below windows as well. The wood paneling in the living room has joint separation and the wall in bedroom 109 has severe staining and cracking

due to water damage beneath the windows (figure 100).

The gypsum board walls have minor cracks throughout the house, as well as major cracks around openings which are evident through wall paper as well (figure 99). Second floor bathrooms with painted gypsum board walls have a horizontal crack encircling the room about 4 feet above the floor. This is likely due to movement between separate pieces of gypsum board. In rooms 203 and 205, stovepipes have been removed and patched, and the patching is now flaking off.

The wall paper is in generally poor condition and is stained, worn, and peeling from the walls (figure 101). The wallpaper in bedrooms 109 and 205 has severe staining from water intrusion as well as damage from cracking gypsum board beneath.

Recommendations: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.



Figure 99. Cracked gypsum board and wallpaper in Room 109.



Figure 100. Water damage below window in Room 109.

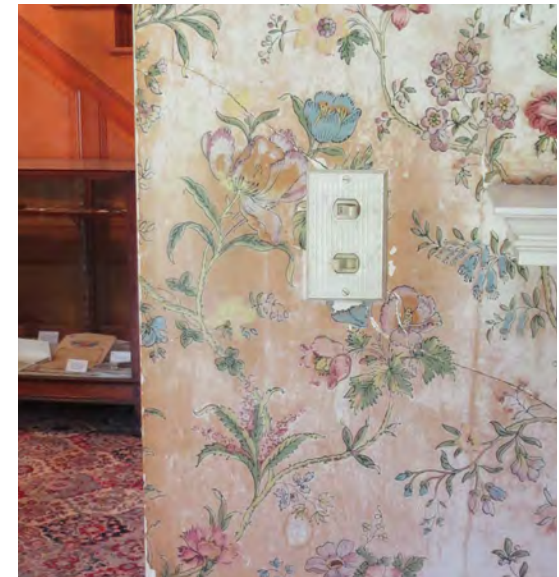


Figure 101. Stained wallpaper in Room 105.

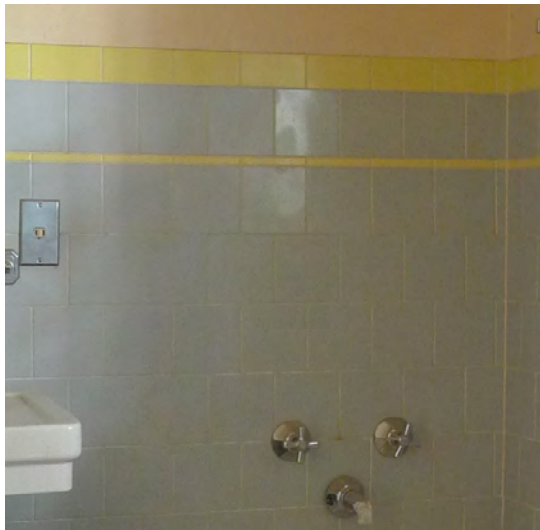


Figure 102. Tile wainscot in Bathroom 202B.



Figure 103. Water damage around light fixture in closet 105B.

- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is damaged from structural movement, or wear, repair as follows:

- Retain as much historic gypsum board as possible.
- Repair hairline cracks in sound, adhered, gypsum board with a compatible commercial patching material.
- Where large sections or panels of gypsum board are damaged, remove area and reinstall new gypsum board to be flush with existing. Finish to match adjacent surfaces.
- Prepare and paint to match adjacent surfaces or historic condition.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Replace deteriorated wallpaper with well-researched paper that is contemporary, but his-

torically compatible with the building's historic character. Treat wallpaper as follows:

- Retain as much historic wallpaper as possible.
- Survey wallpaper for damage and wear, identify areas that can be retained and reused.
- Where condition will not allow reuse, remove wallpaper using steam method, protecting adjacent finishes.
- Repair any damaged gypsum board.
- Replace wallpaper in kind or with compatible pattern and design.

Retain, repair and re-use original wood bead board paneling. Restore deteriorated or damaged elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches or epoxy consolidation or repair compound formulated for wood to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Ceilings

Rating: Contributing

Condition: Fair

Priority: Medium

Description: Ceilings throughout the house are painted gypsum board. The ceilings in the enclosed porches (104, 108) and in some closets (101A, 105A, 201A) are painted bead board.

Condition: Minor cracks and alligating paint are visible on ceiling surfaces throughout the Main House. Water damage has occurred in several rooms, including second floor bedrooms and closets, as well as in closet 105B around the light fixture (figure 103), likely caused by a leaking bathroom fixture directly above it. The ceiling in the living room (102) has bubbling paint and leaks, also showing signs of water intrusion (figure 105). The maid's room (207) has more major cracks spanning the width of the room.

Bead board ceilings have some paint loss and separation between boards (figure 104).

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Retain, repair and re-use original wood bead board paneling. Restore deteriorated or damaged elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches or epoxy consolidation or repair compound formulated for wood.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Interior Doors

Rating: Significant

Condition: Good

Priority: Low



Figure 104. Painted bead board ceiling in Room 108, a portion of the original porch.



Figure 105. Water damaged gypsum board ceiling in Room 102.



Figure 106. Ornate wood trim between the Entry and the Main Hall.



Figure 107. Four-panel wood door off Main Hall.

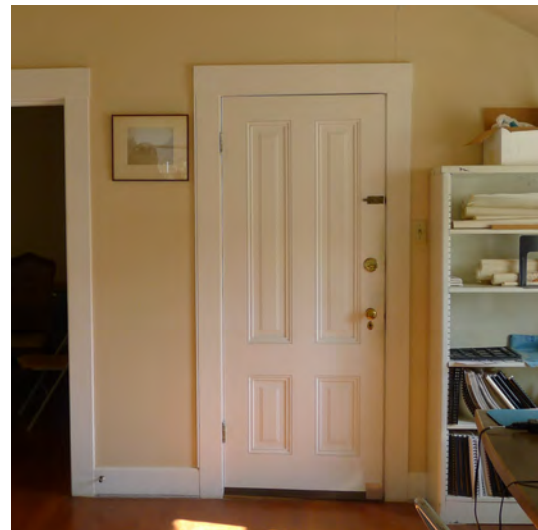


Figure 108. Painted four-panel wood door with flat trim in Room 202.

Description: All Main House interior doors appear to be original or are the result of the 1937 alterations. Four-panel and two-panel wood doors are the most common types. Most of the doors are painted with the exception of those that open off the main hall, which are stained on the main hall side and painted on the other side. The main hall doors also feature original glass knobs (figure 107). All dressing room doors have full length mirrors installed in a single panel on the dressing room side. The door to dressing room 110 is missing.

A four panel wood door off the main hall with diamond pane side lites originally led to the exterior, but now leads to the kitchen which was enclosed on the covered porch. A pair of 12-lite over 2-panel doors leads from the main hall to the sunroom, also originally a covered porch. A 6-lite over 2-panel door with textured glass leads to bathroom 208B.

Condition: The Main House interior doors are in good condition with some wear showing around knobs and locks especially on the painted doors. All hardware is in working order.

Recommendation: Restore, repair and re-use existing wood doors.

- Reuse existing doors in situ wherever possible. Avoid relocating doors and openings.
- Conduct a detailed, door-by-door survey to document condition of each door and deter-

mine, on an individual basis, required repairs and hardware upgrades.

- Remove paint and refinish to match original where necessary. Carefully remove, salvage, label and appropriately store any doors, hardware and trim that must be removed.
- Fully utilize alternative door width standards available under the Americans with Disabilities Act and the State Historical Building Code.
- Replace non-historic doors with period appropriate door types that are compatible with, but distinct from the historic doors.

Wood Trim

Rating: Contributing

Condition: Fair

Priority: Low

Description: The most common type of base trim is profiled wood with a quarter round trim added in front. The base is stained in the main hall and painted elsewhere. In a number of rooms, the profiled base occurs without the quarter round, and in three bathrooms (106, 205B, 208B) vinyl base is applied over the profiled wood base. There are two rooms with flat wood base trim and a handful with only quarter round base trim.

The opening between the entry and the main hall is framed by two square fluted engaged columns supporting a decorative wood beam overhead (figure 106).

Painted flat wood trim is used around doors and windows in most rooms (figure 108). However, the door and window trim in the living room, office, and second floor stairhall is profiled and painted. Profiled wood cornice occurs in the first floor bedrooms as well as in the living room and sunroom. Closets generally contain flat wood coat rails, some with hooks.

Condition: Interior wood elements appear to be in generally fair to good condition. Door and window trim is generally worn and contains multiple heavy layers of paint. The base trim is damaged in several locations, with the quarter round detaching from the profiled wood base (rooms 102, 105, 109, 110). In the office (103) the wall heater appears to have damaged the wood wainscot, causing joint separation.

Recommendations: Retain, repair and re-use original wood trim and paneling components. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches or epoxy consolidant and repair compound formulated for wood to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing trim that has been removed

during alterations. Match original with respect to profile, wood type and finish.

- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Cabinets and Casework

Rating: Significant – Casework in rooms 102, 103, 110, 207

Non-contributing – Casework in rooms 104, 108

Condition: Good

Priority: Low

Description: Built-in wood casework throughout the Main House is painted. In the living room (102), built-in wood shelving frames the bay window on the northeast wall and is integrated into the painted wood paneling on the walls. Grant’s office (103) features cabinetry and shelving built into the same wall as the fireplace (figure 109). Glass door cabinets over small cabinets with paneled doors flank the fireplace and a row of open shelves lines the top. One of the glass cabinets is a gun case, as specified by Douglas Dacre Stone in a July 26, 1937 letter: “The secret panel back of the gun case shall be made to operate mechanically instead of electrically, and the details of this are to be approved by this office before erection.”

Dressing room 110 is lined with cabinets (figure 111). Along the northwest wall stand a pair of

wardrobes with bottom drawers, large single panel doors, and smaller single panel doors above. All knobs are glass. Cabinets with single panel doors surround a vanity and mirror on the southeast wall. Built-in cabinets stand at the north corner of the maid's room (207). With single panel doors at the bottom, glass doors above that, and smaller single panel doors at the top, these cabinets mimic the slope of the roof above (figure 110).

Non-contributing casework includes the open shelving in the sunroom (104) which flanks the fireplace, and the cabinets and counters in the kitchen and pantry (108).

Condition: The built-in cabinetry is in good condition overall. In the dressing room (110), the painted cabinets are worn with rusted metal hinges and knobs. In the kitchen (108) the painted cabinets are worn but function properly. The tile counter and backsplash have a few minor cracks.

Recommendations: Retain, repair and re-use original wood cabinetry and casework. Restore and re-use extant historic hardware in-situ. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches to repair large damaged or missing flat areas where cabinets or casework are clear finished. Where painted epoxy consolidant and repair compound formulated for wood may be used.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing components that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Replace wood trim elements damaged or de-



Figure 109. Built-in cabinetry flanking fireplace in Room 103.



Figure 110. Built-in cabinetry in Maid's Room.



Figure 111. Built-in cabinetry in Dressing Room 110.

stroyed by water intrusion only after the source of water is eliminated.

Fireplaces

Rating: Significant
Condition: Good
Priority: Low

Description: The Main House features six fireplaces which are all distinct from one another. The fireplace in the sunroom (104) has a raised brick hearth and a simple wood mantel. The fireplaces in the office (103), guest room (105), living room (102), and second floor bedroom (208) each

have a herringbone pattern brick interior, a brick hearth, and a detailed wood mantel and surround (figures 112 & 114).

One bedroom (109) features the only fireplace in the complex with a marble mantel and surround and a cast iron insert (figure 113). A July 26, 1937 letter from architect Douglas Dacre Stone to Lindgren & Swinerton, Inc. gives instructions for the treatment of this mantel during the remodel: “The mantel, originally in Mrs. Grant’s room, shall be re-installed and cleaned, and located in its original position, as directed by Mrs. Grant.”

Condition: The fireplaces in the Main House are in good condition. They are generally stained with soot. The marble surround in room 109 has a large horizontal crack that has been patched.

Recommendations: Currently, there is no major damage to the fireplaces. Clean the soot stains on the surrounds and mantels using the gentlest means possible. Conduct a detailed survey to determine any area of needed repair, and address brick repairs as follows:

Masonry Repointing. Repoint deteriorated, loose, missing and improperly installed mortar.



Figure 112. Fireplace in Guest Room 105.



Figure 113. Fireplace in Room 109.



Figure 114. Fireplace in Room 208.



Figure 115. Original sink and tub in Bathroom 202B.



Figure 116. Original sink and toilet in Bathroom 107A.

The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and profile.

Brick Replacement. There are currently no areas of missing brick, however select areas of damaged brick may need replacing. Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. Replace units as follows:

- Fabricate new brick units to match original brick in size, color and material. Custom brick may be required.
- Remove deteriorated units.
- Lay new brick flush with adjacent surfaces.
- Repoint to match original.

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The

cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.

Plumbing Fixtures

Rating: Contributing – Original elements
 Non-contributing – Replacement elements
 Condition: Fair
 Priority: Medium

Description: Plumbing throughout the six Main House bathrooms and the kitchen is a combination of original porcelain fixtures dating to the

1937 remodel and replacement fixtures which are non-contributing. Most of the bathroom sinks are pedestal with original fixtures (figure 115), except in bathroom 107A where the sink is wall mounted (figure 116). Original toilets appear in all of the first floor bathrooms, and have a rectangular base with truncated corners, matching the base of the pedestal sinks. Toilets in second floor bathrooms have been replaced, the flooring cut in the shape of the original toilet base. Tubs throughout the Main House feature original fixtures.

The sink in the kitchen is an under-mounted porcelain sink installed when the kitchen was walled in the 1950s (figure 117).

Condition: Sinks, tubs, and toilets in the Main House are in fair condition. Many are heavily stained and the drains are rusted. Some metal fixtures have scaling. The sink in bathroom 107A appears to leak as the floor beneath it is damaged. The toilet in bathroom 106 is improperly installed and coming loose.

Recommendations: Where possible, retain, repair, and reuse original plumbing fixtures.

- Remove non-contributing fixtures.
- Retain identified surviving historic fixtures.
- Re-secure loose fixtures.
- Piping in the Main House is past its useful life. Determine which fixtures will be made operable and which will become static based on func-

tional and interpretive needs. When pipes are replaced, they should be reconnected to existing fixtures.

- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance water conservation with building conservation and the sympathetic treatment of interior spaces.

Interior Light Fixtures

Rating: Contributing – chandelier (102), ceiling-mounted fixtures with crystal beaded or glass shades (101, 101B, 102, 105, 109, 110), common enamel fixtures

Non-contributing - modern fixtures (103, 104), 1950s fixture (108)

Condition: Good

Priority: Low

Description: Light fixtures in the Main House are a combination of original common utilitarian fixtures (figure 118) and a pendant fixture, more ornate non-original but compatible fixtures, and non-contributing modern fixtures. The original light fixtures in first floor spaces including the main hall, bedrooms, bathroom, and the living room, were sold, but have been replaced with compatible period fixtures. These include ceiling



Figure 117. Non-contributing under mounted kitchen sink.



Figure 118. Common ceiling mounted light fixture.

mounted and pendant fixtures with crystal beaded shades (figures 119 & 120), glass pendants (figure 121), and a five-arm chandelier. One original pendant fixture remains in the upstairs hallway.

Modern fixtures appear in Grant's office (103), the sunroom (104), and a wall-mounted fixture from the 1950s appears in the kitchen (108).

Common enamel ceiling and wall mounted fixtures make up the rest of the extant lighting and are found in bathrooms, closets, as well as second floor bedrooms.

Condition: Light fixtures are in good condition overall. Some of the common fixtures, especially those installed in bathrooms where there is moisture, have rusting screws.

Recommendation: Identify, and replace inappropriate fixtures with well-researched fixtures that are contemporary, but historically compatible with the building's historic character.

- Remove non-contributing light fixtures.
- Retain the identified surviving historic fixtures.
- Select new fixtures based upon research, including historic photographs and other documenta-

tion. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.

- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces.

Heating Elements

Rating: Contributing

Condition: Good

Priority: Medium

Description: Wall mounted heaters by Wesix



Figure 119. Ceiling mounted light fixture with crystal beaded shade in Entry.



Figure 120. Pendant light fixture with crystal beaded shade in Guest Room 105.



Figure 121. Pendant light fixture with glass shade in Room 109.

Electric Heater Co. are found throughout the Main House. In bathrooms, grille work is nickel with a white enamel border (figure 122). Two second floor bathrooms (202B, 208B) appear to have replacement heaters. Heaters in the main hall, living room, and Grant’s office have gunmetal grille work set within trim to match the paneling on the walls (figure 123). Bedrooms throughout have similar heaters installed beneath windows.

Condition: The wall mounted heaters are in good condition. Although dirty and rusted, nearly all of them still function.

Recommendations: Retain, repair and re-use original electric heaters.

- If continued use of existing heaters is deemed hazardous, abandon the elements in place.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.

Miscellaneous Fittings

Rating: Contributing

Condition: Good

Priority: Low

Description: During Grant’s 1937 remodel, he added some small details to the house which are extant today and help express the history of the property. A 1937 letter from architect Douglas Dacre Stone specifies the bathroom fittings chosen by Grant: “The soap and grab over the tubs will be white china, as per sample on job. The soap holders will be recessed, china, over each basin, as per sample submitted. The toilet paper holders will be white china, as per sample on the job. There will be two towel bars, twenty four inches (24”) long, as manufactured by Mallenscheid & McDonald Co. as per sample in Mr. Grant’s office. These to be installed in locations selected by



Figure 122. Typical bathroom electrical heater.



Figure 123. Wall mounted electric heater in Stairhall 201.



Figure 124. Push bell enunciator in Maid’s Room.

Mr. and Mrs. Grant on next Wednesday, August 4. There will be a glass shelf under each medicine cabinet, having white china brackets.”

The bathrooms in the Main House still retain these fittings, although it appears that nickel brackets were favored over white china brackets in the end.

Another fitting found in the Main House is the maid call box, or “push bell enunciator system,” which is installed in the maid’s room (207) (figure 124).

Condition: These fittings are in good condition. The maid call box no longer operates.

Recommendation: Retain fittings in place. Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished. Repair maid call boxes to working order.

Summary

The following tables summarize the rating, condition, and priority for each building component on the exterior and interior of the Main House. These tables are intended to be used in conjunction with the detailed recommendations above to plan for and prioritize future repairs and rehabilitation.

Main House Exterior at a Glance

	Roof	Chimneys/Other Brick Masonry	Drainage	Siding	Doors	Windows	Trim	Shutters	Columns/Posts	Porches/Deck/Breezeway	Wood Railing	Foundations	Patios & Walkways	Light Fixtures	Paint	Biological Growth	Vegetation	Pests and Wildlife
Rating	C	S/C	C/NC	C	C	S	C	C	S	S	S	NC	C	C	C	NA	NA	NA
Condition	F	G/F	P	F	F	F/P	F	G	F	P	P	F	F	G	F/P	NA	NA	NA
Priority	M	L	H	H	L	H	M	L	H	H	H	H	M	L	H	H	H	H

Main House Interior at a Glance

	Floors		Walls											
	Wood	Vinyl	Paneling/Bead board/Ship lap	Gypsum (painted and wallpaper)	Ceilings	Wood Trim	Interior Doors	Cabinets/Casework	Fireplaces	Plumbing Fixtures	Light Fixtures	Heating Elements	Miscellaneous Fittings	
Rating	S	NC	S	C	C	C	S	S/NC	S	C/NC	C/NC	C	C	
Condition	G	F	G/P	G/P	F	F	G	G	G	F	G	G	G	
Priority	L	L	H	H	M	L	L	L	L	M	L	M	L	

Key:

Rating

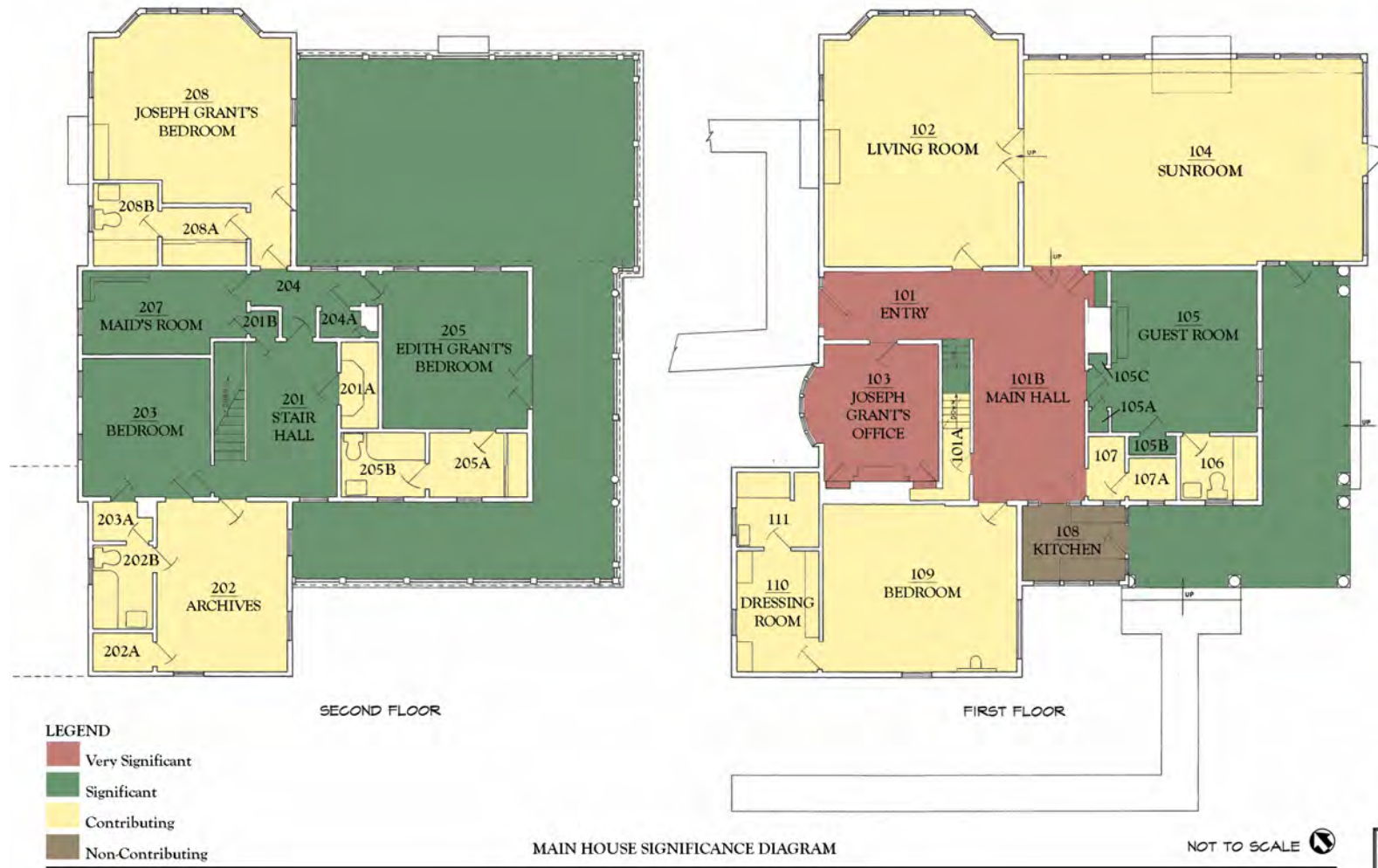
VS = Very Significant
 S = Significant
 C = Contributing
 NC = Non-Contributing
 NA = Not Applicable

Condition

G = Good
 F = Fair
 P = Poor
 NA = Not Applicable

Priority

H = High Priority
 M = Medium Priority
 L = Low Priority



MAIN HOUSE SIGNIFICANCE DIAGRAM
GRANT RANCH HOUSE COMPLEX



TANK HOUSE

DESCRIPTION

EXTERIOR

The two-and-a-half story Tank House, constructed in 1882, is square in plan and topped by a water tank (figure 125). The building measures 14'-0" by 14'-0" and 30'-0" high. The exterior walls angle slightly in up to the second level. Originally the Tank House structure and the Cook House were not connected. Extensively remodeled and enlarged in 1927, the Cook House was attached to the newly rebuilt Tank House. The Tank House and the Cook House meet at the northeast elevation and the roof overhanging the Cook House porch lines a portion of the northwest elevation of the Tank House. The structure is clad in wood shiplap siding. Two three-panel wood doors, one on each level, provide access into the small structure on the southeast elevation. A 1-over-1 double-hung window is located at the second-story on the southeast and northeast elevations. A wood stairway leads up to the second floor door and gable roof projection shelters the second-story door. The top of the structure has a large cornice band and originally had a railing around the perimeter; the railing has since been removed. The water tank at the top of the structure is stave-built similar to a barrel, and is constructed of vertical boards with metal rings around the outside.

The tank is capped with a shallow twelve sided roof. A lantern with a decorative metal bracket is above the first floor door on the southeast elevation and a floodlight is installed higher up on this elevation. Mounted on the northeast elevation is a similar lantern fixture with a decorative metal bracket.

INTERIOR

While the Tank House was constructed in 1882, it was only after Grant's remodel of the complex in 1932 that it became a habitable space. The utilitarian first floor is 14'-0" by 14'-0", and the second floor, which contains a bathroom, is slightly smaller due to the tapered form of the tower.

Room 101 – First Floor

Rating: Significant

The utilitarian space in the first floor of the Tank House is unfinished, leaving the timber framing and exterior sheathing of the structure exposed (figure 126). Diagonal metal ties have been installed somewhat haphazardly around the square space. A series of conduits originating at electrical panels on the southeast wall runs along the walls and ceiling. The tower is currently used as storage for plumbing fixtures and shutters.



Figure 125. View of Tank House from west.



Figure 126. Room 101 - Tank House interior.

Significant Elements:

- Exposed timber framing and exterior sheathing

Room 201 – Second Floor

Rating: Significant

This room was not accessible during the survey due to the structural instability of the Tank House stairs. On insurance maps, the second floor is labeled as a bedroom.

RECOMMENDATIONS

EXTERIOR

The exterior of the Tank House retains a high degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation for this structure depends upon a sound building envelope. Provided are exterior recommendations to guide long-term maintenance and preservation efforts.

Prior to any work survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in-kind where required. Minimize

the impact of visible modifications to the exterior elevations.

Overall Condition

The overall condition of the Tank House is poor. The wood siding and trim has been severely damaged by woodpeckers with holes visible all over the wood surfaces. Water damage has caused wood to deteriorate at and around the stairs to the second floor. These stairs are not structurally sound. The Tank House and Cook House abut each other. Due to the settlement of the structures a large gap between the buildings now exists, allowing water, leaves, animals and pests between the two buildings. Deterioration of wood is most likely severe in this gap and could potentially lead to larger issues.

Roof

Rating: Contributing

Condition: Unknown

Priority: High

Description: The gable roof projection at the second floor landing has asphalt composition shingles. The roof material on the upper level of the tower and the tank was not visible during this survey. It is likely that the roof material on the tank is composition shingles and assumed that the condition is similar to that of the other roofs at the complex.

Condition: The visible composition shingles have heavy biological growth on the second floor door overhang (figure 127). The cornice around the upper level of the structure shows signs of water damage (figure 128) and the condition of the roofing at the tanks base is unknown. The condition the tank roof is unknown. See the Wood Siding section below, and the next, related section on drainage.

Recommendations: A roof is a highly vulnerable element of any structure. It is also the first line of defense against water intrusion. Asphalt shingles have a finite life span and these assemblies will inevitably fail as a result of normal weather exposure and wear. A painted band of sheet metal was installed at the fascia boards of the tank and around the cornice of the upper level. The following are general recommendations:

- Survey the roof and tank for construction techniques, dimensions, design and material type. Photo document the existing conditions and record the survey data in existing conditions drawings.
- Deconstruct the roof and tank, salvaging any sound materials as well as the metal rings for reuse.
- Dispose of unused materials per sustainable building guidelines
- Reconstruct the tank and roof in new, in-kind materials, and sound salvaged materials based on the documented original design. The railing

at the base of the tank may be reconstructed based on historic photographs

- Avoid sparse shingle coverage and heavy building papers.
- Avoid staples and inferior flashing. Use stainless steel nails instead.
- Replace all flashings with painted copper.
- Clean and maintain gutters and leaders on a regular basis. Clogs in these systems will cause water to back up and seep into the adjacent sheathing and wall top plate.
- Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections, and the use of standard repairs.

When contemplating a roof or roof cladding replacement project, consideration should be given to the addition of a plywood shear diaphragm while the historic roof sheathing is exposed. This is an opportunity to seismically strengthen the building, and it should be done in consultation with a structural engineer. It is always preferable to do a comprehensive re-roofing project that addresses all roof elements simultaneously. If a phased project is required as a result of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.



Figure 127. Biological growth at second floor gable roof.

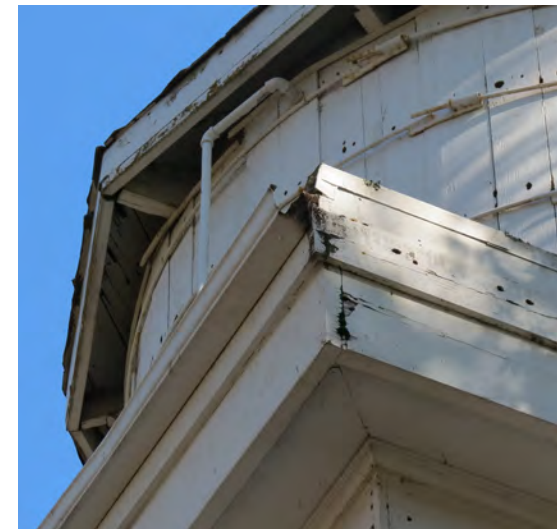


Figure 128. Damaged cornice and gutter on upper level of Tank House.

Drainage – Gutters and downspouts

Rating: Contributing – Original Components;

Non-contributing – Replacement components

Condition: Poor

Priority: High

Description: A painted aluminum gutter and downspout are located on the northwest elevation. The projecting gable roof at the second floor landing has a single gutter and downspout.

Condition: The existing gutter system is minimal on this structure. Located on the upper level of the tower on the northwest elevation is a leaking

downspout. Paint is peeling from the aluminum gutter and downspout, particularly on the under of the gutter. It is assumed that the upper gutter is filled with debris. Poor site drainage has caused the shiplap siding closest to the soil to deteriorate.

Recommendations:

The repair or replacement procedures should be as follows:

- Survey the gutters and downspouts for deterioration. Determine if they should be repaired or replaced.
- Survey the entire gutter system annually, noting leaks and deficient conditions, and repair as

needed.

- Clean gutters at least twice annually, as part of the building's regular maintenance.

To our knowledge there is no existing subsurface drainage system. Site drainage problems must be corrected so that water flows away from the building. This may be done by implementing some or all of the following:

- Tie all rain leaders to a perimeter drainage system that will carry all roof water away from the building.
- Re-grade soil on the northeast side of the building to create a positive slope away from the structure.



Figure 129. Deteriorating siding at downspout.



Figure 130. Woodpecker holes at tank boards.

As is the case with any proposed ground disturbance in culturally sensitive areas, conduct archeological testing prior to any excavation.

Wood Siding

Rating: Contributing

Condition: Poor

Priority: High

Description: The exterior of the building is clad in painted wood shiplap siding. Vertical wood boards, held in place by metal rings, form the tank on the upper level.

Condition: The cladding is in poor condition. Deterioration includes peeling and general deterioration of the paint, longitudinal cracking, water damage, woodpecker damage (figure 132), dirt build-up, biological growth, and some rust staining occurring at metal attachments and penetrations. Siding touches the soil in several places causing wood deterioration (figure 131). Paint and wood deterioration is severe near downspout (figure 129). Siding is cupped and twisted as the result of moisture infiltration. A large trellis with a climbing plant is very near to the siding on one elevation which could potentially lead to deteriora-

tion of wood because of trapped moisture. Refer to vegetation section below for recommendations on landscaping.

Woodpeckers have caused the most obvious damage to the wood siding and other wood elements on the building. Boards cladding the tank are severely damaged by woodpeckers (figure 130). The birds sit on the metal rings, holding the vertical stave boards in place, and peck at the wood. Address the wood siding repairs as follows:

Recommendations: Perform a detailed cladding survey to identify conditions such as breaks,



Figure 131. Damaged wood siding in contact with ground.



Figure 132. Damaged siding on northeast elevation of Tank House.



Figure 133. Three-panel wood door at first floor.



Figure 134. Three-panel wood door at second floor.

cracks, loose or missing boards, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. Apart from siding repairs, we recommend that the stave-built water tank and roof be reconstructed rather than repaired. General recommendations are as follows:

- Reconstruct the stave-built water tank and roof as recommended in the roofing discussion above.
- Prior to repairing siding, repair areas of water intrusion where moisture penetrates the wall from above.
- Remove dirt, debris and miscellaneous non-functional attachments.
- Replace any broken or deteriorated boards in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Replace all wood boards at water tank in-kind due to woodpecker damage. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage from woodpeckers with epoxy consolidant and repair compound for use on wood.
- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.

- Repaint using historically appropriate paint colors. If siding is removed – prime backs and edges prior to reinstallation.
- Install woodpecker deterrent.

Doors

Rating: Contributing

Condition: Fair

Priority: Low

Description: A single three-panel painted wood door is located at both the first and second floors (figures 133 & 134).

Condition: The paint on the doors is weathered and peeling. The first floor door has a large split. The doors are in fair condition and have been altered slightly by the addition of a modern dead-bolt. The thresholds are worn and weathered.

Recommendations:

Repair existing doors as follows:

- Identify specific repair locations.
- Remove all dirt and debris from surface.
- Remove finish if necessary to perform repairs.
- Repair splits and separations with waterproof glue as required.
- Repair deteriorated wood with an epoxy consolidant or compound formulated for wood, or perform Dutchman repairs. A Dutchman repair requires only the damaged section of the wood to be cut out and replaced by new wood which is identical in shape and grain. Replace exten-

sively deteriorated components in-kind.

- Install weather-stripping.
- Recondition extant original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of doors.
- Finish doors to appropriate interpretive period.
- Inspect doors regularly for deficiencies of finish and operation.

Windows

Rating: Significant

Condition: Fair

Priority: High

Description: Two single pane double-hung wood windows are found at the second level of the building (figure 135).

Condition: The windows, located on the second floor were surveyed from a distance, as no access was permitted on the second floor. The windows are in fair condition. The exterior paint is deteriorated at the windows. Joint separation between the wood members occurs at the windows. It is assumed that much of the glazing compound is dried, cracked or missing. In addition to lead in the existing paint, asbestos may be found in the glazing compound. The windows and their sills have black biological growth stains. The sill southeast elevation is severely weathered from ultraviolet light exposure. No broken window

panes were observed. It is assumed that much of the original hardware is intact. Repair existing wood windows as follows:

Recommendations:

- Survey and examine in detail the existing condition of the windows.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing compound where it has failed. As the existing compound contains asbestos, follow legal means for handling, removal, and disposal of contaminated material.
- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Restore window to proper operation.
- Install new hardware, where missing, to match original.
- Install new glazing compound.
- Prepare wood surfaces prime and paint to match historic finishes.
- Install new weather stripping.
- Where the severity of deterioration precludes repair, have a reputable window fabricator make new windows using in-kind materials, and matching the original design.

It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Designed as a sacrificial coating to protect the wood from insects, fungi and ultraviolet light, paint will be critical in avoiding future problems.



Figure 135. Double hung wood windows on northeast and southeast elevations.



Figure 136. Woodpecker damage and missing paint at fascia.



Figure 137. Deteriorating wood stair.

Trim

Rating: Contributing

Condition: Poor

Priority: Medium

Description: The doors and windows are surrounded by painted flat wood trim (figure 135). The corners of the building are finished with rounded wood trim.

Condition: The rounded wood trim is severely deteriorated, especially near the ground. The flat wood trim is water damaged and has biological growth on the surface. Water is able to enter the separated joints between members, causing wood deterioration to accelerate. The fascia is severely deteriorated from moisture, with sections of wood missing. Moss and other biological growth blanket the exposed wood. Woodpeckers have damaged much of the wood trim.

Recommendations: Perform a detailed wood trim survey to identify conditions such as breaks, cracks, loose or missing, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Remove dirt and debris.
- Replace any broken, deteriorated or woodpecker damaged trim pieces in-kind. Pre-treat with

wood preservative and back-prime all surfaces prior to installation.

- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.
- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors.

Foundation

Rating: Non-Contributing

Condition: Poor

Priority: High

Description: A continuous concrete foundation rings the perimeter of the building with a concrete slab on the interior. Large timber sills sit atop the foundation. Little of the concrete is visible.

Condition: The timber sills appear to be sitting directly on the concrete and very close or in contact with the soil. Paint on the timber sills is peeling leaving exposed wood. The slab has large cracks running through it, with one section broken into many small pieces.

Recommendations: See the structural section for detailed recommendations regarding the concrete foundation.

Stair

Rating: Significant

Condition: Poor

Priority: High

Description: The stair to the second floor is on the exterior of the building. The entire stair assembly is constructed of wood, except for two metal brackets that hold the second floor landing to the stingers. The second floor landing has a wood railing built to match the railing of the main house balcony.

Condition: Severe wood deterioration occurs at all elements of wood stair assembly (figure 137). The stair is not safe to use. The exterior wood stair is severely deteriorated and is closed off from use because several treads are missing. The wood railing is deteriorated at the landing and is missing at the stairs. Much of the paint has deteriorated on these surfaces. The entire stair assembly has detached from the building and is supported by a temporary wood post (figure 138). The wood stringer, as well as other wood members, are split.

Recommendations:

- Dismantle stair.
- Determine if any pieces can be reused and replace those that can not in-kind.
- Reconstruct entry stair using deteriorated pieces as a template, and historic photographs as refer-

ence. Stair must match historic stair in configuration, and materials.

Light fixtures

Rating: Contributing – Metal Lantern; Non-contributing – Floodlights

Condition: Good

Priority: Low

Description: Light fixtures include large decorative metal lanterns above first floor door and on the northwest elevation (figure 139), and a two-head floodlight high up on the building.

Condition: The large decorative metal lanterns have biological growth and rust on the metal surfaces. The metal surface of the floodlight is rusted.

Recommendations:

- Clean the metal surfaces of the light fixtures.
- Remove rust from metal surface.
- Refinish and re-weld metal surface
- Ensure that all wire that must be exposed is weather proof.

Paint

Rating: Contributing

Condition: Fair to Poor

Priority: High

Description: Wood wall cladding, windows, doors, porch columns, porch deck, shutters and



Figure 138. Structurally unstable exterior wood stair.



Figure 139. Contributing metal lantern.

balcony railing are painted. In addition most metal gutters and rain leaders are painted as well. The paint that we see on the building today dates from 1996 when the whole complex was painted which included the removal of all lead paint from the structure.

Condition: The paint has deteriorated, and displays cracking, peeling, or missing conditions caused by natural weathering and ultraviolet light exposure. At other locations, the paint has deteriorated from moisture intrusion, particularly where siding touches soil and at stairs. Paint recommendations are as follows.

Recommendations: The Tank House needs to be completely re-painted. In its current state the deteriorating paint finish is only beginning to cause substrate breakdown. Paint is designed to be a sacrificial protective coating, and is necessary to prolong the life of the wood cladding. Should this work be deferred for long, substrate deterioration will accelerate, and the repairs will be correspondingly more extensive.

After thorough preparation, including the removal of loose, flaking or chalking paint, prime the wooden building elements using a high-quality primer. Follow with two coats of quality acrylic paint. Follow similar procedures for metal elements including flashings, roofing, and rain leaders, and prime and paint with materials formulated for application on metal.

Biological Growth

Priority: High

Description / Condition: Biological growth includes algae, lichen and fungi. These problems are evident in the staining visible at the damp, shaded areas of the exteriors. Various types of fungi are present, evident as orange, green and black staining. Biological organisms are not only unsightly but can, especially in the case of dry rot, cause serious damage. Treat biological growth as follows:

Recommendations: Survey all exterior siding and woodwork, both to locate active infestations and to identify and locate sources of moisture ingress. Treat active biological growth as follows:

- Identify and locate areas of biological growth, as well as the source of the growth.
- Clean surface, remove biological growth and treat with biocide.
- Growths other than dry rot may be treated with a fungicide prior to painting or other finish treatment. Fungicide may be included in the paint to discourage future infestations.

Active dry rot infestations may be treated as follows:

- Replace severely deteriorated members in-kind. Pretreat new wood with wood preservative, and back-prime prior to installation.
- Treat minor deterioration with repeated applications of liquid wood preservative. Then apply

epoxy consolidant and epoxy paste filler prior to painting.

- Prevent future infestations by correcting drainage problems and keeping all wood well-painted.

Vegetation

Priority: High

Description: Abundant landscaped vegetation historically existed on the site. A trellis with a climbing plant is located on the southwest elevation (figure 140). Several large branches from trees cantilever over the structure. Refer to landscape matrix to identify historic plantings.

Condition: Generally, the vegetation is well-kept. The trees could potentially cause damage in the event of strong winds. The plant and trellis are close enough to hold moisture against the wood surfaces.

Recommendations: Maintain and prune vegetation that is close to the structure. Trim overhanging tree branches where the leaf fall will clog gutters. Swinging tree branches could cause impact damage. Roots can damage building foundations, underground building services and drainage systems. Additionally, vegetation can hold moisture against the building, providing an ideal climate for biological growth, accelerating wood deterioration.

It is not necessary to completely clear the site of plantings to avoid damage. Judicious maintenance and careful placement of new plantings away from direct contact with the structure is critical to the welfare of the building’s fabric.

Minimize damage as follows:

- Keep trees and perimeter plantings well pruned to minimize the risk of impact damage from wayward branches, of root damage to foundations, and of moisture retention at the base of the buildings.
- Keep trellis plantings away from the siding and well pruned. Do not allow plantings to grow on siding or brick chimneys.
- Do not allow leaves and other debris to pile up on roofs or in gutters; this will impede drainage.

Pest and Animal Control

Priority: High

Description: General pests and destructive wildlife at the Grant Ranch include mice, squirrels, bats, gophers and woodpeckers. Wood destroying pests include wood boring insects and fungi. The Tank House, particularly the water tank, has severe woodpecker damage (figures 136 & 141). Bats are currently living in the space between the Tank House and the Cook House.

Recommendations: Install woodpecker deterrent once necessary repairs and replacements have been made to cladding and boards at the

water tank. For general pests, determine how the pests enter the structures and then, once they are removed, block the access points in an architecturally compatible manner. Follow legal and ethical procedures for the removal of these pests and wildlife.

Once infestations are resolved, determine whether damaged wood and other materials retain sufficient structural integrity. While we do not recommend wholesale removal of all cladding, it may be advisable to remove cladding from representative areas to assess conditions within the walls. These sample areas may be places where cladding is sufficiently deteriorated and require replacement anyway, or where it needs to be removed to add structural plywood. Based upon conclusions from these sample removals, determine whether all cladding should be removed.

INTERIOR

The following recommended approaches for rehabilitating historic interiors are excerpted from *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements*:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.



Figure 140. Trellis with climbing plant against wood siding.

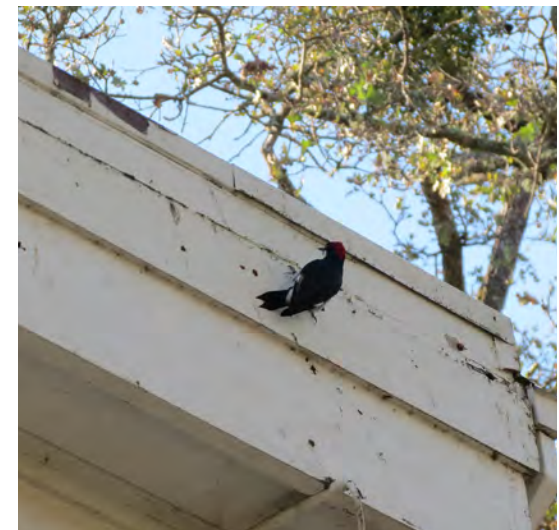


Figure 141. Woodpecker causing damage to Tank House.



Figure 142. Diagonal ties and exposed wood framing.



Figure 143. Non-contributing flood light and exposed wood frame ceiling.

- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates and lights. If new heating, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.
- Avoid “furring out” perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room’s proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building’s construction is encouraged.
- Avoid using destructive methods—propane and

butane torches or sandblasting—to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.

The Tank House interior retains a high degree of integrity. Every effort should be made to preserve existing historic fabric. Where modifications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components. Replace missing components in kind when replacement is required. Stabilize and repair existing original materials, components, finishes and spaces.

Overall Conditions

The overall condition of the Tank House interior is fair. While the exposed wood frame walls and ceiling are in good condition, the exposed concrete slab foundation is severely cracked. Because this space is utilitarian, there are few extant finishes.

Floor Finishes

The first floor has no finish atop the concrete slab foundation, and the second floor was inaccessible, so the floor finish is unknown.

Walls

Rating: Significant
Condition: Good
Priority: Low

Description: The Tank House interior walls consist of exposed timber framing and the horizontal exterior siding. Diagonal 2x4 bracing between the timber framing appear somewhat haphazardly placed. Metal diagonal ties have been installed to further stabilize the structure (figure 142). All interior surfaces have been painted silver.

Condition: The Tank House walls are in good condition. Where the wood is in contact with the concrete slab, there is water staining.

Recommendation: No treatment.

Ceilings

Rating: Significant
Condition: Good
Priority: Low

Description: Tank House ceilings have exposed timber beams, joists, and diagonal wood subfloor boards. All framing has been finished with silver paint. The second floor ceiling could not be examined because it was inaccessible at the time of the survey.

Condition: The Tank House ceiling is in good

condition. There is a hole through the subfloor where a plumbing fixture was once mounted.

Recommendation: No treatment.

Interior Doors

None.

Wood Trim

None.

Cabinets and Casework

None.

Fireplaces

None.

Plumbing Fixtures

None.

Interior Light Fixtures

Rating: Non-contributing
Condition: Good
Priority: Low

Description: There is one two-head ceiling mounted flood light in the Tank House (figure 143). It is connected to the wall mounted electrical panel by a metal conduit.

Condition: The single light fixture is in working order and in good condition.

Recommendation: Replace inappropriate fixtures with well-researched fixtures that are contemporary, but historically compatible with the building's historic character.

- Remove non-contributing light fixtures.
- Retain the identified surviving historic fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces. Research federal energy requirements for historic buildings.

Heating Elements

None.

Summary

The following tables summarize the rating, condition, and priority for each building component on the exterior and interior of the Tank House. These tables are intended to be used in conjunction with the detailed recommendations above to plan for and prioritize future repairs and rehabilitation.

Tank House Exterior at a Glance

	Roof	Drainage	Siding	Doors	Windows	Trim	Stairs	Foundations	Light Fixtures	Paint	Biological Growth	Vegetation	Pests and Wildlife	Tank
Rating	C	C/NC	C	C	S	C	S	NC	C/NC	C	NA	NA	NA	C
Condition	U	P	P	F	F	P	P	P	G	F/P	NA	NA	NA	P
Priority	H	H	H	L	H	M	H	H	L	H	H	H	H	H

Tank House Interior at a Glance

	Walls	Ceilings	Light Fixtures
Rating	S	S	NC
Condition	G	F	G
Priority	L	L	L

Key:

Rating

VS = Very Significant
 S = Significant
 C = Contributing
 NC = Non-Contributing
 NA = Not Applicable

Condition

G = Good
 F = Fair
 P = Poor
 NA = Not Applicable

Priority

H = High Priority
 M = Medium Priority
 L = Low Priority



GRANT RANCH HOUSE COMPLEX



COOK HOUSE

DESCRIPTION

EXTERIOR

The single-story Cook House, constructed in 1882, initially functioned as a kitchen and dining room. The middle section of the structure is the largest and is most likely the oldest section of the building. By 1932 a small enclosed porch with a shed roof was added off the northwest elevation, a screened porch lined the southwest elevation, a large screened porch was constructed off the southeast elevation and a porch ran the length of the northeast elevation. After 1937 the porches to the north and south were enlarged, enclosed and converted into interior spaces. The overall dimensions of the building are 30'-0" by 60'-0". The building is clad in wood shiplap siding. A variety of wood windows – multi-lite fixed, double-hung and casement, and a large single pane – are found on the elevations of the building. One original panel door and two multi-lite doors with lower panels are found on the various elevations. Trim around doors and windows vary from flat trim to a simple profile trim. The once screened porch, on the southwest elevation, is now open and wood columns support the shed roof overhang. Composition shingles cover the gable and shed roofs, and an interior brick chimney stack is located in the center section of the building, west of the



Figure 144. Southwest Elevation of Cook House.

ridge. Several arched wood louvered vents permit ventilation into the attic.

Southwest Elevation

An open porch lines the length of this elevation and abuts the northwest elevation of the Tank House (figure 144). Simple wood columns support the shed roof overhang that shelters the raised brick porch. Two 12-lite over two-panel doors, one with a screen door, allow access to the interior. Between the two doors, six-over-six double-hung windows flank each side of a large fixed

single pane window, creating a large window assembly. Two three-over-three double-hung windows are located at the north end of this elevation. Wood louvered shutters flank each window.

Northwest Elevation

A smaller gable end of the structure (one of the porch alterations) projects from the larger center section gable end of the structure (figure 146). Wood louvered shutters flank each side of the three-over-three double-hung window nearest the porch. Two sets of paired 8-lite wood casement



Figure 145. Northeast Elevation of Cook House.



Figure 146. Northwest Elevation of Cook House.

windows are near the northern corner of this gable end. A two-head floodlight, electrical wires and alarm systems are located on this portion of the elevation. Found on the set back larger center section of the building is a single pair of 4-lite casement windows. A painted louvered vent near the foundation of the building allows air to circulate under the building. Louvered vents are also located higher up on the walls at the location of the California Cooler on the interior of the building. Located at the peaks of the gable ends are diamond shaped louvered attic vents.

Northeast Elevation

The northern section of the building has two pairs of 8-lite wood casement windows and a four-panel wood door with a screen door. A stamped concrete walkway and step lead to this door. A small section of the roof extends over the door and provides shelter. The main section of the building has five sets of paired 4-lite casement windows – three windows grouped together at the northern corner and the other two grouped together towards the southern corner. In between the groups of windows is a large wood trellis with a climbing plant. The southern section of the building has three large 16-lite fixed windows (figure 145). Bricks line the concrete foundation on this section of the building. Several metal louvered are located near the foundation to allow ventilation in the crawl space below the building. The roof has several arched louvered vents.

Southeast Elevation

This gable end of the structure has three 16-lite fixed windows and a single 8-lite casement window. Bricks line the concrete foundation on this side of the structure. Just above the bricks is a metal louvered vent. At the peak of the smaller gable end and the larger gable end are louvered diamond shape attic vents. Constructed to match the angle of the Tank House’s wall, the south corner of the structures abuts the Tank House.

INTERIOR

The Cook House is roughly symmetrical in plan, a square flanked by two wings that are aligned with the southwest edge of the building. It was originally built by Adam Hubbard in 1882 to service the main house which did not contain a kitchen. What was the original footprint now contains a large dining room, two pantries, and a kitchen and originally had a porch off the northeast side. Joseph Grant added screened porches on the northeast and southwest sides around 1932, and then enclosed them in 1937, creating what is now an extension of the large dining room and two large bathrooms.

Room 101 – Living Room

Rating: Contributing

This room did not exist as part of the Cook House

when Grant purchased the property in 1927. Room 101 as it currently exists was built in 1937 when the southeast porch was enlarged and enclosed (figure 147). There is a door to the porch on the southwest wall and large windows lining the other two exterior walls. A large opening in the northwest wall leads to the adjoining dining room (figure 148). The slanted ceiling with exposed timber framing reveals the slope of the roof above and a bronze four-arm chandelier is roughly centered in the room.

Significant Elements:

- Clear finish Douglas Fir floor
- 12-lite over 2-panel wood door (southwest)
- 16-lite fixed wood windows
- 8-lite casement wood window (southeast)
- Four-arm chandelier

Contributing Elements:

- Clear finish quarter round base trim
- Clear finish bead board walls and ceiling
- Exposed framing

Room 102 – Dining Room

Rating: Very Significant

This room is contained the in original footprint of the Cook House, originally built in 1882 and rebuilt in 1927, and probably served as the dining room. The bead board ceiling rises up to a gable with exposed wood trusses (figure 149). A French wrought iron chandelier and four sconces with



Figure 147. Room 101 - Living Room.



Figure 148. View of opening between Room 101 and 102.

small shades mounted on the northeast and southwest walls light the space. A rustic brick fireplace sits prominently at the northwest end of the room below the gable profile. A large fixed window flanked by two double hung windows occupies the southwest wall of the space. A non-contributing alteration of this room is the installation of sheet vinyl flooring.

Significant Elements:

- 6-over-6 lite double hung wood windows
- Brick fireplace with simple wood mantel
- French wrought iron chandelier
- Sconce fixtures



Figure 149. Room 102 - Dining Room.

Contributing Elements:

- Clear finish quarter round base trim
- Clear finish bead board walls and ceiling
- Exposed framing

Room 103 – Pantry

Rating: Significant

This room sits between the dining room and kitchen, with dual acting doors at both doorways. It was remodeled in 1937 to its current state and has wood counters, under-counter cabinets, and wall mounted cabinets with multi-lite glass doors lining the tile walls (figure 150). The northeast wall

has paired casement windows above the under-mounted sink. This room features two original light fixtures and like the dining room, has sheet vinyl flooring.

Significant Elements:

- 4-lite paired casement wood windows
- Subway tile walls with bull nose trim at doors
- 4-panel wood dual acting door (southwest)
- 8-lite over 2-panel wood dual acting door with metal kick plate (northwest)
- Built-in cabinetry with wood countertops
- Under-mounted sink



Figure 150. Room 103 - Pantry.

Contributing Elements:

- Painted gypsum board ceiling
- Painted flat wood window trim
- Painted quarter round wood cornice trim
- Ceiling mounted light fixtures
- Original hardware

Room 104 – Kitchen

Rating: Significant

This space is located at the north corner of the original Cook House footprint. Three of the four walls have tile counters with wood cabinets below that match those in the pantry (figures 151 &

152). Where wall mounted cabinets do not occur above the counters, pairs of casement windows line the walls. A floor to ceiling California Cooler stands at the northwest wall. Along the southwest wall is a built-in hood with a fan, lined with subway tile like the walls, to serve the free-standing stoves beneath it. Four light fixtures which match those in the pantry are mounted on the ceiling.

Significant Elements:

- 4-lite paired casement wood windows
- Subway tile walls with bullnose trim at doors
- Built-in cabinetry with basket weave tile countertops

- California Cooler

Contributing Elements:

- Painted gypsum board ceiling
- Painted flat wood window trim
- Painted quarter round wood cornice trim
- Under-mounted sink
- Ceiling mounted light fixtures
- Original hardware

Room 105 – Hall

Rating: Contributing

This T-shaped space connects the kitchen, pantry,



Figure 151. Room 104 - Kitchen.

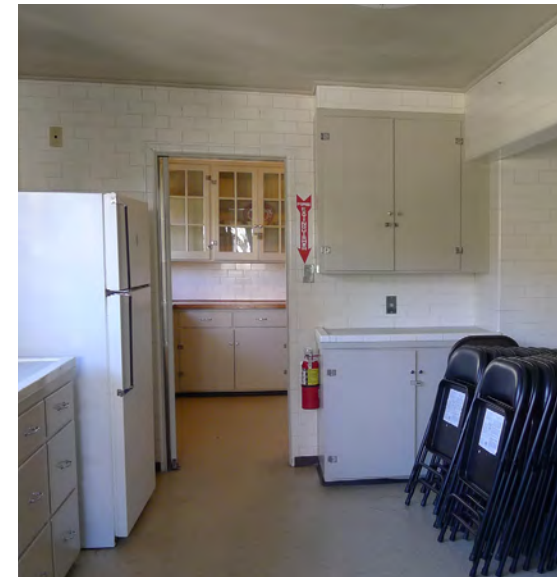


Figure 152. Room 104 - Kitchen.



Figure 153. Room 105 - Hall.

and two restrooms, and also gives access to the outside (figure 153). Partially located within the original cook house footprint and partially in the addition to the northwest, it was remodeled in 1937 as one space. Non-contributing sheet vinyl flooring and vinyl base trim are later additions.

Significant Elements:

- 4-panel wood door (northeast)

Contributing Elements:

- Painted bead board walls and ceiling
- Painted flat wood door trim
- Painted quarter round wood cornice trim
- Painted gypsum board walls (northwest)
- Ceiling mounted light fixture with glass shade



Figure 154. Room 106 - Pantry.

Room 105A – Closet

Rating: Contributing

Located off the hall, this small closet has built-in shelves and many of the same finishes as the adjacent room.

Significant Elements:

- Louver over 2-panel wood door

Contributing Elements:

- Painted bead board walls and ceiling
- Painted quarter round base and cornice trim
- Ceiling mounted common light fixture

Room 106 – Pantry

Rating: Contributing

This pantry is located at the west corner of the original cook house footprint and contains many of the same elements as Room 103. Wood countertops with wood backsplash and cabinets below and above are located along the southeast and northwest walls (figure 154). There is a double porcelain sink with a metal backsplash which is currently not in use. A door at the southwest wall leads outside to the covered porch. Non-contributing features in this room include sheet vinyl flooring, vinyl base, and a replacement light fixture.

Significant Elements:

- 12-lite over 2-panel wood door (southwest)
- Built-in cabinetry
- Porcelain sink

Contributing Elements:

- Painted bead board walls
- Painted quarter round cornice trim atop bead board
- Painted flat wood door trim
- Gypsum board ceiling and walls
- Original hardware

Room 107 – Women’s Bathroom

Rating: Non-contributing

This room is located in the 1937 addition to the

northwest of the original cookhouse, where a porch was once located. This bathroom was remodeled in the recent past, and very few historic elements remain, except the three windows which punctuate the southwest and northwest walls (figure 155). The tub in this bathroom was installed during the 1937 remodel as part of the apartment for the Grant family cook. There are non-contributing metal partitions, toilet, sink, and sheet vinyl flooring, as well as a fluorescent light fixture. A small hatch is in the floor at the front of the sink leading to a small basement (not surveyed).

Significant Elements:

- 3-over-3 double hung wood windows

Contributing Elements:

- Painted bead board walls
- Painted gypsum board walls and ceiling
- Painted flat wood window and door trim

Room 108 – Men’s Bathroom

Rating: Non-contributing

This bathroom is slightly more historically intact than Room 107, but alterations have added numerous non-contributing elements such as plumbing fixtures, metal partitions, sheet vinyl flooring, and a fluorescent light fixture (figure 156). The exterior walls of this room feature pairs of large 8-lite casement windows.

Significant Elements:

- Paired 8-lite casement wood windows

Contributing Elements:

- Painted flat wood base
- Painted bead board walls (northeast and northwest)
- Painted gypsum board walls and ceiling
- Painted flat wood window and door trim

RECOMMENDATIONS

EXTERIOR

The exterior of the Cook House retains a high degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation for this structure depends upon a sound building envelope. Provided are exterior recommendations to guide long-term maintenance and preservation efforts.

Prior to any work survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in-kind where required. Minimize the impact of visible modifications to the exterior elevations.



Figure 155. Room 107 - Women’s Bathroom.



Figure 156. Room 108 - Men’s Bathroom.



Figure 157. Painted louvered attic vents.



Figure 158. Roof with heavy biological growth.

Overall Condition

The overall condition of the exterior of the Cook House is fair. The gable end structure is clad in painted shiplap siding. A brick porch and walkway line the southwest elevation, wrapping around the water tank tower and leading to the main house. The sloping shed roof, held up by wood columns, shelters the brick porch. The wood elements on the exterior are deteriorating due to moisture infiltration, biological growth and woodpecker damage. An interior brick chimney stack penetrates the roof to the west of the ridge, and has recently been stabilized.

Roof

Rating: Contributing
Condition: Fair
Priority: Medium

Description: Asphalt composition shingles clad the roof. Several painted wood louvered attic vents are found on the roof (figure 157). A single brick chimney stack penetrates the roof to the west of the ridge.

Condition: The composition shingles have areas with heavy biological growth as do the arched attic vents protruding from the roof (figure 158). Biological growth around gutters is particularly severe. Flashing also appears to be installed improperly or missing. Exposed rafters and sheathing are deteriorating because of moisture infiltra-

tion. Between the exposed rafters, frieze boards have large vents which are covered with mesh. Some of the mesh is missing or has holes. Also, see the next, related section on drainage. Previously stabilized and repaired, the brick chimney stack is in good condition.

Recommendations: A roof is a highly vulnerable element of any structure. It is also the first line of defense against water intrusion. Asphalt shingles have a finite life span and these assemblies will inevitably fail as a result of normal weather exposure and wear. The following are general recommendations:

- Perform a complete internal and external inspection of the roof, roofing system and related features twice a year, identifying changes and areas of failure. Flashing – a major cause of deterioration – should be carefully inspected for poor installation, thermal stress and metal deterioration. Inspect all sealant joints between unlike roofing materials. If the roof structure appears sound, the substrate should be closely examined, particularly around the roof plates, under any exterior patches, at intersections of roof planes, and at vertical surfaces. Water penetration should be readily apparent, usually as a damp spot or stain.
- If 20% or more of any one surface appears to be eroded, cracked, broken, or missing mineral surfacing, replacement should be considered. Replacement should also be considered if evi-

dence of pervasive moisture damage is found in the attic, ceilings or exposed porch roofs.

- Replace damaged asphalt shingles with shingles to match size, color, and exposure of original. Class A fire rated asphalt composition shingles with a 40-year life span are recommended.
- Should shingles require replacement, careful research, design, specifications and selection of a skilled roofer are necessary.
- Avoid sparse shingle coverage and heavy building papers.
- Avoid staples and inferior flashing. Use stainless steel nails instead.
- Avoid patching deteriorated historic roof sheathing with plywood or composite materials. Replace deteriorated sheathing in-kind.
- Replace all flashings with painted copper.
- Clean and inspect the attic vents. If necessary repair the arched wood louvered attic vents. Repaint after repairs are completed.
- Clean and maintain gutters and leaders on a regular basis. Clogs in these systems will cause water to back up and seep into the adjacent sheathing and wall top plate.
- Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections, and the use of standard repairs.

When contemplating a roof cladding replacement project, consideration should be given to the addition of a plywood shear diaphragm while the historic roof sheathing is exposed. This is an

opportunity to seismically strengthen the building, and it should be done in consultation with a structural engineer. It is always preferable to do a comprehensive re-roofing project that addresses all roof elements simultaneously. If a phased project is required as a result of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.

Chimney and Other Brick Masonry

Rating: Significant
Condition: Good
Priority: Low

Description: A brick interior chimney sits in the middle of the structure to the west of the roof ridge (figure 159). A single row brick veneer lines the concrete foundation on the southeast elevation. A wide raised brick porch lines the southwest elevation.

Condition: The chimney has been recently rebuilt and stabilized and is in good condition. The brick veneer is in fair condition with signs of water infiltration and biological growth on the surface. The porch on the southwest elevation is in good condition and has only a few cracks, some the width of the porch (figure 160). Several bricks at the northern corner of the porch have sections broken off.



Figure 159. Brick interior chimney.



Figure 160. Raised brick porch lining the southwest elevation.



Figure 161. Detached gutter with paint loss.



Figure 162. Gutter with severe paint loss on the underside.

Recommendations: Remove debris that builds up behind the chimney stacks. This will help extend the life of the roof. Because the main cause of brick masonry deterioration is water intrusion, the presence of water against the walls must be removed to the greatest extent possible. The first step in this process is to implement the recommendations listed in the drainage discussion below. The mortar around the brick veneer has minor cracks. Several bricks have area of spalls which require repair. Many of the bricks near the soil have clear evidence water infiltration and biological growth. Implement drainage measures and then repair brick masonry as follows:

Masonry Repointing. Repoint deteriorated, loose, missing and improperly installed mortar. The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and profile.

Brick Replacement. There are currently no areas of missing brick, however select areas of damaged brick may need replacing. Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. Replace units as follows:

- Fabricate new brick units to match original brick in size, color and material. Custom brick may be required.
- Remove deteriorated units.
- Lay new brick flush with adjacent surfaces.
- Repoint to match original.

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent

- original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.

Drainage – Gutters and downspouts

Rating: Contributing – Original Components;
 Non-contributing – Replacement Components
 Condition: Fair
 Priority: High

Description: Painted aluminum gutters are attached to many, but not all, of the fascia boards. One downspout has a decorative wood cover near the top; others are plain aluminum.

Condition: Gutters are filled with debris in many locations. Several downspouts are detached and leaking (figure 161), contributing to the staining and biological growth on the wood siding and eaves. The gutters have significant paint loss, especially on the underside (figure 162). Flashing between the different roof sections is missing or severely deteriorated. The lack of proper flashing has caused nearby wood to lose paint and deteriorate. Poor site drainage has caused the shiplap siding closest to the soil to deteriorate.

Recommendations: The metal fascia gutters are not historic and should be replaced in-kind with copper painted to match the building. The repair

or replacement procedures should be as follows:

- Survey the gutters for deterioration. Determine if they should be repaired or replaced.
- Replace badly deteriorated or missing gutter sections to match original.
- Replace damaged rainwater leaders with new copper units, painted to match the building. New rain leaders should be sized to carry the amount of water shed by the tributary area of the roof.
- Survey the entire gutter system annually, noting leaks and deficient conditions, and repair as needed.
- Clean gutters at least twice annually, as part of the building's regular maintenance.

To our knowledge there is no existing subsurface drainage system. Site drainage problems must be corrected so that water flows away from the building. This may be done by implementing some or all of the following:

- Re-grade soil on all sides of the building to create a positive slope away from the structure.
- Tie all rain leaders to a perimeter drainage system that will carry all roof water away from the building.
- Excavate the buried portions of the footings, and install an applied moisture barrier to the concrete with a drain at the foot of the wall.
- Create a perimeter French drain system embedded in gravel.

As is the case with any proposed ground dis-

turbance in culturally sensitive areas, conduct archeological testing prior to any excavation.

Wood Siding

Rating: Contributing
Condition: Fair
Priority: High

Description: The exterior of the building is clad in painted wood shiplap siding.

Condition: The cladding is in fair condition. Deterioration includes peeling and general deterioration of the paint, longitudinal cracking,

water damage, woodpecker damage, dirt build-up, biological growth, and some rust staining occurring at metal attachments and penetrations (figure 163). Biological growth is especially prevalent on the northwest side of the building. In several locations the siding is in contact with the soil causing accelerated wood deterioration at these areas (figure 165). Where siding and roof shingles meet, at the north and south additions, wood deterioration is evident (figure 164). Metal louvered vents at the crawl space are painted and some of the louvers are bent.

The painted wood siding has a number of

woodpecker holes. The woodpecker damage is moderate when compared to the Tank House. Woodpeckers store acorns in a number of the holes. Netting has been installed at the gable ends to deter woodpeckers. Address the wood siding repairs as follows:

Recommendations: Perform a detailed cladding survey to identify conditions such as breaks, cracks, loose or missing boards, woodpecker and insect damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and



Figure 163. Woodpecker damage to wood siding.



Figure 164. Paint loss and wood deterioration where north addition roof meets siding.

reinstalled at its original location. General recommendations are as follows:

- Prior to repairing siding, repair areas of water intrusion where moisture penetrates the wall from above.
- Remove dirt, debris and miscellaneous non-functional attachments.
- Replace any broken or deteriorated boards in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage from woodpeckers with epoxy consolidant and repair compound for use on wood..

- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors. If siding is removed – prime backs and edges prior to reinstallation.

Doors

Rating: Contributing

Condition: Fair

Priority: Low

Description: Two 12-lite over two-panel wood doors are located on the southwest elevation (figure 166). One door has a screen. A four-panel door is found on the northeast elevation (figure 167).

Condition: The doors and screen door are in fair condition, condition varies depending on weather exposure, type of door, and state of repair. Paint is peeling and deteriorating on all doors. The glazing compound is failing at many of the panes, trapping water between the wood and the glazing, speeding up wood deterioration. Two of the three



Figure 165. Paint loss and wood deterioration near foundation.



Figure 166. 12-lite over two-panel wood door on southwest elevation.

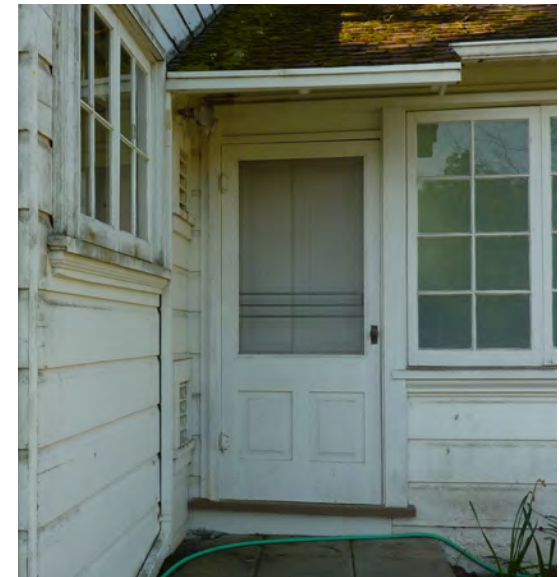


Figure 167. Four-panel wood door.

doors are not original. The thresholds are worn and weathered.

Recommendations: Repair existing doors as follows:

- Perform a detailed survey/inspection of all doors to identify specific repair locations.
- Remove all dirt and debris from surface.
- Remove finish if necessary to perform repairs.
- Remove existing glazing compound where it has failed.
- Repair splits and separations with waterproof glue as required.
- Repair deteriorated wood with an epoxy consolidant or compound formulated for wood, or perform Dutchman repairs. A Dutchman repair requires only the damaged section of the wood to be cut out and replaced by new wood which is identical in shape and grain. Replace extensively deteriorated components in-kind.
- Install weather-stripping.
- Install new glazing compound.
- Recondition extant original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of all doors.
- Finish doors to appropriate interpretive period.
- Inspect doors regularly for deficiencies of finish and operation.

Windows

Rating: Significant

Condition: Fair

Priority: High

Description: A mix of multi-lite double-hung wood windows are found throughout the building. A large fixed single pane window penetrates the southwest elevation. Six fixed multi-light windows are located at the south addition, as is a single multi-lite casement.

Condition: The windows are in fair condition. The exterior paint is deteriorated at many of the windows (figure 168). Joint separation between the wood members occurs at many of the windows. The glazing compound is failing at many of the panes, trapping water between the wood and the glazing, speeding up wood deterioration (figure 170). In addition to lead in the existing paint, asbestos may be found in the glazing compound. Windows and their sills on all sides of the building have black biological growth stains (figure 169). Sills on the southeast elevation are severely weathered from ultraviolet exposure. No broken window panes were observed. Some of the windows are not aligned properly in their frames, causing large gaps and allowing water and pests to enter the building. It appears that much of the original hardware is intact, but the actual extent should be determined by a survey. Repair existing wood windows as follows:

Recommendations:

- Survey and examine in detail the existing condition of all wood windows.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing compound where it has failed. As the existing compound contains asbestos, follow legal means for handling, removal, and disposal of contaminated material.
- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Restore window to proper operation.
- Install new hardware, where missing, to match original.
- Install new glazing compound.
- Prepare wood surfaces prime and paint to match historic finishes.
- Install new weather stripping.
- Where the severity of deterioration precludes repair, have a reputable window fabricator make new windows using in-kind materials, and matching the original design.

It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Paint is designed as a sacrificial coating to protect the wood from insects, fungi and ultraviolet light, and will be instrumental in avoiding future problems.

Trim

Rating: Contributing

Condition: Fair

Priority: Medium

Description: All windows have painted profiled wood trim, although trim detail varies among the windows. The doors on the southwest elevation have painted profiled wood trim. The door on the northeast elevation has flat trim.

Condition: The trim around the windows and doors under the large overhang is in good condition, while trim around the more exposed windows and doors is weathered. Biological growth is primarily on the window sills and other horizontal trim members where water is allowed to stand (figure 169).

Recommendations: Perform a detailed wood trim survey to identify conditions such as breaks, cracks, loose or missing, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Remove dirt and debris.
- Replace any broken or deteriorated trim pieces in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.



Figure 168. Wood casement windows with paint loss and biological growth.



Figure 169. Double hung window with biological growth covering trim and shutters in good condition.



Figure 170. Wood window with paint loss and glazing compound deterioration.



Figure 171. Paint loss at base of column.

- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.
- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors.

Shutters

Rating: Contributing

Condition: Good

Priority: Low

Description: Painted wood louvered shutters flank four windows on the Cook House (figure 169).

Condition: The louvered shutters are in good condition.

Recommendations:

- Remove all dirt and debris.
- If necessary, remove shutters from the structure, repaint and reinstall.

Columns

Rating: Significant

Condition: Fair

Priority: Medium

Description: Seven simple round wood columns

support the porch overhang on the southwest elevation. The column bases are an octagonal shape and constructed of wood with mitered corners.

Condition: At the base of the columns the wood is weathered and paint loss occurs (figure 171). The upper portions of the columns are not as exposed and are in better condition. The northernmost column, with the downspout, is more deteriorated than the rest due to water leaking from the downspout onto the wood surface. The painted surface of the columns displays mold growth. The mold is most prevalent on horizontal details where water is able to stand for long periods.

Recommendations: For minor repairs to wood columns:

- Survey and examine in detail the existing condition of all wood columns.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Patch and repair deteriorated wood with wood Dutchman patches or an epoxy consolidant or compound appropriate for use on soft wood.
- Where the severity of deterioration precludes repair, replace the columns with in-kind materials, and the original design profile.
- Prepare wood surfaces prime and paint to match historic finish. For new posts, back prime the end grain bearing points before installing.



Figure 172. Brick breezeway in good condition.

Brick Breezeway

Rating: Significant

Condition: Good

Priority: Low

Description: A brick breezeway is located on the southwest elevation (figure 172). To construct the breezeway, bricks were installed over a concrete pad. Painted wood steps lead into the building at each of the doors.

Condition: The bricks have minor cracks the width of the breezeway. At the outside edge, a few bricks have been damaged and large sections have chipped away. The painted wood steps are worn. The two doors leading inside from the breezeway are public entrances, and neither is accessible.

Recommendations: Refer to above section Chimney and Other Brick Masonry.

- Consider additions or alterations in the vicinity of the breezeway to create accessible entry to the Cookhouse.

Foundation

Rating: Non-contributing

Condition: Fair

Priority: High

Description: A continuous concrete foundation lines the perimeter of the building. Bricks clad the foundation on the southeast elevation.

Condition: The mortar between the bricks located at the southeast Dining Room addition has cracked from structural settlement (figure 173). Biological growth also occurs on the bricks. The concrete foundation displays a number of settlement cracks, as well as areas with biological growth.

Recommendations: See the structural section for detailed recommendations regarding the concrete foundation.

Light Fixtures

Rating: Non-contributing

Condition: Good

Priority: Low

Description: Wall-mounted sconce fixtures mount to the southwest elevation under the overhang (figure 174). Wall-mounted two-head floodlights are located around the exterior of the building.

Condition: The metal surfaces of all light fixtures are rusted.

Recommendations:

- If possible, replace non-contributing light fixtures with historic light fixtures that are currently in storage at the site.
- If replacement with historic fixtures is not possible, recommendations for non-contributing fixtures are as follows:
- Clean the metal surfaces of the light fixtures.



Figure 173. Brick with cracked mortar cladding concrete foundation.



Figure 174. Sconce light fixture on southwest elevation.



Figure 175. Biological growth and woodpecker damage in siding.

- Remove rust from metal surface and refinish
- Replace non-contributing lights that are beyond their useful service life.

Paint

Rating: Contributing

Condition: Fair

Priority: High

Description: Wood wall cladding, windows, doors, porch columns and shutters are painted. The paint that we see on the building today dates from 1996 when the whole complex was painted which included the removal of all lead paint from the structure.

Condition: The paint has deteriorated, and displays cracking, peeling, or missing conditions caused by natural weathering and ultraviolet exposure. At other locations, the paint has deteriorated from moisture intrusion, particularly where siding touches soil. Paint recommendations are as follows.

Recommendations: The Cook House needs to be completely re-painted. In its current state the deteriorating paint finish is only beginning to cause substrate breakdown. Paint is designed to be a sacrificial protective coating, and is necessary to prolong the life of the wood cladding. Should this work be deferred for long, substrate deterioration will accelerate, and the repairs will be correspondingly more extensive.



Figure 176. Vegetation against southeast elevation.

After thorough preparation, including the removal of loose, flaking or chalking paint, prime the wooden building elements using a high-quality primer. Follow with two coats of quality acrylic paint. Follow similar procedures for metal elements including flashings, roofing, and rain leaders, and prime and paint with materials formulated for application on metal.

Biological Growth

Priority: High

Description / Condition: Biological growth includes algae, lichen and fungi. Various types of fungi are present, evident as orange, green and black staining (figure 175). These problems are evident in the staining visible at the damp, shaded areas of the exteriors. Biological organisms are not only unsightly but can, especially in the case of dry rot, cause serious damage. Treat biological growth as follows:

Recommendations: Survey all exterior siding and woodwork, both to locate active infestations and to identify and locate sources of moisture ingress. Treat active biological growth as follows:

- Identify and locate areas of biological growth, as well as the source of the growth.
- Clean surface, remove biological growth and treat with biocide.

Growths other than dry rot may be treated with a fungicide prior to painting or other finish treat-

ment. Fungicide may be included in the paint to discourage future infestations. Active dry rot infestations may be treated as follows:

- Replace severely deteriorated members in-kind. Pretreat new wood with wood preservative, and back-prime prior to installation.
- Treat minor deterioration with repeated applications of liquid wood preservative. Then apply epoxy consolidant and epoxy paste filler prior to painting.
- Prevent future infestations by correcting drainage problems and keeping all wood well-painted.

Vegetation

Priority: High

Description: Abundant landscaped vegetation historically existed on the site. Today, foundation plantings grow against the Cook House on all sides with trees in close proximity to the southwest and northwest elevations (figure 176). Several of the plantings are large bushes that have grown up against the side of the building. Several large branches from trees cantilever over the structure. A wood trellis with a climbing plant sits close to the building on the northeast elevation. Refer to landscape matrix to identify historic plantings.

Condition: Generally, the vegetation is well-kept. The trees could potentially cause damage in the event of strong winds. Several large bushes

surround the building and are close enough to hold moisture against the wood surfaces. Bushes close the structure also support biological growth.

Recommendations: Cut back trees and bushes in contact with the building. Trim overhanging tree branches where the leaf fall will clog gutters. Swinging tree branches could cause impact damage. Roots can damage building foundations, underground building services and drainage systems. Additionally, vegetation can hold moisture against the building, providing an ideal climate for biological growth, accelerating wood deterioration.

It is not necessary to completely clear the site of plantings to avoid damage. Judicious maintenance and careful placement of new plantings away from direct contact with the structure is critical to the welfare of the building’s fabric.

Minimize damage as follows:

- Keep trees and perimeter plantings well pruned to minimize the risk of impact damage from wayward branches, of root damage to foundations, and of moisture retention at the base of the buildings.
- Keep trellis plantings away from the siding and well pruned. Do not allow plantings to grow on siding or brick chimneys.
- Do not allow leaves and other debris to pile up on roofs or in gutters; this will impede drainage.

Pest and Wildlife Control

Priority: High

Description: General pests and destructive wildlife at the Grant Ranch include mice, squirrels, bats, gophers and woodpeckers. Wood destroying pests include wood boring insects and fungi. While an acorn woodpecker deterrent project was completed in 2009, woodpeckers still actively cause damage to wood elements on the structures. The Cook House has moderate woodpecker damage when compared to other structures at the complex. Bats are currently living in the space between the Tank House and the Cook House. Termites are also causing damage to the wood elements on the structure.

Recommendations: For general pests, determine how the pests enter the structures and then, once they are removed, block the access points in an architecturally compatible manner. Follow legal and ethical procedures for the removal of these pests and wildlife. The structure should be tented and fumigated to eliminate termites.

Once infestations are resolved, determine whether damaged wood and other materials retain sufficient structural integrity. While we do not recommend wholesale removal of all cladding, it may be advisable to remove cladding from representative areas to assess conditions within the walls. These sample areas may be places where cladding is sufficiently deteriorated and require replace-

ment anyway, or where it needs to be removed to add structural plywood. Based upon conclusions from these sample removals, determine whether all cladding should be removed.

INTERIOR

The following recommended approaches for rehabilitating historic interiors are excerpted from Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates and lights. If new heating, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes and

wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.

- Avoid “furring out” perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room’s proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building’s construction is encouraged.
- Avoid using destructive methods—propane and butane torches or sandblasting—to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.
- The Men’s and Women’s Bathrooms are Non-Contributing areas and may be candidates for alterations including a Brides Room with separate bathroom as stated during previously held visioning meetings attended by County staff. It should be noted that these rooms are the public toilet room facilities for the site. Any alterations would require relocation of the facilities.

The interior of the Cook House remains nearly historically intact. Every effort should be made to preserve existing historic fabric. Where modi-

fications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components. Replace missing components in kind when replacement is required. Stabilize and repair existing original materials, components, finishes and spaces.

Overall Condition

The overall condition of the interior is good. The floor finishes – sheet vinyl or wood – are worn. Wall finishes include wood paneling, tile and gypsum board. Ceiling finishes include bead board, bead board with decorative beams and gypsum board. The painted wood cabinets found in the kitchen and pantries function properly, but are slightly worn. Many of the older original features of the kitchen and pantry spaces remain in good condition. Most of the plumbing fixtures have been removed and replaced.

Floor Finishes

Rating: Contributing – Wood Flooring

Non-Contributing – Vinyl

Condition: Fair

Priority: Low

Description: The Cook House has a combination of wood and sheet vinyl floor finishes. Clear finish Douglas Fir flooring occurs in the Living Room (101), which matches the wood floors found in the Main House bedrooms.

Sheet vinyl has been installed in the rest of the Cook House, possibly over top of existing wood floors (figure 178).

Condition: Floor finishes in the Cook House are in fair condition. The wood flooring is heavily worn and scratched (figure 177). The sheet vinyl is also generally worn, scratched, and curling around the edges and seams. There is a large hole in the vinyl near the fireplace in Room 102. In the kitchen, the subfloor near the sink seems to be failing as it sags under foot, possibly suffering from water damage due to leaking plumbing and termites (figure 178).

In 2011, the men’s room floor was removed, revealing major termite damage in this area.

Recommendations: Remove non-contributing vinyl floor finishes.

Repair wood flooring as follows:

- Survey floors in detail for damage. Conduct finish analysis on wood floors to determine historic finishes.
- Use the gentlest means possible to remove adhesives from areas beneath the vinyl. Use all legal means in handling and disposal of asbestos-containing materials.
- Repair wood floors. Patch damaged areas in kind (Douglas Fir). Clean existing finish if possible, or refinish to match historic treatment. Refinishing should be limited to severely worn



Figure 177. Heavily worn wood floor in Room 101.



Figure 178. Sheet vinyl flooring in kitchen showing evidence of subfloor damage.

areas, since excessive refinishing shortens the lifespan of the flooring.

- If wood floors must be removed for the structural upgrade, carefully salvage boards for reuse in the same locations.
- Refinish floors with a clear coat.

Walls

Rating: Contributing

Condition: Good

Priority: Low

Description: Walls in the Cook House are mostly stained and painted bead board paneling and ceramic tile with small areas of painted gypsum

board. The gypsum board walls at Grant Ranch are notable because they represent an early use of the material, which did not become widely popular until the 1950s.

The living room and dining room (101, 102) feature vertical bead board wood paneling (figure 179). A combination of painted bead board paneling and gypsum board occurs throughout the northwest section of the Cook House, including the bathrooms (107, 108), the hall and closet (105, 105A), and the small pantry (106).

The pantry (103) and kitchen (104) feature subway style ceramic tile from floor to ceiling and as

a backsplash above counters. The tiles are 3” x 6” with bull nose trim around doors (figure 180). The built-in hood on the northeast wall features the same tile cladding (figure 181).

Condition: The Cook House walls are generally in good condition. The bead board paneling in all rooms is scratched and worn, but with no damage beyond cosmetic issues. The gypsum board in bathroom 107 has some staining beneath the window from water intrusion. Some ceramic tiles in the kitchen and pantry have minor cracks, mostly around openings.

Recommendations: Where gypsum board has



Figure 179. Bead board wall in Room 102.



Figure 180. Subway tile in Room 104.

deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is damaged from structural movement, or wear, repair as follows:

- Retain as much historic gypsum board as possible.

- Repair hairline cracks in sound, adhered, gypsum board with a compatible commercial patching material.
- Where large sections or panels of gypsum board are damaged, remove area and reinstall new gypsum board to be flush with existing. Finish to match adjacent surfaces.
- Prepare and paint to match adjacent surfaces or historic condition.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two

coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Retain, repair and re-use original wood bead board paneling. Restore deteriorated or damaged elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other

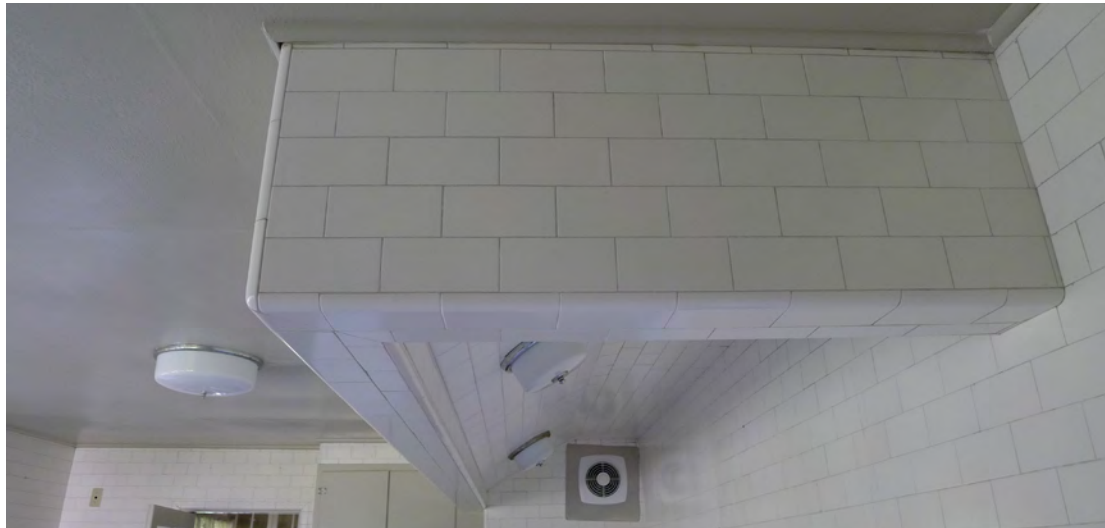


Figure 181. Built-in hood with subway tile cladding in Room 104.



Figure 182. Sloped bead board ceiling in Room 102 with exposed timber rafters.



Figure 183. Bead board walls and ceiling in Room 105A.



Figure 184. Dual-acting 8-lite over two-panel wood door.

work. Return these elements to their original locations when work is finished.

- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Retain, repair and re-use original ceramic tile.

Treat tile as follows:

- Sound the tile for adhesion to substrate by lightly tapping the surface with a wooden mallet. Where debonded tiles are found, re-adhere tile.
- Where grout is missing, re-grout to match existing color, texture.
- Replace severely damaged or missing tiles in-kind with salvaged materials where possible. Maintain original tile pattern.

Ceilings

Rating: Contributing

Condition: Fair

Priority: Medium

Description: Ceiling finishes in the Cook House include bead board paneling and gypsum board. Painted bead board ceilings are found in some rooms that have bead board walls. They are most notable in the living room (101) and the dining room (102), where the ceiling slopes to follow the roofline and the bead board finish occurs between exposed rafters (figure 182).

The kitchen (104), pantries (103, 106), and bathrooms (107, 108) have painted gypsum board ceilings. The kitchen ceiling has a large dip above the refrigerator where the chimney fell onto the roof.

Condition: The ceilings in the Cook House are in good condition overall. Minor cracks appear in the gypsum board ceilings. In the closet (105A), the painted bead board ceiling has some water staining (figure 183).

Recommendations: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered

lead paint may be left in place and encapsulated, rather than completely abated.

Retain, repair and re-use original wood bead board paneling.

Interior Doors

Rating: Significant – Wood panel doors

Non-contributing – Wood flush doors

Condition: Good

Priority: Low

Description: Interior doors in the Cook House include wood doors from the 1937 remodel and replacement wood flush doors. The closet (105A) has a wood louver over two-panel door. The opening between the kitchen (104) and pantry (103) has a dual swinging eight-lite over two-panel door (figure 184). A dual swinging four-panel wood door is found in the opening between the pantry (103) and the dining room (102), and is stained on the great room side. A second, inoperable four panel wood door is found in the pantry. All other doors are non-contributing wood flush doors.

Condition: The Cook House interior doors are in good condition with some wear showing around knobs and locks especially evident on the painted doors. All hardware is in working order.

Recommendations: Restore, repair and re-use existing wood doors.

- Reuse existing doors in situ wherever possible. Avoid relocating doors and openings.
- Conduct a detailed, door-by-door survey to document condition of each door and determine, on an individual basis, required repairs and hardware upgrades.
- Remove paint and refinish to match original where necessary. Carefully remove, salvage, label and appropriately store any doors, hardware and trim that must be removed.
- Fully utilize alternative door width standards available under the Americans with Disabilities Act and the State Historical Building Code.
- Replace non-historic doors with period appropriate door types that are compatible with, but distinct from the historic doors.

Wood Trim

Rating: Contributing

Condition: Fair to good

Priority: Low

Description: All wood trim found in the Cook House is less ornate than in the Main House. The base trim includes some quarter round wood trim (105A, 101) and flat wood trim (102, 108), but most rooms have vinyl base. Door and window trim throughout is flat wood, except in the kitchen and pantry where door trim is bull nose ceramic tile. Cornice trim occurs in several rooms, and is mainly quarter round wood trim (104, 105, 105A, 106), except in the men’s bathroom (108) where the cornice trim is profiled wood.

The opening between the living room and the dining room is lined with flat wood trim, stained to match the adjacent bead board walls.

Condition: Interior wood elements are generally in fair to good condition. All of the trim shows signs of wear, with paint peeling from many of the surfaces. The quarter round base and cornice are detaching from the walls in some locations. The flat wood trim on the opening between rooms 101 and 102 has some missing sections. The quarter round cornice trim in closet 105A also is missing a section.

Recommendations: Retain, repair and re-use original wood trim. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing trim that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Cabinets and Casework

Rating: Significant

Condition: Good

Priority: Low

Description: Built-in cabinetry is a significant feature in the Cook House kitchen and pantries, and appears to originate from the 1937 remodel. The main pantry (103) has painted flush wood cabinet doors and drawers below a lacquered wood countertop with a slightly raised lip. On the walls are mounted cabinets with 2x6 lite glazed doors (figure 187). Hardware throughout the Cook House is original.

The kitchen features painted flush wood cabinets and drawers beneath a counter of ceramic tiles in a basket weave pattern with a raised tile lip (figure 186). The northwest and southeast walls have small sections of wall-mounted cabinets. A floor to ceiling California cooler stands centered on the northwest wall (figure 185). The cabinet has two louver vents to the exterior as well as two shelving units which have swinging arms holding large circular metal baskets on rotating platforms.

The small pantry (106) also has painted flush wood cabinet doors and drawers beneath a lacquered wood counter top. This room has a

lacquered wood backsplash rather than tile. The hardware matches what is found in the other two rooms.

Condition: The built-in cabinetry is in good condition overall, exhibiting only minor wear. The tile countertop has minor cracks, while the wood countertops have some scratches and stains. Some of the metal hinges are rusted, but still function properly.

Recommendations: Retain, repair and re-use original wood cabinetry and casework. Restore and re-use extant historic hardware in-situ. Re-



Figure 185. California Cooler in Room 104.



Figure 186. Under-counter cabinets in Room 104.

store deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing components that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Replace wood trim elements damaged or de-

stroyed by water intrusion only after the source of water is eliminated.

Fireplace

Rating: Significant

Condition: Fair

Priority: Low

Description: The Cook House has one brick fireplace centered on the northwest wall of the great room (102). The brick surround has deep struck joints and projecting bricks form two corbels atop which sits a simple wood mantel. A slightly

raised hearth of brick pavers extends about two feet into the room (figure 188).

Condition: The Cook House fireplace is in fair condition. The mortar joints have minor cracks, and several of the bricks in the hearth have been severely cracked or broken.

Recommendations: Clean the soot stains on the surrounds and mantels using the gentlest means possible. Conduct a detailed survey to determine any area of needed repair, and address brick repairs as follows:



Figure 187. Wall-mounted cabinets with multi-lite glazed doors in Room 103.

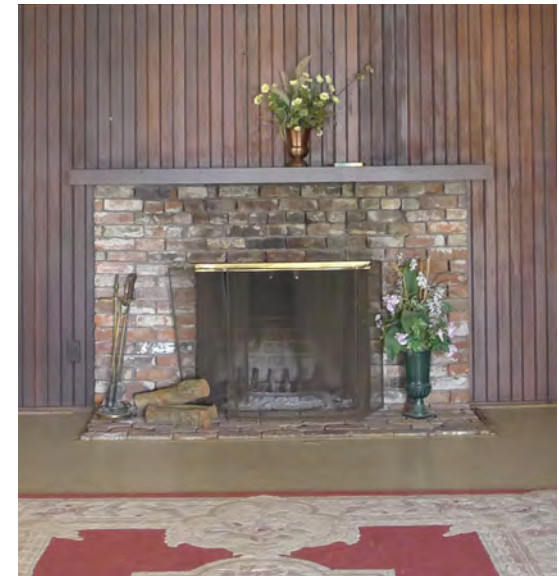


Figure 188. Fireplace in Room 102.



Figure 189. Original sink in Room 103.



Figure 190. Original slop sink in Room 106.

Masonry Repointing. Repoint deteriorated, loose, missing and improperly installed mortar.

The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and joint profile.

Brick Replacement. There are currently no areas of missing brick, however select areas of damaged brick may need replacing. Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. Replace units as follows:

- Fabricate new brick units to match original brick in size, color and material. Custom brick may be required.
- Remove deteriorated units.
- Lay new brick flush with adjacent surfaces.
- Repoint to match original.

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme

moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.

Plumbing Fixtures

Rating: Contributing – Original elements in kitchen and pantries

Non-contributing – Replacement elements in bathrooms

Condition: Fair
Priority: Medium

Description: The Cook House has original plumbing from 1937 as well as replacement plumbing elements. Both the kitchen (104) and pantry (103) have original porcelain under mounted sinks with original fittings (figure 189). The large porcelain slop sink in pantry 106 is also an original fixture (figure 190), as is the tub in bathroom 107. The toilets, urinal, and wall-mounted sinks in the bathrooms are replacement fixtures.

Condition: Plumbing fixtures are in generally fair condition in the Cook House. The kitchen and pantry sinks and the tub have rust and staining around the drains. There is calcium build up on the faucets. The replacement sinks and toilets are also stained and the wall-mounted sinks are detaching from the walls, with gaps between the fixtures and the wall exceeding 1/2".

Recommendations: Where possible, retain, repair, and reuse original plumbing fixtures.

- Remove non-contributing fixtures.
- Retain identified surviving historic fixtures.
- Piping in the Cook House is past its useful life. Determine which fixtures will be made operable and which will become static based on functional and interpretive needs. When pipes are replaced, they should be reconnected to existing fixtures.

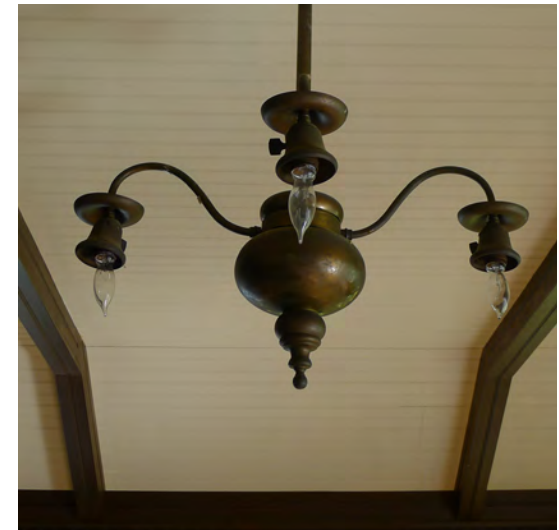


Figure 191. Original 4-arm chandelier in Living Room.



Figure 192. French wrought iron chandelier in Room 102.

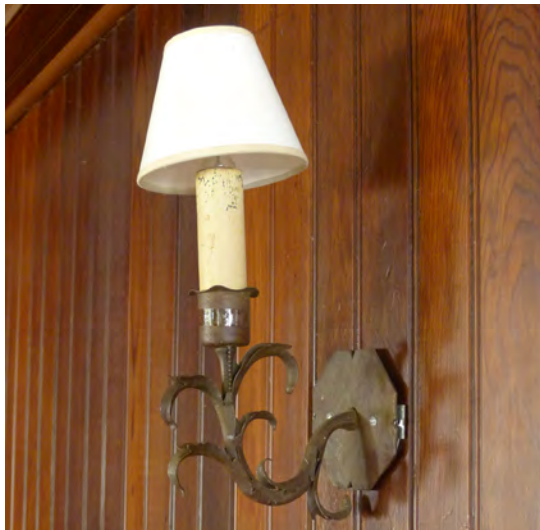


Figure 193. Sconce light fixture in Room 102.



Figure 194. Original ceiling mounted light fixture in Room 104.

- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance water conservation with building conservation and the sympathetic treatment of interior spaces.

Interior Light Fixtures

Rating: Contributing – Fixtures in 103, 104, 105, 105A

Non-contributing – Fixtures in 101, 102, 106, 107, 108

Condition: Good

Priority: Low

Description: Original light fixtures in the Cook House include simple ceiling mounted fixtures in the kitchen (104) and pantry (103) with metal bases and frosted glass shades, mounted over the sinks. Smaller versions of the same fixture are found under the hood in the kitchen (figure 194). Other original light fixtures extant in the Cook House are the common ceiling mounted enamel fixture in closet 105A and the chandeliers in the living room (101) and dining room (102), as well as the sconces in the dining room (figures 191-193). The ceiling mounted fixture with textured glass shade in room 105 may be original, and if not, the design is still compatible with the character of the building.

Non-contributing fluorescent fixtures have been mounted in the bathrooms. The ceiling mounted fixture in the small pantry (106) also appears to be a later addition.

Condition: Light fixtures are in good condition overall. The ceiling mounted fixture in room 106 is rusted.

Recommendation: Replace inappropriate fixtures with well-researched fixtures that are contemporary, but historically compatible with the building’s historic character.

- Remove non-contributing light fixtures.
- Retain the identified surviving historic fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces.

Heating Elements

Rating: Non-Contributing

Condition: Good

Priority: Low

Description: The Dining Room (102) and Living Room (101) have electric baseboard heaters.

Condition: The wall mounted heaters are in good condition and still functional.

Recommendations: No treatment.

Summary

The following tables summarize the rating, condition, and priority for each building component on the exterior and interior of the Cook House. These tables are intended to be used in conjunction with the detailed recommendations above to plan for and prioritize future repairs and rehabilitation.

Cook House Exterior at a Glance

	Roof	Chimneys/Other brick masonry	Drainage	Siding	Doors	Windows	Trim	Shutters	Columns/Posts	Porches/Deck/Breezeway	Foundations	Light Fixtures	Paint	Biological Growth	Vegetation	Pests and Wildlife
Rating	C	S	C/NC	C	C	S	C	C	S	S	NC	NC	C	NA	NA	NA
Condition	F	G	F	F	F	F	F	G	F	G	F	G	F	NA	NA	NA
Priority	M	L	H	H	L	H	M	L	M	L	H	L	H	H	H	H

Cook House Interior at a Glance

	Floors										
	Floor Finish	Walls	Ceilings	Interior Doors	Wood Trim	Cabinets/Casework	Fireplaces	Plumbing Fixtures	Light Fixtures	Heating Elements	Miscellaneous Fittings
Rating	C	NC	C	C	C	S/NC	S	S	C/NC	C/NC	NC
Condition	F	F	G	F	F/G	G	G	F	F	G	G
Priority	L	L	L	M	L	L	L	L	M	L	L

Key:

Rating

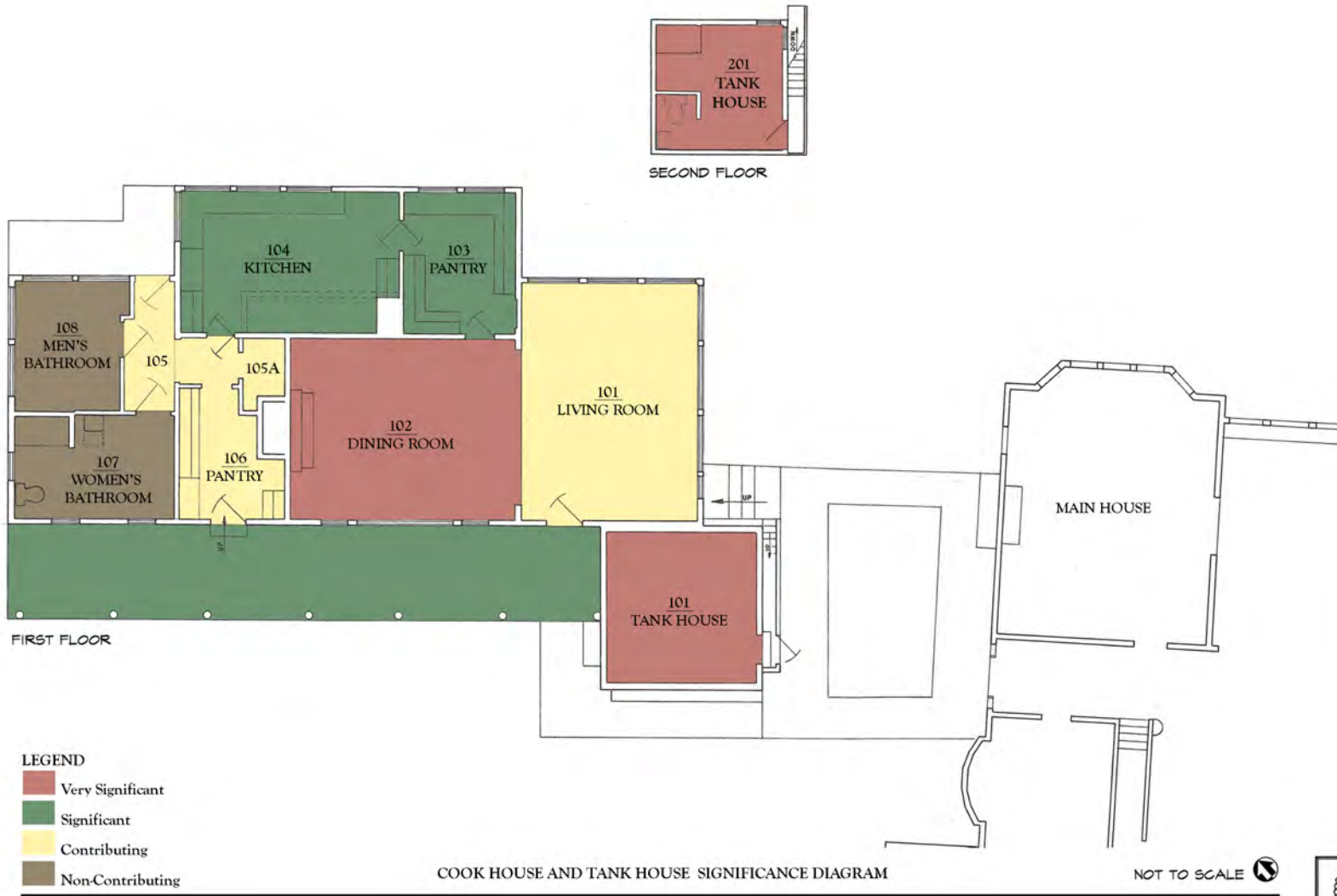
VS = Very Significant
 S = Significant
 C = Contributing
 NC = Non-Contributing
 NA = Not Applicable

Condition

G = Good
 F = Fair
 P = Poor
 NA = Not Applicable

Priority

H = High Priority
 M = Medium Priority
 L = Low Priority



GRANT RANCH HOUSE COMPLEX



GUEST HOUSE

DESCRIPTION

EXTERIOR

This one-story structure has an irregular U-shape plan with numerous alterations and additions. Used as a wood shed, the oldest section of the building dates from 1882 and measured 18'-0" by 14'-0". Part of the 1937 remodel was the construction of a large addition off the north-west elevation of the wood shed. This addition created two separate living spaces – one with a bedroom and bath, the other with a living room, bedroom and bathroom. Constructed off the southwest elevation of the existing wood shed and the southeast elevation of the new addition is a large covered porch. Round columns support the shed roof overhanging the porch. A breezeway connects the 1937 addition to the Carriage House. Prior to 1954 one of the bedrooms was enlarged by moving the northwest wall out several feet. A kitchen addition was constructed off the northern corner of the structure shortly after 1960. Another addition, constructed off the new kitchen, was completed prior to 1963 and included a living room and a detached two car garage. A covered breezeway abuts this addition on the southwest elevation and simple square posts support the shed roof overhang. The foundation between the kitchen and living room is separating and does not



Figure 195. View of Guest House, including original wood shed, from south.

appear to be continuous at these connections. The building is clad in wood shiplap and clapboard siding. The dimensions of the siding vary because of numerous construction periods. The clapboard siding is found on the 1960s additions. Various multi-lite wood windows are located around the building. The 1960s addition has aluminum sliding windows. Scattered around the exterior of the building are two-panel with glazing in the upper panel, four-panel, five-panel and 12-lite over panels doors. Windows and doors have either flat or profiled trim. An exterior brick chimney stack is located on the southeast elevation 1937 living

room addition. Another larger brick chimney stack is located at the gable end of the 1960s living room addition. The building's various gable and cross-gable roof sections are clad in composition shingles.

Southeast Elevation

The gable end portion of this elevation includes the original wood shed with a cross gable (figure 195). A single two-panel door is surrounded by flat trim and a large concrete steps leads the raised wood threshold. Further setback on the



Figure 196. Southwest Elevation at courtyard.



Figure 197. Northwest Elevation at courtyard.

1960s addition is another two-panel door with the upper panel glazed. Brick steps lead up the door and an added shed roof shelters this entry. An open porch lines the southeast elevation of the 1937 addition and wraps around to the southwest elevation. Round columns with simple detailing at the top and an octagonal base support shed roof that extends over the porch. A concrete step leads to each of the four-panel wood doors at the raised stamped covered porch. A screen door is located at each door. Two six-over-six double-hung wood windows and a single-pane hopper window are found on this elevation. Profiled wood trim surrounds these doors and windows. The trim above the doors has a keystone detail. A large wall-mounted display case and a brochure holder are located near one of the doors. Between the two double-hung windows is a wall-mounted sconce with a glass shade. A single pane hopper window, with textured opaque glazing, is located on the western end of the elevation. The covered breezeway at the west end of the addition has a concrete walk which matches the porch and the ceiling is painted bead board paneling. Two arched louvered attic vents penetrate the roof on this elevation.

Southeast Elevation of Garage at Courtyard

The southeast elevation of the garage has an aluminum sliding window surrounded by flat trim and is clad in clapboard siding.

Southwest Elevation

A covered breezeway abuts the southwest elevation at the older wood shed and wraps around the 1937 addition to the north (figure 195). Round columns with simple detailing at the top and an octagonal base support shed roof that extends over the breezeway. The raised stamped concrete pad defines the breezeway, and a concrete step leads to a four-panel wood door. The door is located just north of the original wood shed and has a screen door. A single 6-over-6 double-hung window remains in its original opening at the wood shed. A wall-mounted sconce is located near the southern corner. A 3-over-3 double-hung window, with textured opaque glazing, is located at the breezeway. North of the window is a four-panel wood door and concrete step. Profiled wood trim surrounds these doors and windows. The trim above the doors has a keystone detail. Also found on this section of the elevation is a wall-mounted sconce with a glass shade. The gable end of the detached garage addition from the 1960s has a rollup door (figure 200). Flat wood trim surrounds the door opening. Installed on this elevation are two floodlights.

Southwest Elevation of 1960s Additions at Courtyard

A covered breezeway abuts the 1960s addition (figure 196). Simple square posts support the shed roof and shelter the slab concrete walking

surface. Two 1-over-1 double-hung windows are shaded by the roof overhang, as is a 12-lite over multi-panel wood door. Clapboard siding clads this section of the elevation and flat wood trim surrounds windows and door. Installed on this elevation are two wall-mounted sconces.

Northwest Elevation

The northwest elevation of the garage has a single aluminum sliding window and is clad in clapboard siding. The shed roof overhang is between the garage and living room of 1960s addition (figure 198). The north end of the porch has been infilled between these two structures with siding and a two-panel door. The gable end of the living room has a large brick chimney stack centrally located and is clad in clapboard siding (figure 201). Aluminum sliding windows flank each side of the brick stack. A wood louvered attic vent is located to each side of the chimney stack. Wire mesh covers an opening to the crawl space. Ivy is growing up the chimney stack and a large bush is located up against the siding.

Northwest Elevation of 1937 Addition at Courtyard

Three pairs of 6-over-6 double-hung windows, one pair at the gable end of the bedroom addition, are located on this elevation (figure 197). Two 3-over-3 double-hung windows with opaque textured glazing are also found on this elevation.



Figure 198. View of breezeway at Northwest Elevation.



Figure 199. Partial Northeast Elevation.

Two arched louvered attic vents penetrate the roof on this elevation. Positioned above the foundation allowing air into the crawl space are several metal louvered vents. Wire mesh covers the holes where vents are missing.

Northeast Elevation

On the garage, hidden by the living room addition, is a two-panel door with glazing in the upper panel. The northern most section of the 1960s addition has a large three part aluminum window – a sliding section on each side of a large fixed pane. The garage along with the living room addition

is clad in clapboard siding. Above the exposed board form concrete foundation are several mesh covered vents. Ivy is growing up this section of this area of the building. A single 1-over-1 double-hung window is located at the kitchen section of the 1960s addition. A large plumbing pipe exits the building under the window. Centrally positioned on the gable end of the 1937 addition is a pair of 6-over-6 double-hung windows. A diamond louvered attic vent is located at the peek of the gable. Constructed in the alcove space on this elevation is a brick chimney stack. The gable end original storage shed has a large, centrally located, frame-and-filled door (figure 199). Another

attic vents is at the peek of this gable end.

Northeast Elevation of Bedroom Addition at Courtyard

A five-panel wood door opens to several wood steps on the northeast elevation of the bedroom expansion.

INTERIOR

The layout of the Guest House has evolved through several eras of construction. The first



Figure 200. View of 1960s garage addition from west.



Figure 201. View of 1960s addition from north.

extant structure in this location was room 105, a woodshed, built by Hubbard in 1882. In 1937, Grant added on to form an L-shaped plan. Bedrooms, bathrooms, and a living room occupy the section of building running in the northwest-southeast direction. A covered porch runs along the crook of the “L” and connects with the covered walkway between the Carriage House and the Guest House.

The kitchen was remodeled and the park office was built around 1960 along with a detached garage to the north. The entire building was remodeled, possibly in the 1970’s, and nearly all of

the original finishes were replaced, except in the bathrooms and the woodshed.

Room 101 – Park Office

Rating: Non-Contributing

This room is at the northeast end of the Guest House building, and was added in the early 1960’s according to insurance maps (figure 202). It has a door to the exterior as well as an opening leading to the kitchen in the west corner. A large brick fireplace flanked by two aluminum windows occupies the northeast wall, and another large aluminum window punctuates the southeast wall.

All finishes in this room are non-contributing as it was constructed outside the period of significance.

Room 102 – Kitchen

Rating: Non-Contributing

According to insurance drawings, this room was added to the Guest House in the early 1960s. The northeast and southeast walls are lined with tile counters over wood cabinets, with wall-mounted cabinets above (figure 203). Three windows, two large ones on the northwest wall and one above the sink, light the space. A two-panel door on the southwest leads to the exterior.



Figure 202. Room 101 - Park Office.



Figure 203. Room 102 - Kitchen.



Figure 204. Room 103 - Visitor Contact Area.

Significant Elements:

- 4-panel wood door

Contributing Elements:

- Painted flat wood base with quarter round

Room 103 – Visitor Contact Area (Living Room)

Rating: Significant

Although this room lies within the original footprint of the guest house, it has been altered extensively with the addition of wood paneling and carpet (figure 204). A brick fireplace, which also appears to be non-original, is on the southwest wall, surrounded by built-in wood shelves. The northeast and southeast walls each have a pair of double hung wood windows. The ceiling slants with the gable roof above.

Significant Elements:

- 4-panel wood door
- 6-over-6 lite wood double hung windows
- Douglas fir floor beneath carpet

Contributing Elements:

- Painted flat wood base with quarter round
- Gypsum board walls and ceiling with battens
- Painted flat wood door and window trim

Room 103A – Vestibule

Rating: Significant

This small space connects the visitor contact area with two storage rooms, including the original woodshed. There is also a door to the exterior on the northwest wall. The door was removed and the opening to room 103 was enlarged.

Significant Elements:

- 4-panel wood doors

Contributing Elements:

- Painted flat wood base trim with quarter round
- Gypsum board walls and ceiling
- Painted flat wood door and window trim
- Painted profiled wood cornice trim

Room 103B – Vestibule

Rating: Significant

This space leads from Room 103 to rest of the bedrooms and bathrooms, as well as to the exterior. The doorway to room 103 was enlarged.

Significant Elements:

- 4-panel wood door
- “Push bell enunciator system” (maid call box)

Contributing Elements:

- Painted flat wood base with quarter round
- Gypsum board walls and ceiling
- Painted flat wood door trim
- Painted profiled wood picture rail



Figure 205. Room 105 - Original wood shed.

Room 104 – Storage (This room was not accessible at the time of the survey.)

Rating: Significant

Significant Elements:

- 4-panel wood door

Contributing Elements:

- Painted bead board walls

Room 105 – Storage (Former Woodshed)

Rating: Very Significant

This room was originally a freestanding woodshed built by Hubbard in 1882, and even though it was fully integrated as part of the guest house on its northeast and southeast edges in 1937, the elements in this room have been left largely intact (figure 205).

Significant Elements:

- Douglas Fir floor
- 6-over-6 double hung wood window
- 4-panel wood door
- 2-panel wood door

Contributing Elements:

- Unfinished bead board walls
- 4-panel wood door
- 2-panel wood door

Room 106 – Bathroom

Rating: Significant

This room is located off vestibule 103B, and generally retains its historic elements, with the exception of the toilet and a few wall-mounted accessories (figure 206).

Significant Elements:

- Tile flooring
- Subway tile wainscot and shower surround
- 4-panel wood door
- 3-over-3 lite double hung wood window
- Pedestal sink with non-original fixtures
- Original tub

Contributing Elements:

- Painted flat wood door trim
- Gypsum board walls and ceiling
- White china soap holder over sink

Room 107 – Bedroom

Rating: Contributing

This room was enlarged with a small addition to the northeast which was added after the construction of the guest house in 1937 and before 1954 (figure 207). The addition contains a pair of double hung windows which appear to have been re-installed from the original wall. A 5-panel wood door provides access to the exterior. Another window punctuates the southwest wall. A passage was cut through the closet wall in this room for access to room 108, the adjacent bedroom.



Figure 206. Room 106 - Bathroom.

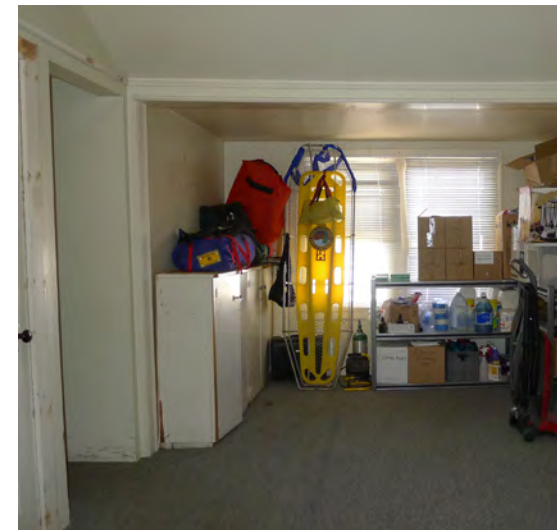


Figure 207. Room 107 - Bedroom showing addition.



Figure 208. Room 108B - Bathroom.

Significant Elements:

- 6-over-6 double hung wood window
- 4-panel wood door
- 5-panel wood door

Contributing Elements:

- Painted flat wood door and window trim
- Gypsum board walls and ceiling

Room 107A – Closet

Rating: Contributing

This closet is located off room 107.

Significant Elements:

- 4-panel wood door

Contributing Elements:

- Painted flat wood door trim
- Gypsum board walls and ceiling

Room 108 – Bedroom

Rating: Significant

This room, originally a bedroom, is now used as a locker room for park staff. Formerly only accessed through the exterior door at the southwest wall, a passage was cut from room 107. At the northeast wall is a pair of double hung windows with an additional window on the opposite wall.

Significant Elements:

- 6-over-6 double hung wood window

- 4-panel wood door

Contributing Elements:

- Painted flat wood door and window trim
- Gypsum board walls and ceiling
- Painted profiled wood cornice trim

Room 108A – Closet

Rating: Significant

This closet is located off room 108.

Significant Elements:

- 4-panel wood door

Contributing Elements:

- Painted flat wood door trim
- Gypsum board walls and ceiling

Room 108B – Bathroom

Rating: Significant

This bathroom is directly off bedroom 108 and has access to the exterior at the northwest wall. At the southwest end of the room is a built-in shower (figure 208). Opposite this on the northeast wall is a small window.

Significant Elements:

- Tile flooring
- Subway tile shower walls
- 4-panel wood door
- 3-over-3 lite double hung wood window

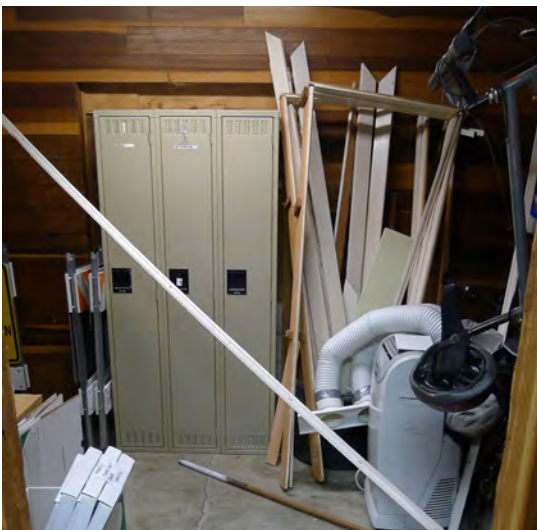


Figure 209. Room 119 - Storage room.

- Porcelain sink with original fixtures

Contributing Elements:

- Tile base with bull nose edge
- Painted flat wood door trim
- Gypsum board walls and ceiling

Room 119 – Storage

Rating: Significant

Added during the 1937 remodel, this room abuts the original wood shed and features similar bead board walls with an unfinished concrete floor (figure 209). While this room was formerly accessed from the exterior only, an opening was later cut through the wall between this room and the wood shed.

Contributing Elements:

- Unfinished bead board walls

Room 122 – Garage

Rating: Non-contributing

This garage was added to the complex at the same time as the room now serving as the park office, in the early 1960’s.

RECOMMENDATIONS

EXTERIOR

The exterior of the Guest House retains a moderate degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation for this structure depends upon a sound building envelope. Provided are exterior recommendations to guide long-term maintenance and preservation efforts.

Prior to any work survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in-kind where required. Minimize the impact of visible modifications to the exterior elevations.

Overall Conditions

The overall condition of the exterior of the Guest House is fair. The exterior is clad in shiplap and clapboard siding. A stamped concrete covered porch wraps around the southwest and southeast elevations. The concrete surface has several large cracks. Biological growth occurs on surfaces that are predominately shaded. Another covered porch on a concrete slab runs along the northwest



Figure 210. Multiple layers of roofing material.



Figure 211. Mesh-covered vent in frieze board.



Figure 212. Roof eave with paint loss on wood and flashing and wood deterioration.



Figure 213. Attic vent and roof flashing with peeling paint.

elevation between the garage and living room additions. The concrete foundation has numerous cracks and between the various periods of the building the different foundations are separating. The painted shiplap wood siding is weathered and has areas of water damage. Shaded areas of siding have biological growth on painted surfaces. Newer composition shingles cover multiple layers of roofing material. In several areas the roof is sagging, indicating possible problems with the structural roof members. The building has been modified and expanded several times.

Roof

Rating: Contributing

Condition: Poor

Priority: High

Description: The asphalt composition shingles cover several layers of older roofing material (figure 210). It is likely that both composition and wood shingles are under the existing exterior layer. Several painted wood louvered attic vents penetrate the roof.

Condition: The composition shingles have areas with heavy biological growth. A number of shingles are curling up at the ends. Flashing is rusting and also appears to be installed improperly or missing. Exposed rafters and sheathing are deteriorating due to moisture infiltration. The rake boards at the gable ends have paint peeling and the flashing is not installed properly (figure 212).

The frieze boards have large vents in between the rafters which are covered with mesh (figure 211). Some mesh is missing or has holes allowing pests to enter the attic area. A quarter round trim piece adds detail to the fascia and helps secure the metal flashing. The painted louvered attic vents are covered in mold and have severe paint loss in areas closest to the shingles (figure 213). The wood siding has paint loss where the roof adjoins it (figure 214). The garage roof is sagging which could indicate a possible structural issue. Also, see the next, related section on drainage. There are two known active leaks in the building.

Recommendations: A roof is a highly vulnerable element of any structure. It is also the first line of defense against water intrusion. Asphalt shingles have a finite life span and these assemblies will inevitably fail as a result of normal weather exposure and wear. The following are general recommendations:

- Perform a complete internal and external inspection of the roof, roofing system and related features twice a year, identifying changes and areas of failure. Flashing – a major cause of deterioration – should be carefully inspected for poor installation, thermal stress and metal deterioration. Inspect all sealant joints between unlike roofing materials. If the roof structure appears sound, the substrate should be closely examined, particularly around the roof plates, under any exterior patches, at intersections of

roof planes, and at vertical surfaces. Water penetration should be readily apparent, usually as a damp spot or stain.

- Check the slopes of existing flat roofs to determine if there is ponding or standing water.
- If 20% or more of any one surface appears to be eroded, cracked, broken, or missing mineral surfacing, replacement should be considered. Replacement should also be considered if evidence of pervasive moisture damage is found in the attic, ceilings or exposed porch roofs.
- Replace damaged asphalt shingles with shingles to match size, color, and exposure of original. Class A fire rated asphalt composition shingles with a 40-year life span are recommended.
- Should shingles require replacement, careful research, design, specifications and selection of a skilled roofer are necessary.
- Avoid sparse shingle coverage and heavy building papers.
- Avoid staples and inferior flashing. Use stainless steel nails instead.
- Avoid patching deteriorated historic roof sheathing with plywood or composite materials. Replace deteriorated sheathing in-kind.
- Replace all flashings with painted copper.
- Clean and maintain gutters and leaders on a regular basis. Clogs in these systems will cause water to back up and seep into the adjacent sheathing and wall top plate.
- Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections, and the use

of standard repairs.

When contemplating a roof cladding replacement project, consideration should be given to the addition of a plywood shear diaphragm while the historic roof sheathing is exposed. This is an opportunity to seismically strengthen the building, and it should be done in consultation with a structural engineer. It is always preferable to do a comprehensive re-roofing project that addresses all roof elements simultaneously. If a phased project is required as a result of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.

Chimneys

Rating: Significant / Contributing

Condition: Good to Fair

Priority: Low

Description: A large exterior brick chimney was constructed at the gable end of the 1960’s living room addition (Room 101) and a large antenna is attached to the top of the chimney. An exterior chimney stack abuts the southeast elevation of the 1937 addition (Room 103).

Condition: The chimney off the 1937 addition has been rebuilt and stabilized, while the other chimney off the 1960s addition has not had any recent work. However, both chimneys are in good condition. The chimney off the 1960s gable

end addition has ivy growing up the brick stack. Both brick chimneys display biological growth, particularly on the lower portion. The mortar has minor cracks on the 1960s chimney and the older chimney has biological growth on the surface of the bricks and mortar (figures 215 & 216).

Recommendations: Remove debris that builds up behind the chimney stacks. This will help extend the life of the roof. Because the main cause of brick masonry deterioration is water intrusion, the presence of water against the walls must be removed to the greatest extent possible. The first step in this process is to implement the recom-

mendations listed in the drainage discussion below. Remove ivy from the surface of the brick and maintain plantings to prevent damage caused by plantings on surface material. Currently no repointing is necessary on the southeastern chimney; however, the chimney that is part of the 1960s addition should be inspected for mortar failure. Both fireplaces should be inspected for mortar failure. There are currently no areas of missing brick; however many of the bricks near the soil have clear evidence water infiltration and biological growth. Implement drainage measures and then, if required, repair brick masonry as follows:

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interiors. Surface spalls can be caused by extreme moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:



Figure 214. Paint loss at intersection of roof and wood siding.



Figure 215. Biological growth on brick chimney at 1960s addition.



Figure 216. Biological growth and vegetation on chimney at 1937 addition.

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.

- After proper cure, finish to match adjacent surface.

Drainage – Gutters and Downspouts

Rating: Non-contributing

Condition: Poor

Priority: High

Description: Painted aluminum gutters are attached to many, but not all, of the fascia boards. Downspouts are found around the building (figure 218).

Condition: The existing gutter system is deteriorated

and contributing to moisture problems on the exterior envelope and on the interior of the building. Paint is peeling from the aluminum gutters, with heavy paint loss on the underside of the gutters. A buildup of leaves in areas of the gutters is causing water to spill out onto wood members. In some areas the gutters are sagging and not properly attached to the building. Several downspouts are detached and leaking, contributing to the staining and biological growth on the wood siding and eaves. Flashing at gutters is severely rusted (figure 217). Poor site drainage has caused the shiplap siding closest to deteriorate.



Figure 217. Damaged gutter and rusted flashing.



Figure 218. Downspout at base of wood column.



Figure 219. Intersection of shiplap and clapboard wood siding at addition.



Figure 220. Deteriorating wood siding near foundation.

Recommendations: The metal fascia gutters are not historic and should be replaced in-kind with copper painted to match the building. The repair or replacement procedures should be as follows:

- Survey the gutters for deterioration. Determine if they should be repaired or replaced.
- Replace badly deteriorated gutter sections to match original.
- Replace damaged rainwater leaders with new copper units, painted to match the building. New rain leaders should be sized to carry the amount of water shed by the tributary area of the roof.
- Survey the entire gutter system annually, noting leaks and deficient conditions, and repair as needed.
- Clean gutters at least twice annually, as part of the building's regular maintenance.

To our knowledge there is no existing subsurface drainage system. Site drainage problems must be corrected so that water flows away from the building. This may be done by implementing some or all of the following:

- Re-grade soil on all sides of the building to create a positive slope away from the structure.
- Tie all rain leaders to a perimeter drainage system that will carry all roof water away from the building.
- Excavate the buried portions of the footings, and install an applied moisture barrier to the foundation with a drain at the foot of the wall.

As is the case with any proposed ground disturbance in culturally sensitive areas, conduct archeological testing prior to any excavation.

Wood Siding

Rating: Contributing

Condition: Fair to Poor

Priority: High

Description: The exterior of the building is clad in painted wood shiplap siding. The shiplap siding varies in dimension over the exterior of the building between the different additions. Clapboard siding is found on the most recent additions at the north side of the building and the garage (figure 219).

Condition: The cladding is in fair to poor condition. Deterioration includes peeling and general deterioration of the paint, longitudinal cracking, water damage, woodpecker damage, dirt build-up, biological growth, and some rust staining occurring at metal attachments and penetrations. Wood deterioration and extensive paint loss occurs where the wood siding touches soil (figure 220). The painted siding displays water staining in several locations. The siding has minor woodpecker damage. The metal louvered vents at the crawl space have surface mold. In a number of locations, the vents are missing and the hole is covered by metal mesh. Ivy is growing up the siding on the most recent addition which will

accelerate wood deterioration. Address the wood siding repairs as follows:

Recommendations: Perform a detailed cladding survey to identify conditions such as breaks, cracks, loose or missing boards, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Prior to repairing siding, repair areas of water intrusion where moisture penetrates the wall from above.
- Remove dirt, debris and miscellaneous non-functional attachments.
- Replace any broken or deteriorated boards in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage from woodpeckers with wood Dutchman or epoxy consolidant. A Dutchman repair requires only the damaged section of the wood to be cut out and replaced by new wood which is identical in shape and grain.
- Reattach any loose elements with stainless steel fasteners.
- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to

discourage future biological growth.

- Repaint using historically appropriate paint colors. If siding is removed – prime backs and edges prior to reinstallation.

Doors

Rating: Contributing – Wood, Non-contributing – Garage Door

Condition: Fair

Priority: Low

Description: A variety door types are found around the exterior of the building – 9-lite door, two-panel doors with the upper panel glazed, four-panel doors, five-panel door and a frame-and-fill door (figure 221). The four-panel painted wood doors, located on the southwest and southeast elevations have screen doors (figure 222). A wood rollup garage door is located on the northwest garage elevation.

Condition: The doors and screen doors are in fair condition, condition varies depending on weather exposure, type of door, and state of repair. Most of the doors have been altered slightly by the removal of original locks which were replaced with modern latching and locking mechanisms. The glazing compound is failing at many of the panes, trapping water between the wood and glazing, speeding up wood deterioration. Many of the thresholds are worn and weathered. Repair existing doors as follows:



Figure 221. Frame-and-fill door at Room 119.



Figure 222. Four-panel wood doors with screens.

Recommendations:

- Perform a detailed survey/inspection of all doors to identify specific repair locations.
- Remove all dirt and debris from surface.
- Remove finish if necessary to perform repairs.
- Remove existing glazing compound where it has failed.
- Repair splits and separations with waterproof glue as required.
- Repair deteriorated wood with an epoxy consolidant or compound formulated for wood, or perform Dutchman repairs. Replace extensively deteriorated components in-kind.
- Install weather-stripping.
- Install new glazing compound.
- Recondition extant original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of all doors.
- Finish doors to appropriate interpretive period.
- Inspect doors regularly for deficiencies of finish and operation.

Windows

Rating: Significant – Wood, Non-contributing
– Aluminum

Condition: Fair to Poor

Priority: High

Description: Varieties of multi-lite double-hung wood windows are found throughout the building.

Aluminum sliding windows were installed at the large living room (101) and garage (122) additions (figure 223). The sliding windows have a screen to one side.

Condition: The windows are in fair to poor condition. The exterior paint is deteriorated at many of the windows. Joint separation between the wood members occurs at many of the windows. Much of the glazing compound is dried, cracked or missing. In addition to lead in the existing paint, asbestos may be found in the glazing compound. Several of the windows have cracked panes. Windows and their sills on all sides of the building have black biological growth stains (figure 225). It appears that much of the original hardware is intact, but the actual extent should be determined by a survey. Some of the windows are not aligned properly in their frames, causing large gaps and allowing water and pests to enter the building (figure 224). The aluminum windows are rusting and it is not known if they are operational. Repair existing wood windows as follows:

Recommendations:

- Survey and examine in detail the existing condition of all wood windows.
- Remove all dirt and debris.
- Remove rust from aluminum surface.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing compound where it has failed. As the existing compound contains

asbestos, follow legal means for handling, removal, and disposal of contaminated material.

- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Restore window to proper operation.
- Install new hardware, where missing, to match original.
- Install new glazing compound.
- Prepare wood surfaces prime and paint to match historic finishes.
- Install new weather stripping.
- Where the severity of deterioration precludes repair, have a reputable window fabricator make new windows using in-kind materials, and matching the original design.
- Consider replacing the non-contributing aluminum windows with more compatible wood windows.

It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Paint is designed as a sacrificial coating to protect the wood from insects, fungi and ultraviolet light, and will be instrumental in avoiding future problems.

Trim

Rating: Contributing

Condition: Fair

Priority: Medium

Description: All windows and doors have painted profiled wood trim, although trim detail varies

among the windows.

Condition: Paint is peeling on many of the trim elements and separation is visible between the joints of trim members. Nails are rusting, causing staining on the painted surfaces. Wood deterioration occurs at horizontal surfaces such as sills. Mold is evident on painted trim, particularly the sills, where water can stand. Deterioration of wood and paint on door trim is more severe near the ground (figure 226). A top piece of door trim is missing from one of the door surrounds.

Recommendations: Perform a detailed wood trim survey to identify conditions such as breaks, cracks, loose or missing, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Remove dirt and debris.
- Replace any broken or deteriorated trim pieces in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage from woodpeckers with wood Dutchman or epoxy consolidant or repair compound formulated for wood.
- Reattach any loose elements with stainless steel fasteners.
- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound



Figure 223. Non-contributing aluminum window at 1960s addition.



Figure 224. Out-of-plumb double hung wood window.



Figure 225. Mold growth on painted wood window sill.



Figure 226. Deteriorated wood door trim.

formulated for wood.

- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors.

Wood Columns and Posts (at covered porches)

Rating: Significant – Wood Columns; Non-contributing – Posts

Condition: Fair

Priority: Medium

Description: Seven simple round columns sup-

port the porch overhang on the southwest and southeast elevations (figure 227). The bases are octagonal and constructed of wood with mitered corners. Square posts support the porch overhang at the living room addition.

Condition: The overall condition of the wood columns and posts is fair. Wood deterioration near the bases is caused by moisture (figure 228). The column with the downspout is severely deteriorated. Paint is peeling and cracking over the entire surface of the columns and posts. Mold and other biological growth cover much of the surface. The painted wood beams that the columns and posts

support are covered in mold and shows signs of water damage. The paint is bubbling.

Recommendations: For repairs to wood columns and posts:

- Survey and examine in detail the existing condition of all wood columns and posts.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Patch and repair deteriorated wood with wood Dutchman patches or an epoxy consolidant or compound appropriate for use on soft wood.
- Where the severity of deterioration precludes



Figure 227. Wood columns at covered porch.



Figure 228. Wood column with damaged base.

repair, replace the columns and posts with in-kind materials, and the original design profile.

- Prepare wood surfaces prime and paint to match historic finish. For new posts, back prime the end grain bearing points before installing.

Concrete Breezeway and Brick Steps

Rating: Significant – Raised Concrete Porch and Steps; Non-contributing – Slab Concrete

Condition: Fair

Priority: Medium

Description: The raised stamped concrete porch on the southwest and southeast elevations leads

to concrete steps at each door. A concrete slab porch lines the northwest elevation of the living room addition. Brick steps lead to the door on the southeast elevation.

Condition: The raised concrete porch and slab porch are in fair condition with cracks. The stamped concrete porch has large settlement cracks, and in several areas the concrete has chipped away (figure 230). The slab concrete porch beside the northwest elevation displays settlement cracks. Biological growth occurs on concrete surfaces, especially areas near the soil. Brick steps have heavy biological growth and

deteriorating mortar joints (figure 229). The wood columns and posts are deteriorating due to moisture intrusion see pervious section for repair recommendations for columns and posts. Follow the repair or replacement procedures as follows:

Recommendations: For brick repairs refer to earlier section on chimneys. For concrete, repair as follows:

- Repair cracks over 1/8” with a compatible cementitious repair material.
- Repair cracks under 1/8” by opening the crack with a grinder to create a minimum 1/8” opening to receive the repair medium.



Figure 229. Brick steps with heavy biological growth and deteriorating mortar.



Figure 230. Stamped concrete porch with settlement cracks.



Figure 231. Deteriorating concrete foundation at entry to Room 105 - Wood shed.

- Grind out-of-plane pieces to achieve level surface and patch with cementitious compound.
- Repair spalls with cementitious compound.

Foundation

Rating: Non-contributing

Condition: Fair

Priority: High

Description: A continuous board formed concrete foundation supports the Guest House. The garage has a concrete slab on grade.

Condition: Concrete foundation has settlement cracks (figure 231). Biological growth occurs in various locations, especially where sections are

shaded. Older and newer sections of the foundation are separating leaving gaps in the foundation, allowing animals access to the crawl space under the building. The concrete slab in the garage has major cracks. Animals are actively burrowing under the foundations.

Recommendations: See the structural section for detailed recommendations regarding the concrete foundation.

Light Fixtures

Rating: Contributing – wall-mounted fixtures at porches, Non-contributing – floodlights

Condition: Good

Priority: Low



Figure 232. Wall-mounted light fixture.

Description: Wall-mounted sconce fixtures are located under the overhangs at the porches (figure 232). Other fixtures include wall-mounted two-head floodlights at various locations around the building.

Condition: All metal fixtures display some areas of rust.

Recommendations:

- Clean the metal surfaces of the light fixtures.
- Remove rust from metal surface and refinish metal surface.
- Replace non-contributing fixtures that are at the end of their service life.



Figure 233. Heavy biological growth on brick step.



Figure 234. Biological growth staining on wood siding.

Paint

Rating: Contributing
Condition: Fair to Poor
Priority: High

Description: Wood wall cladding, windows, doors and porch columns are painted. In addition most metal gutters and rain leaders are painted as well. The paint that we see on the building today dates from 1996 when the whole complex was painted which included the removal of all lead paint from the structure.

Condition: The paint has deteriorated, and displays cracking, peeling, or missing conditions caused by natural weathering and ultraviolet ex-

posure. At other locations, the paint has deteriorated from moisture intrusion, particularly where siding touches soil. Paint recommendations are as follows.

Recommendations: The Guest House needs to be completely re-painted. In its current state the deteriorating paint finish is only beginning to cause substrate breakdown. Paint is designed to be a sacrificial protective coating, and is necessary to prolong the life of the wood cladding. Should this work be deferred for long, substrate deterioration will accelerate, and the repairs will be correspondingly more extensive.

After thorough preparation, including the removal

of loose, flaking or chalking paint, prime the wooden building elements using a high-quality primer. Follow with two coats of quality acrylic paint. Follow similar procedures for metal elements including flashings, roofing, and rain leaders, and prime and paint with materials formulated for application on metal.

Biological Growth

Priority: High

Description / Condition: The northwest elevation and roof slopes are heavily blanketed in biological growth including algae, lichen and fungi (figures 233 & 234) . Various types of fungi are present, evident as orange, green and black stain-



Figure 235. Trellis with climbing plant against Guest House wood siding.



Figure 236. Climbing plant against Guest House wood siding.

ing. These problems are evident in the staining visible at the damp, shaded areas of the exteriors. Biological organisms are not only unsightly but can, especially in the case of dry rot, cause serious damage. Treat biological growth as follows:

Recommendations: Survey all exterior siding and woodwork, both to locate active infestations and to identify and locate sources of moisture ingress. Treat active biological growth as follows:

- Identify and locate areas of biological growth, as well as the source of the growth.
- Clean surface, remove biological growth and treat with biocide.
- Growths other than dry rot may be treated with a fungicide prior to painting or other finish treatment. Fungicide may be included in the paint to discourage future infestations.
- Active dry rot infestations may be treated as follows:
 1. Replace severely deteriorated members in-kind. Pretreat new wood with wood preservative, and back-prime prior to installation.
 2. Treat minor deterioration with repeated applications of liquid wood preservative. Then apply epoxy consolidant and epoxy paste filler prior to painting.
- Prevent future infestations by correcting drainage problems and keeping all wood well-painted.

Vegetation

Priority: High

Description: Abundant landscaped vegetation historically existed on the site. Today, foundation plantings grow against the Guest House on some sides with trees in close proximity to the structure (figure 235). Several of the plantings are bushes. Ivy has also started to climb the chimney and wood siding on the northwest elevation of the 1960s addition (figure 236). Refer to landscape matrix to identify historic plantings.

Condition: Generally, the vegetation is well-kept

Recommendations: Cut back bushes and ivy in contact with the building. Vegetation can hold moisture against the building, providing an ideal climate for biological growth, accelerating wood deterioration.

It is not necessary to completely clear the site of plantings to avoid damage. Judicious maintenance and careful placement of new plantings away from direct contact with the structure is critical to the welfare of the building’s fabric.

Minimize damage as follows:

- Keep perimeter plantings well pruned to minimize the risk of impact damage from moisture retention at the base of the buildings.
- Keep trellis plantings away from the siding and well pruned. Do not allow plantings to grow on siding or brick chimneys.

- Do not allow leaves and other debris to pile up on roofs or in gutters; this will impede drainage.

Pest and Wildlife Control

Priority: High

Description: General pests and destructive wildlife at the Grant Ranch include mice, squirrels, bats, gophers and woodpeckers. Wood destroying pests include wood boring insects and fungi. The Guest House has minimal woodpecker damage when compared to the other structures. Termites are also causing damage to the wood elements on the structure.

Recommendations: For general pests, determine how the pests enter the structures and then, once they are removed, block the access points in an architecturally compatible manner. Follow legal and ethical procedures for the removal of these pests and wildlife. The structure should be tented and fumigated to eliminate termites.

Once infestations are resolved, determine whether damaged wood and other materials retain sufficient structural integrity. While we do not recommend wholesale removal of all cladding, it may be advisable to remove cladding from representative areas to assess conditions within the walls. These sample areas may be places where cladding is sufficiently deteriorated and require replacement anyway, or where it needs to be removed to add structural plywood. Based upon conclusions

from these sample removals, determine whether all cladding should be removed.

INTERIOR

The following recommended approaches for rehabilitating historic interiors are excerpted from *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements*:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates and lights. If new heating, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or

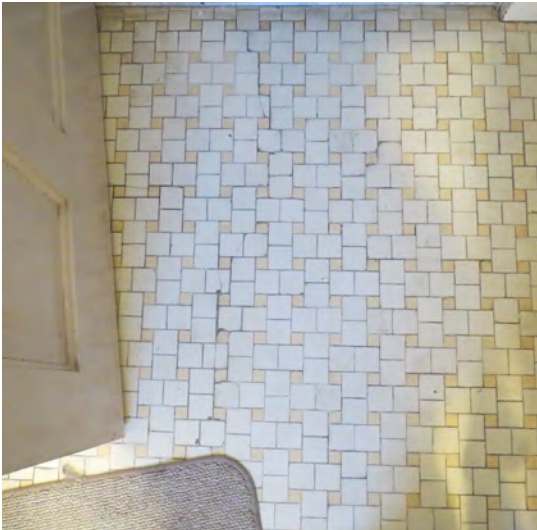


Figure 237. Porcelain tile in basket weave pattern in Room 106.



Figure 238. Non-contributing carpet over original Douglas Fir floors in Room 103.

basement if possible, or in closets.

- Avoid “furring out” perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room’s proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building’s construction is encouraged.
- Avoid using destructive methods—propane and butane torches or sandblasting—to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.

The Guest House has been significantly altered by interior changes and additions over time. Every effort should be made to preserve existing historic fabric. Where modifications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components. Replace missing components in kind when replacement is required. Stabilize and repair existing original materials, components, finishes and spaces.

Overall Condition

The overall condition of the interior of the Guest House is fair. The floor finishes throughout the building are a mix of sheet vinyl, carpet, wood and tile. All floor finishes are worn, except for the tile which has cracks. Wall and ceiling finishes include gypsum board, wallpaper, bead board paneling, faux wood paneling and tile wainscot. The walls and ceilings have cracks mostly due to the foundation settlement. Painted wood cabinets in the kitchen are worn. The two bathrooms retain a majority of their original finishes which have surface staining. Water damage is evident throughout. Mice droppings were found throughout the building and several mice were seen in a closet. Repairs are in progress to correct major water damage in Room 103. One of the bedrooms (107) was enlarged sometime before the 1950s. The foundation of this addition is settling away from the building, causing the floor to slope significantly and the walls to have major cracks.

Floor Finishes

Rating: Significant – Wood and tile
 Non-Contributing – Vinyl and carpet
 Condition: Fair
 Priority: Medium

Description: Carpet occurs throughout the Guest House with the exception of a few rooms. In room 101, which was added in the early 1960s, carpet is likely the original finish, but in the rest

of the house, carpet may have been installed over other original finishes such as wood. Sheet vinyl appears in the kitchen (102) with gold colored metal finishing strips and was probably installed at the same time that the Cook House vinyl flooring was installed (figure 240).

Original floor finishes occur less frequently in the Guest House. The bathrooms (106, 108B) both have original tile floors. The porcelain tiles are large white squares and smaller peach colored squares laid in a basket weave pattern (figure 237). The carpet in the visitor contact center (103) conceals Douglas Fir floors (figure 238).

The woodshed (105) was the original portion of the building and features wood floors (figure 239). Next door, the other storage room (119) was originally accessed from the outside only, and as a result has unfinished concrete floors matching those in the exterior storage rooms in the Carriage House.

Condition: The Guest House floor finishes are in fair condition. Virtually all of the floor finishes are worn and stained, most notably the carpet. The sheet vinyl in the kitchen is also badly scuffed, as is the wood floor in room 105. In the storage room (119) the concrete is cracking. Tiles in the bathrooms have minor cracks as well as staining from water.

Animal droppings are found on the floors throughout the building.

Recommendations: Remove non-contributing vinyl and carpet floor finishes.

Repair wood flooring as follows:

- Survey floors in detail for damage. Conduct finish analysis on wood floors to determine historic finishes.
- Use the gentlest means possible to remove adhesives from areas beneath the vinyl or carpet. Use all legal means in handling and disposal of asbestos-containing materials.
- Repair wood floors. Patch damaged areas in kind (Douglas Fir). Clean existing finish if possible, or refinish to match historic treatment. Refinishing should be limited to severely worn areas, since excessive refinishing shortens the lifespan of the flooring.
- If wood floors must be removed for the structural upgrade, carefully salvage boards for reuse in the same locations.
- Refinish floors with a clear coat.

Retain, repair and re-use original ceramic tile.

Treat tile as follows:

- Sound the tile for adhesion to substrate with a wood mallet. Where debonded tiles are found, re-adhere tile.
- Where grout is missing, re-grout to match existing color, texture, and joint profile.
- Replace severely damaged or missing tiles



Figure 239. Wood floor in Room 105 - Original wood shed.



Figure 240. Vinyl floor in Room 102 - Kitchen.

in-kind with salvaged materials where possible.
Maintain original tile pattern.

- Clean bathroom tile and grout with biocide.

Walls

Rating: Significant – Bead board

Contributing – Gypsum board and tile

Non-contributing – Faux wood paneling

Condition: Good to poor

Priority: High

Description: Walls in the Guest House include gypsum board with wall paper and painted, bead board, tile, and wood veneer paneling. The

gypsum board walls at Grant Ranch are notable because they represent an early use of the material, which did not become widely popular until the 1950s. Gypsum board is the most common wall material and appears with wallpaper in the Park office (101), with two layers of wallpaper in the kitchen (102), and with wallpaper from 1937 above the tile wainscot in the bathroom (106). The remaining gypsum board walls are painted.

The tile wainscot in the bathroom (106) is white subway tile measuring 3”x6”, and matches the subway tile walls in the Cook House kitchen. The same tile wall cladding appears in the shower in

the other bathroom (108B).

Unfinished wood bead board and horizontal tongue and groove walls occur in the two storage rooms (105, 119), and are consistent with the wall finishes in other utilitarian spaces in the complex (figure 242).

Condition: Wall in the Guest House are in good to poor condition and extant issues mainly include cracking and water damage. Water damage has occurred at the wall between rooms 101 and 102. Since room 101 was a later addition, it was likely not water proofed correctly at this junction upon



Figure 241. Severe damage at junction between rooms 103, 103A and 103B.



Figure 242. Bead board walls in Room 105 - Original wood shed.

construction (figure 245). Wall paper in both rooms is stained and peeling from the wall. In the kitchen, the peeling wallpaper reveals another layer of existing wallpaper beneath (figure 244).

There is also severe damage at the junction between rooms 103, 103A, and 103 B. A large section of gypsum board has been removed from the framing in this corner (figure 241). Water intrusion is further evident beneath the windows in room 103 and above the door at the addition to room 107. Cracking consistently occurs in the gypsum board around openings and at the seams between sheets of material.

Wallpaper throughout the building is in typically poor condition, peeling at the edges and showing staining from water damage.

The bead board and tongue and groove walls are in good condition, with some patching and holes. The tile walls are in fair condition, with some minor cracks and separation between the tile wall and ceiling in the shower in bathroom 108.

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is damaged from structural movement, or wear, repair as follows:

- Retain as much historic gypsum board as possible.
- Repair hairline cracks in sound, adhered, gypsum board with a compatible commercial



Figure 244. Wallpaper peeling in Room 102 - Kitchen.

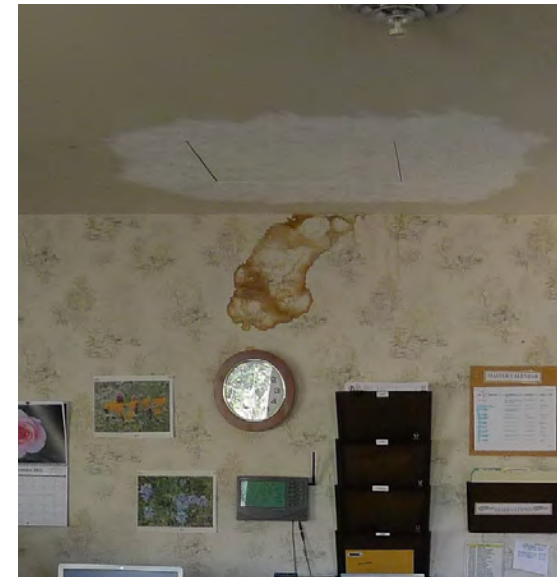


Figure 245. Water damage in Room 101.



Figure 246. Ceiling damage in Room 103.



Figure 247. Painted gypsum board ceiling in Room 102 - Kitchen with various fittings.

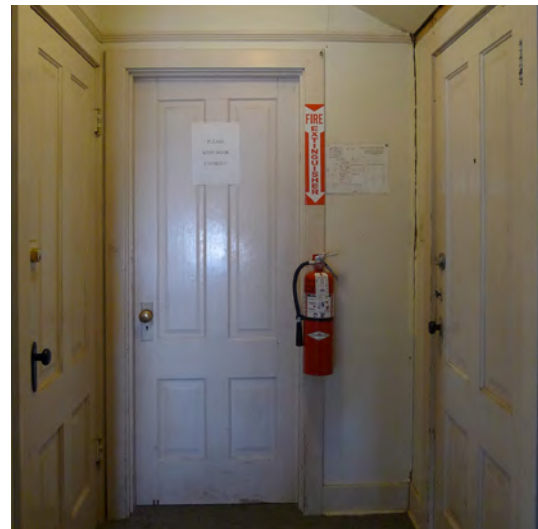


Figure 248. Four-panel wood doors found throughout Guest House.

patching material.

- Where large sections or panels of gypsum board are damaged, remove area and reinstall new gypsum board to be flush with existing. Finish to match adjacent surfaces.
- Prepare and paint to match adjacent surfaces or historic condition.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Replace deteriorated wallpaper with well-researched paper that is contemporary, but historically compatible with the building's historic character. Treat wallpaper as follows:

- Retain as much historic wallpaper as possible.
- Survey wallpaper for damage and wear, identify areas that can be retained and reused.
- Where condition will not allow reuse, remove wallpaper using steam method, protecting adjacent finishes.
- Repair any damaged gypsum board.
- Replace wallpaper in kind or with compatible pattern and design.

Retain, repair and re-use original wood bead board paneling. Restore deteriorated or damaged elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Retain, repair and re-use original ceramic tile. Treat tile as follows:

- Sound the tile for adhesion to substrate with a wooden mallet. Where debonded tiles are found, re-adhere tile.
- Where grout is missing, re-grout to match existing color, texture, and joint profile.
- Replace severely damaged or missing tiles in-kind with salvaged materials where possible.
- Clean bathroom tile and grout with biocide.

Ceilings

Rating: Contributing
Condition: Fair to poor
Priority: High

Description: Ceilings throughout the Guest House

are painted gypsum board (figure 247), except in bathroom 106 where they have wall paper, and in the two storage rooms (105, 119) where they are wood bead board and tongue and groove paneling. In room 101, the ceiling has a textured finish. In room 103, there is evidence of where battens were once applied to the gypsum board seams and are now missing.

Condition: The ceilings in the Guest House are in overall fair to poor condition. The ceilings in rooms 101 and 102 have water damage at the meeting of the ceilings and shared wall between these rooms. Cracking has occurred because of the water infiltration. Room 101 has areas of incompatible patching.

Room 103 exhibits especially bad water damage. Not only has the section of gypsum board been removed from the ceiling at the junction between rooms 103, 103A, and 103B, there is deteriorating gypsum board on the ceiling in other locations in the room (figure 246). Cracks and peeling paint occur at the ceiling in rooms 107 and 108.

In bathroom 106, the wallpapered ceiling has mold.

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Interior Doors

Rating: Contributing
Condition: Good
Priority: Low

Description: Painted wood four-panel doors are found throughout the Guest House (figure 248).

Condition: The doors are generally in good condition but are worn around knobs and locks. Some have peeling paint and joint separation. Two doors have been patched where knobs and deadbolts once were.



Figure 249. Built-in kitchen cabinetry with tile countertop.



Figure 250. Built-in shelving adjacent to fireplace in Room 103.

Recommendation: Restore, repair and re-use existing wood doors.

- Reuse existing doors in situ wherever possible. Avoid relocating doors and openings.
- Conduct a detailed, door-by-door survey to document condition of each door and determine, on an individual basis, required repairs and hardware upgrades.
- Remove paint and refinish to match original where necessary. Carefully remove, salvage, label and appropriately store any doors, hardware and trim that must be removed.
- Fully utilize alternative door width standards available under the Americans with Disabilities Act and the State Historical Building Code.
- Replace non-historic doors with period appropriate door types that are compatible with, but distinct from the historic doors.

Wood Trim

Rating: Contributing

Condition: Fair

Priority: Low

Description: The Guest House features a variety of painted wood trim. The base trim in all rooms but one is painted flat wood, and many rooms have quarter round trim applied in front as well. Bathroom 108B has tile base with a bull nose edge.

Door and window trim throughout the building is painted flat wood except in the park office and

kitchen addition where it has a rounded profile.

Cornice occurs in some spaces, including the living room (103), the vestibule (103B), and bedrooms 107 and 108, where it is profiled painted wood. In storage room 105, quarter round trim serves as the cornice.

Condition: Wood trim in the Guest House is heavily worn and in fair condition. In some locations, the quarter round trim is detached from the flat wood base and sections are missing. Sections of cornice are missing as well in rooms 103 and 103B. Many trim surfaces have peeling paint.

Recommendations: Retain, repair and re-use original wood trim and paneling components. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing trim that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or de-

stroyed by water intrusion only after the source of water is eliminated.

Cabinets and Casework

Rating: Non-contributing

Condition: Fair

Priority: Low

Description: Built-in wood cabinetry appears in the Guest House kitchen (figure 249). The kitchen has both under-counter and wall-mounted cabinets with painted flush surface drawers and doors. Diagonally laid ceramic tiles cover the kitchen counter which has a raised tile edge. The same tiles are used as a backsplash.

Open shelving units run along the lower portion of the northeast wall in the Park office addition (101). Open shelving above cabinets flank each side of the fireplace in Room 103 (figure 250).

Condition: The cabinetry and shelving in the Guest House is in fair condition overall. The kitchen cabinets have water damage and peeling paint below the sink. The doors and drawers are worn and have rusted hinges but function properly. The tile counter and backsplash have minor cracks.

The shelving found in other rooms is scratched and worn.

Recommendations: Retain, repair and re-use

original wood cabinetry and casework. Restore and re-use extant historic hardware in-situ. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing components that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Fireplaces

Rating: Non-contributing

Condition: Good

Priority: Low

Description: The Guest House has two brick fireplaces. In the Park office (101), a rustic brick fireplace with a raised brick hearth occupies the center of the northwest wall (figure 251). A simple wood mantel tops the large brick surround. This fireplace was added to the complex when room 101 was added, around 1963.

The fireplace in the living room (103) was either



Figure 251. Brick fireplace in Room 101.



Figure 252. Brick fireplace in Room 103.

added during a later remodel or altered significantly from its historic appearance (figure 252). Red brick in stacked bond makes up the surround with a hearth of brick pavers set nearly flush in the floor. There is wide wood trim around the brick surround with a mantel above mounted on faux wood paneling which extends to the ceiling.

Condition: The fireplaces are in good condition. There are small cracks in the mortar joints of both, and there is mismatched patching evident in the mortar joints at the fireplace in room 101.

Recommendations: Clean the soot stains on the surrounds and mantels using the gentlest means possible. Conduct a detailed survey to determine any area of needed repair, and address brick repairs as follows:

Masonry Repointing. Repoint deteriorated, loose, missing and improperly installed mortar.

The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and profile.

Brick Replacement. There are currently no areas of missing brick, however select areas of damaged

brick may need replacing. Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. Replace units as follows:

- Fabricate new brick units to match original brick in size, color and material. Custom brick may be required.
- Remove deteriorated units.
- Lay new brick flush with adjacent surfaces.
- Repoint to match original.

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.

- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.

Plumbing Fixtures

Rating: Contributing – Original elements

Non-contributing – Replacement elements

Condition: Fair

Priority: Medium

Description: Original plumbing elements in the Guest House include the sink and tub in bathroom 106, and the sink and subway tile shower in bathroom 108B. These fixtures are porcelain or cast iron. In bathroom 106, the pedestal sink and rounded corner tub match those present in the Main House (figure 253). The wall mounted sink in bathroom 108B retains its original fixtures (figure 254). The toilets in both bathrooms are replacements.

The ceramic sink in the kitchen was added during a later remodel.

Condition: Plumbing fixtures in the Guest House

are in fair condition. All of them are stained and rusting around the drain. The sink fixtures in bathroom 108B are scaling and calcified. There appears to be a plumbing leak at this sink, evident by the staining on the wall below.

Recommendations: Where possible, retain, repair, and reuse original plumbing fixtures.

- Remove non-contributing fixtures.
- Retain identified surviving historic fixtures.
- Piping in the Guest House is past its useful life. Determine which fixtures will be made operable and which will become static based on functional and interpretive needs. When pipes are replaced, they should be reconnected to existing fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance water conservation with building conservation and the sympathetic treatment of interior spaces.

Interior Light Fixtures

Rating: Contributing – Fixtures in 102, 106, 103B, 108B

Non-contributing – Fluorescent fixtures

Condition: Fair

Priority: Low

Description: Original light fixtures in the Guest House include the ceiling mounted fixture over the sink in the kitchen (102) which has a metal base and glass shade. Other possible historic fixtures include those in rooms 106, 103B, and 108B, although these do not resemble historic fixtures elsewhere in the complex.

Non-contributing fixtures include the 4 ft. linear fluorescent fixtures throughout the rest of the Guest House.

Condition: Light fixtures are in fair condition. Original fixtures are rusted and some are missing glass shades.

Recommendation: Replace inappropriate fixtures with well-researched fixtures that are contemporary, but historically compatible with the building’s historic character.

- Remove non-contributing light fixtures.
- Retain the identified surviving historic fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces.

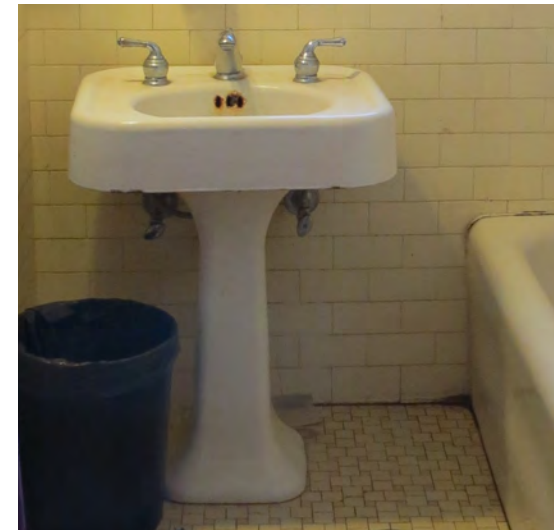


Figure 253. Original pedestal sink in Bathroom 106.

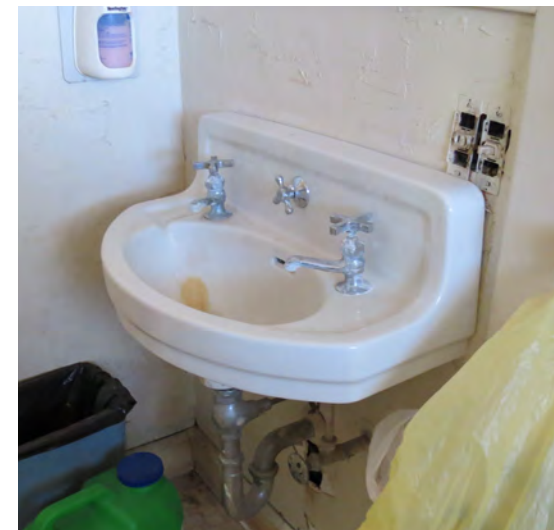


Figure 254. Wall-mounted sink in Bathroom 108B.



Figure 255. Circular ceiling-mounted diffuser.

Heating Elements

Rating: Non-contributing

Condition: Fair

Priority: Low

Description: Circular diffusers for the heating system are found in the ceilings throughout the Guest House (figure 255).

Condition: The diffusers are in generally fair condition, but the ones in the bathrooms are rusted. See mechanical recommendations for system recommendations.

Recommendations: No treatment.

Recommendations: Retain fittings in place.

Carefully remove, salvage, label and store any components that must be removed for other work.

Return these elements to their original locations when work is finished. Repair push bell enunciator system to working order.



Figure 256. Push-bell enunciator system.

Miscellaneous Fittings

Rating: Contributing

Condition: Good

Priority: Low

Description: During Grant's 1937 remodel, he added some small details to the Guest House which are extant today and help express the history of the property. A white china toilet paper holder, soap holder, and nickel towel bars are all found in bathroom 106.

A maid call box, or "push bell enunciator system" is found in vestibule 103B (figure 256).

Condition: These fittings are in good condition, although the call box no longer functions.

Summary

The following tables summarize the rating, condition, and priority for each building component on the exterior and interior of the Guest House. These tables are intended to be used in conjunction with the detailed recommendations above to plan for and prioritize future repairs and rehabilitation.

Guest House Exterior at a Glance

	Roof	Chimneys and other Brick Masonry	Drainage	Siding	Doors	Windows	Trim	Columns/Posts	Porches/Deck/Breezeway	Foundations	Light Fixtures	Paint	Biological Growth	Vegetation	Pests and Wildlife
Rating	C	S/C	NC	C	C/NC	S/NC	C	S/NC	S/NC	NC	C/NC	C	NA	NA	NA
Condition	P	G/F	P	F/P	F	F/P	F	F	F	F	G	F/P	NA	NA	NA
Priority	H	L	H	H	L	H	M	M	M	H	L	H	H	H	H

Guest House Interior at a Glance

	Floors		Walls												
	Wood and Tile	Vinyl and Carpet	Bead board	Gypsum board and Tile	Faux wood paneling	Ceilings	Interior Doors	Wood Trim	Cabinets/Casework	Fireplaces	Plumbing Fixtures	Light Fixtures	Heating Elements	Miscellaneous Fittings	
Rating	S	NC	S	C	NC	C	C	C	NC	NC	C/NC	C/NC	NC	C	
Condition	F	F	G/F	P	F	F/P	G	F	F	G	F	F	F	G	
Priority	M	M	H	H	H	H	L	L	L	L	M	L	L	L	

Key

Rating

- VS = Very Significant
- S = Significant
- C = Contributing
- NC = Non-Contributing
- NA = Not Applicable

Condition

- G = Good
- F = Fair
- P = Poor
- NA = Not Applicable

Priority

- H = High Priority
- M = Medium Priority
- L = Low Priority



GRANT RANCH HOUSE COMPLEX



CARRIAGE HOUSE

DESCRIPTION

EXTERIOR

The two-story Carriage House is irregular in plan and originally functioned as a barn when constructed in 1882 by Adam Hubbard (figure 257). The current shape of the building, rectangular with a small addition to the north, is visible on the first site plan of the complex dated 1932. Most likely the structure was originally rectangular in plan and did not have a second floor, just a loft space for the ranch hands to bunk. The Carriage House was heavily modified in the 1930s when Joseph Grant made additions to create guest quarters off the existing wood shed. This addition was connected to the Carriage House by a breezeway, creating the current Carriage House layout. Modifications in 1970s created a separate living unit and garage space. The main structure measures 46'-6" by 32'-8" with an addition measuring 14'-0" by 10'-6" to the western corner of the building. A gable roof tops the second floor of the structure and gable/hip/shed roof covers the first floor. Composition shingles cover all roof surfaces. The exterior of the building is clad in painted wood shiplap siding. Many original multi-lite wood hopper and double-hung windows remain, however aluminum sliders replace some of the double-hung windows. Modern



Figure 257. View of Carriage House from south.



Figure 258. Northwest Elevation of Carriage House.

rollup doors replaced the original wood swinging and sliding doors at the garage. The other wood panel doors appear to be original. Trim around doors and windows vary from flat trim to a simple profile trim. A breezeway between the structure and the Guest House is attached to the northeast elevation.

Southeast Elevation

A single 6-over-6 double-hung window is centrally located under the ridge at the second story. Centered under the upper story window is a set of paired 6-over-6 double-hung windows with an aluminum slider located near the northwest corner.



Figure 259. Northeast Elevation of Carriage House.

Southwest Elevation

This elevation once had three openings to the garage space. The southern most garage door opening has been infilled with shiplap siding that is similar, but a different dimension than the older siding on the rest of the structure. The infilled opening also has an aluminum sliding window. Two modern rollup garage doors replace the older swinging doors. A five-panel door is located north of the garage doors.

Northwest Elevation

A half-size wood bead board door is located at the storage wing, as well as a wall-mounted two-

head floodlight. A concrete slab walkway leads from the breezeway, past the entrance door, to the storage rooms. A gable roof projection shelters a three-panel wood door. To the north of the wood door is a large aluminum sliding window and a smaller aluminum sliding window is located to the south (figure 258).

Northeast Elevation

At the north addition, a shed roof supported by several wood posts, shelters a concrete walkway (figure 259). The shed roof also covers a single and a pair of four-panel wood doors. The breezeway has a stamped concrete walk and painted bead board ceiling. Engaged wood columns mark the two sides of the breezeway. Sheltered by the breezeway are a multi-lite wood hopper window and a small aluminum sliding window. One full-size and one half-size frame-and-fill doors sit to the south of an 8-over-8 wood double-hung window.

INTERIOR

Built in 1882 and heavily modified in the 1930s, the Carriage House retains its historic footprint, although most of the spaces have been altered significantly with the exception of the storage rooms. This building contains very little dedicated circulation space and each room is accessed through the room before it. A garage occupies almost half

of the first floor area, a living room, kitchen, dining room, bedroom, and bathroom making up the other half. A narrow staircase off the living room leads to the second floor where a bedroom and bathroom are found. Three storage rooms, one within the rectangular footprint of the building and two making up a small wing extending to the northeast, are accessed from the exterior only.

Room 109 – Kitchen

Rating: Contributing

The only entry door to the Carriage House leads to this roughly square space, located at the north corner of the building. This room was not originally a kitchen, but does occur within the original footprint of the Carriage House, and appears to have been remodeled in the early 1960s (figure 260). Currently no information is available regarding the original use of this space. Tile and wood countertops with under-counter cabinets are located along the northeast and southwest walls. Wall-mounted cabinets exist over these counters and at the southeast wall as well. The gypsum board and batten ceiling slopes at the northeast end of the room, revealing the roof line above, and the wall-mounted cabinets follow this profile as well. The kitchen has been altered significantly over the years and contains non-contributing elements such as sheet vinyl flooring and an aluminum sliding window.



Figure 260. Room 109 - Kitchen.



Figure 261. Built-in ironing board.

Significant Elements:

- 8-lite wood hopper window above sink
- 3-panel wood exterior door (northwest)
- Built-in ironing board cabinet (figure 261)

Contributing Elements:

- Painted flat wood base with quarter round
- Painted gypsum board walls and ceiling with battens
- Painted flat wood window and door trim
- Painted profiled wood cornice trim

Room 110 – Bathroom

Rating: Contributing



Figure 262. Room 110 - Bathroom.

This room is located adjacent to the kitchen and is largely finished in non-contributing materials (figure 262). It does not contain any original plumbing fixtures.

Significant Elements:

- 5-panel wood door

Contributing Elements:

- Painted gypsum board walls and ceiling
- Painted flat wood window and door trim

Room 111 – Dining Room

Rating: Contributing



Figure 263. Room 111 - Dining Room.

This roughly square room is located through a pair of multi-lite doors to the northwest of the kitchen. It features a large non-contributing window on the northeast wall (figure 263), above which the slanted ceiling mirrors the roof line above. This room also serves as a passage to the living room beyond.

Significant Elements:

- Clear finished Douglas Fir floor
- 10-lite paired doors (northeast)

Contributing Elements:

- Painted flat wood base with quarter round

- Gypsum board walls under paper
- Painted gypsum board ceiling
- Painted flat wood window and door trim

Room 112 – Living Room

Rating: Contributing

This space lies at the core of the Carriage House. It features a pair of wood casement windows at the southwest wall and doors leading to various spaces along the two adjacent walls (figure 264). A small built-in cabinet with 6 drawers and doors above occupies the north corner of the room (figure 265). Although it largely exhibits finishes

from the 1937 remodel, one major alteration in later years was the addition of wood veneer paneling on three of the walls and the ceiling. The door is missing from the opening to Room 111.

Significant Elements:

- Clear finish Douglas Fir floor
- 5-panel wood door (southwest)
- 6-over-6 double hung wood window

Contributing Elements:

- Painted flat wood base with quarter round
- Gypsum board walls beneath paneling
- Painted flat wood window and door trim

Room 112A – Closet

Rating: Contributing

This small space is located adjacent to the living room at the east corner.

Significant Elements:

- Clear finish Douglas Fir floor
- 5-panel wood door

Contributing Elements:

- Painted flat wood base with quarter round
- Painted gypsum board walls and ceiling with battens



Figure 264. Room 112 - Living Room.

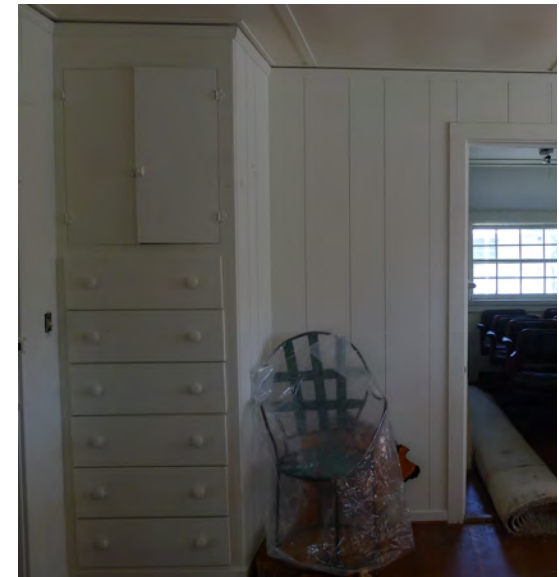


Figure 265. Built-in cabinet in Living Room.

- Tongue and groove wood wall paneling (1 wall)
- Common ceiling mounted light fixture

Room 112B – Stair

Rating: Contributing

This L-shaped stair and hallway runs adjacent to the garage and leads from the living areas on the first floor to the sleeping quarters on the second floor. The ceiling slopes to the northwest, reflecting the gable roof above (figure 266). Although this space is historically significant, the finishes here are entirely non-contributing.



Figure 266. Room 112B - Stair.

Room 113 – Bedroom

Rating: Contributing

This relatively small room is accessed directly from the living room and has a double hung window at the southeast wall (figure 267). Once a bedroom, it now functions as storage. This room features the same non-contributing wall treatment as the adjacent living room walls and ceiling.

Significant Elements:

Clear finish Douglas Fir floor

- 5-panel wood doors
- 8-over-8 double hung wood window



Figure 267. Room 113 - Bedroom.

Contributing Elements:

- Painted flat wood base with quarter round
- Gypsum board walls beneath paneling
- Painted flat wood window and door trim

Room 113A – Closet

Rating: Contributing

This small closet is located off the bedroom and appears to have been left intact with 1937 finishes when alterations were made in the larger spaces.

Significant Elements:

- Clear finish Douglas Fir floor

- 4-panel wood door

Contributing Elements:

- Painted flat wood base
- Gypsum board walls and ceiling
- Painted bead board wall
- Painted quarter round cornice trim

Room 114 – Bedroom (Former part of Garage)

Rating: Non-contributing

This room is located within the original garage space at the west corner of the building and was walled off in the 1950's (figure 268). A closet is

located at the southeast end of the room, and aluminum sliding windows appear on the northwest and southwest walls. The space features non-contributing materials including wall paneling that appears to match the paneling in rooms 112 and 113.

Significant Elements:

- 5-panel wood door

Room 115 – Garage

Rating: Contributing

The garage historically occupied most of the

northwest end of the Carriage House and had large wood doors with diagonal bracing. Today, the garage is about two-thirds of its original size due to the construction of room 114, and the wood doors have been replaced with metal roll-up doors. This space, currently used as storage, contains a variety of finishes, including plywood, fiberboard, vertical wood boards, and bead board.

Room 116 – Storage

Rating: Very Significant

This storage room is part of the original Carriage House (figure 269), extending to the northeast of



Figure 268. Room 114 - Bedroom.

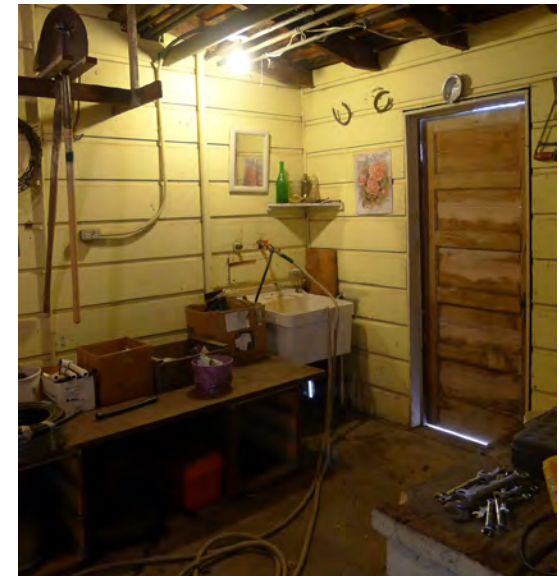


Figure 269. Room 116 - Storage.



Figure 270. Room 117 - Storage.

the primary rectangular structure. It was probably built prior to 1927 and has not been altered much since its construction. This room has exterior doors to the northwest and southeast, and an opening in the northeast wall leads to another storage space. This utilitarian space features wall cladding which matches the horizontal exterior siding of the rest of the complex and exposed rafters with conduits running across.

Significant Elements:

- Painted horizontal shiplap siding
- 5-panel wood door
- Paired 4-panel wood doors
- Exposed framing and sheathing

Room 117 – Storage

Rating: Very Significant

Like Room 116, this narrow space has been left largely intact since its construction prior to 1927 with the exception of changed out electrical boxes on the northeast wall (figure 270). The southeast wall has a wood door to the exterior.

Significant Elements:

- Unfinished wood floor
- 4-panel wood door
- Vertical board sheathing on walls
- Exposed framing and sheathing

Room 118 – Storage

Rating: Very Significant

Like the other two storage rooms, this one is accessed from the exterior, but this one has a heavy door with vertical boards and diagonal bracing, a smaller version of the original garage doors. The interior walls and ceiling are finished with tongue and groove wood paneling (figure 271). The concrete floor has essentially deteriorated.

Significant Elements:

- Bead board walls and ceiling
- Vertical board door

Contributing Elements:

- Common ceiling mounted light fixture

Room 201 – Bedroom

Rating: Contributing

This space occupies essentially the entire second floor of the Carriage House. Its ceiling slopes to form a truncated gable. There is a double hung window high on the southwest wall (figure 272). This room has been altered numerous times, as made evident by two layers of wallpaper peeling from the walls and the non-contributing carpet. Vinyl flooring beneath the carpet matches some of the vinyl flooring in the Main House.

A September 18, 1937 letter from Douglas Ducre Stone to J.W. Lindsay of Lindgren & Swinerton, Inc. indicates that this was the chauffeur's room at the time Grant occupied the Main House.



Figure 271. Room 118 - Storage.

Significant Elements:

- 6-over-6 double hung wood window
- 5-panel wood door

Contributing Elements:

- Painted quarter round wood base
- Gypsum board walls and ceiling
- Painted flat wood door and window trim
- Common ceiling mounted light fixture

Room 201A – Stair Landing

Rating: Contributing

This small landing at the top of the staircase serves as an entrance to the bedroom, Room 201, and has essentially the same finishes as the staircase.

Significant Elements:

- 6-over-6 double hung wood window
- 4-panel wood door

Contributing Elements:

- Painted flat wood door and window trim

Room 202 – Bathroom

Rating: Contributing

This bathroom is located adjacent to the bedroom and although some historic elements remain, it has been altered with new finishes such as carpet. Vinyl flooring exists underneath the carpet and matches some of the flooring in the Main House.

A double hung wood window exists at the north-east wall.

Significant Elements:

- 6-over-6 double hung wood window
- 4-panel wood door
- Original sink (figure 273)
- Original toilet (figure 273)

Contributing Elements:

- Gypsum board walls and ceiling without battens over seams
- Painted bead board ceiling in shower
- Painted flat wood window and door trim
- Painted quarter round base

RECOMMENDATIONS

EXTERIOR

The exterior of the Carriage House retains a high degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation for this structure depends upon a sound building envelope. Should the Carriage House be developed into a visitor / interpretive center, the facility would have to be made accessible. Provided are exterior recommendations to guide long-term maintenance and preservation efforts.



Figure 272. Room 201 - Bedroom.



Figure 273. Room 202 - Bathroom.



Figure 274. Southwest and Northwest Elevations.

Prior to any work survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in-kind where required. Minimize the impact of visible modifications to the exterior elevations.

Overall Condition

The overall condition of the exterior of the Carriage House is fair (figure 274). Settlement of the foundation is causing cracks and holes in the foundation. The exterior siding exhibits paint failure and some wood deterioration, particularly

near the base where the siding touches the soil, a condition which is causing the wood and the paint to deteriorate faster. One of the garage door openings was infilled with shiplap siding and a window. Door and window trim is weathered, with peeling paint and separation between joints. This is most likely caused by moisture sitting on these wood surfaces for long periods of time, and on some elevations the weathering is from exposure to the sun. Doors and windows are generally weathered on the exterior and display moderate wood deterioration. The gutters have paint loss and, where not installed properly, the wood fascia is deteriorating. The composition roof shingles show biological growth on the surface and under



Figure 275. Biological growth on roof shingles.

the top layer of shingles. This mostly occurs where the shingles are shaded by trees. A simple concrete slab walkway lines the northwest and northeast elevations.

Roof

Rating: Contributing

Condition: Poor

Priority: High

Description: Asphalt composition shingles cover several layers of older roofing material. It is likely that both composition and wood shingles are under the existing top layer.

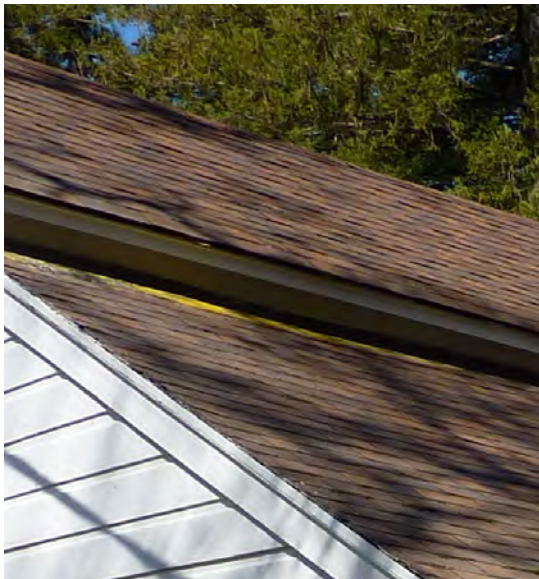


Figure 276. Yellow biological growth at second story eave.

Condition: The composition shingles have areas with heavy biological growth (figures 275 & 276). In areas that are shaded or where water stands for long periods, there is extensive biological growth. Flashing also appears to be installed improperly or is not visible. Expose rafters and sheathing are deteriorating due to moisture infiltration.

On the northwest side of the structure a large overhang shelters the door. This wood roof projection is severely deteriorating. The paint is peeling and mold grows on the surface. The bead board on the underside has extensive paint loss and water damage (figure 277). Also, see the next, related section on drainage.



Figure 277. Wood roof projection, Northwest Elevation.

Recommendations: A roof is a highly vulnerable element of any structure. It is also the first line of defense against water intrusion. Asphalt shingles have a finite life span and these assemblies will inevitably fail as a result of normal weather exposure and wear. The following are general recommendations:

- Perform a complete internal and external inspection of the roof, roofing system and related features twice a year, identifying changes and areas of failure. Flashing – a major cause of deterioration – should be carefully inspected for poor installation, thermal stress and metal deterioration. Inspect all sealant joints between

unlike roofing materials. If the roof structure appears sound, the substrate should be closely examined, particularly around the roof plates, under any exterior patches, at intersections of roof planes, and at vertical surfaces. Water penetration should be readily apparent, usually as a damp spot or stain.

- Check the slopes of existing flat roofs to determine if there is ponding or standing water.
- If 20% or more of any one surface appears to be eroded, cracked, broken, or missing mineral surfacing, replacement should be considered. Replacement should also be considered if evidence of pervasive moisture damage is found in the attic, ceilings or exposed porch roofs.



Figure 278. Decorative wood downspout cover.



Figure 279. Engaged column.

- Replace damaged asphalt shingles with shingles to match size, historic color, and exposure of original. Class A fire rated asphalt composition shingles with a 40-year life span are recommended. Historic color of shingles was green and this layer might be visible under other layer of roofing material.
- Should shingles require replacement, careful research, design, specifications and selection of a skilled roofer are necessary.
- Avoid sparse shingle coverage and heavy building papers.
- Avoid staples and inferior flashing. Use stainless steel nails instead.
- Avoid patching deteriorated historic roof sheathing with plywood or composite materials. Replace deteriorated sheathing in-kind.
- Replace all flashings with copper for longevity.
- Clean and maintain gutters and leaders on a regular basis. Clogs in these systems will cause water to back up and seep into the adjacent sheathing and wall top plate.
- Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections, and the use of standard repairs.

When contemplating a roof cladding replacement project, consideration should be given to the addition of a plywood shear diaphragm while the historic roof sheathing is exposed. This is an opportunity to seismically strengthen the building, and it should be done in consultation with a

structural engineer. It is always preferable to do a comprehensive re-roofing project that addresses all roof elements simultaneously. If a phased project is required as a result of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.

Drainage – Gutters and Downspouts

Rating: Contributing – Original Components

Non-contributing – Replacement Components

Condition: Poor

Priority: High

Description: Painted aluminum gutters are attached to many, but not all, of the fascia boards. One downspout has a decorative wood cover near the top (figure 278); others are unadorned aluminum.

Condition: The existing gutter system is deteriorated and contributing to moisture problems on the exterior building envelope. Gutters were found to be filled with debris. Several downspouts are detached and leaking, contributing to the staining and biological growth on the wood siding and eaves. Poor site drainage has caused the shiplap siding closest to the ground to deteriorate.

Recommendations: The metal fascia gutters are not historic and should be replaced in-kind with copper painted to match the building. The repair

or replacement procedures should be as follows:

- Survey the gutters for deterioration. Determine if they should be repaired or replaced.
- Replace damaged rainwater leaders with new copper units, painted to match the building. New rain leaders should be sized to carry the amount of water shed by the tributary area of the roof.
- Survey the entire gutter system annually, noting leaks and deficient conditions, and repair as needed.
- Clean gutters at least twice annually, as part of the building’s regular maintenance.

To our knowledge the only subsurface drainage system is in the garage and drains to the driveway. The pipe is clogged causing the drain to not function properly. No other existing subsurface drainage system. Site drainage problems must be corrected so that water flows away from the building. This may be done by implementing some or all of the following:

- Re-grade soil on all sides of the building to create a positive slope away from the structure.
- Tie all rain leaders to a perimeter drainage system that will carry all roof water away from the building.
- Excavate the buried portions of the footings, and install an applied moisture barrier to the concrete with a drain at the foot of the wall.
- Clear pipe in garage drainage system so water can drain properly.

As is the case with any proposed ground disturbance in culturally sensitive areas, conduct archeological testing prior to any excavation.

Wood Siding

Rating: Contributing

Condition: Fair

Priority: High

Description: Painted wood shiplap siding clads the exterior of the Carriage House. One of the garage door openings was infilled with clapboard siding. Several painted, wood, engaged columns are located on the northeast elevation (figure 279).

Condition: The shiplap cladding is in fair condition. Deterioration includes peeling and general deterioration of the paint, longitudinal cracking, water damage, dirt build-up, biological growth, and some rust staining occurring at metal attachments and penetrations. Wood deterioration and extensive paint loss occurs where the wood siding touches soil (figure 280). A sheet of metal was used as a patch at one location on the southeast side. Siding on the second floor is deteriorating where it abuts roof shingles. Flashing at these connections is missing or not installed properly. A large hole remains in the siding where a light fixture once was (figure 281). Some of the siding has been patched. A buildup of bat guano on the siding is accelerating the deterioration of the wood. The metal louvered vents at the crawl space have mold on the surface.



Figure 280. Deterioration and biological growth at siding.



Figure 281. Large hole from removed light fixture.



Figure 282. Five-panel door and metal garage door.



Figure 283. Frame-and-filled door.

Recommendations: Perform a detailed cladding survey to identify conditions such as breaks, cracks, loose or missing boards, insect damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Prior to repairing siding, repair areas of water intrusion where moisture penetrates the wall from above.
- Remove dirt, debris, bat guano and miscellaneous nonfunctional attachments.
- Replace any broken or deteriorated boards in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Clapboard siding should be removed and replace with shiplap siding to match the rest of the cladding on the structure.
- Reattach any loose elements with stainless steel fasteners.
- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors. If siding is removed – prime backs and edges prior to reinstallation.

Doors

Rating: Contributing – Wood

Non-contributing – Garage Door

Condition: Fair

Priority: Low

Description: Doors include painted wood three-, four- and five-panel leafs (figure 282). A large painted frame-and-filled door opens to a storage room (figure 283). A smaller painted door was constructed from bead board panels. Two four-part rollup metal garage doors are located on the northwest elevation (figure 282).

Condition: The doors are in fair condition, however condition varies depending on weather exposure, type of door, and state of repair. Most of the doors have been altered slightly by the removal of original locks which were replaced with modern latching and locking mechanisms. Many of the thresholds are worn and weathered. Paint on all wood windows and doors is cracking and peeling. The half size door on the northeast elevation has severe wood deterioration caused by moisture (figure 284). The garage doors are operational, but dirty.

Recommendations: Repair existing doors as follows:

- Perform a detailed survey/inspection of all doors to identify specific repair locations.
- Remove all dirt and debris from surface.
- Remove finish if necessary to perform repairs.

- Repair splits and separations with waterproof glue as required.
- Repair deteriorated wood with an epoxy consolidant or compound formulated for wood, or perform Dutchman repairs. A Dutchman repair requires only the damaged section of the wood to be cut out and replaced by new wood which is identical in shape and grain. Replace extensively deteriorated components in-kind.
- Install weather-stripping.
- Recondition extant original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of all doors.
- Finish doors to appropriate interpretive period.
- Inspect doors regularly for deficiencies of finish and operation.
- Consideration should be given to removal of the metal rollup garage doors. Appropriate replacement are doors similar to those seen in historic photographs from the 1930s.

Windows

Rating: Significant – Wood
 Non-contributing – Aluminum
 Condition: Fair to Poor
 Priority: High

Description: The exterior of the building has a variety of multi-lite double-hung wood windows (figure 285). A single wood multi-lite hopper window is located on the northeast elevation. A

number of aluminum sliding windows were installed at new and existing openings. The sliding windows have a screen to one side.

Condition: The windows are in fair to poor condition. Paint on all wood windows is cracking and peeling. The glazing compound is failing at many of the panes, trapping water between the wood and glazing, speeding up wood deterioration. Many of the wood windows, particularly those on the southeast elevation, have visible wood deterioration. Some of the windows are not aligned properly in their frame causing large gaps, allowing the elements as well as pests to enter the building. Two windows on the second floor have exterior screens which are in fair condition. The aluminum frames are corroded and dirty.

Recommendations: Repair existing windows as follows:

- Survey and examine in detail the existing condition of all wood windows.
- Remove all dirt and debris.
- Remove rust from aluminum frames.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing compound where it has failed. As the existing compound contains asbestos, follow legal means for handling, removal, and disposal of contaminated material.
- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Restore window to proper operation.



Figure 284. Wood deterioration at half size door.



Figure 285. Wood window.

- Install new hardware, where missing, to match original.
- Install new glazing, where cracked or missing.
- Install new glazing compound.
- Prepare wood surfaces prime and paint to match historic finishes.
- Install new weather stripping.
- Where the severity of deterioration precludes repair, have a reputable window fabricator make new windows using in-kind materials, and matching the original design.
- Consider replacing the all aluminum windows with more compatible wood windows or removing the non-contributing windows where there were historically no windows .

It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Paint is designed as a sacrificial coating to protect the wood from insects, fungi and ultraviolet light, and will be instrumental in avoiding future problems.

Trim

Rating: Contributing
 Condition: Fair
 Priority: Medium

Description: Most of the doors and windows are surrounded by painted flat wood trim. Several windows have an added profiled trim piece over

the typical flat trim.

Condition: The trim around the windows and doors are in fair condition (figures 286 & 287). Paint is peeling on many of the trim elements. Nails are rusting, staining the painted surfaces. Separation is visible between joints. Wood deterioration and biological growth occurs at horizontal surfaces, including the sills. Poorly installed flashing above the trim is trapping water, causing wood and paint deterioration. Deterioration of wood and paint on door trim is worse closer to the ground. Address the wood trim repairs as follows:
Recommendations: Perform a detailed wood trim survey to identify conditions such as breaks,



Figure 286. Windows with trim deterioration.



Figure 287. Door and trim deterioration near soil.

cracks, loose or missing, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Remove dirt and debris.
- Replace any broken or deteriorated trim pieces in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage from woodpeckers with epoxy consolidant or repair compound formulated for wood.
- Reattach any loose elements with stainless steel fasteners.



Figure 288. 2x4 wood studs used for post.

- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors.

Wood Posts (supporting the overhang on the northeast elevation)

Rating: Non-contributing

Condition: Fair

Priority: Medium

Description: Two simple square posts with larger octagonal bases support the walkway roof overhang at the northeast elevation. The posts are



Figure 289. Deterioration at base of posts.

painted and constructed from two 2x4 wood studs (figure 288). The octagonal painted bases are constructed of wood and have mitered corners.

Condition: Paint is peeling and cracking over the entire surface of the posts. Mold and other biological growth cover much of the surface.

Wood is deteriorating near the base of the posts due to moisture. The post with the downspout is severely deteriorated (figure 289). The painted wood beam that the posts support is covered in mold and shows signs of water damage beneath the paint. Layers of paint have encapsulated animal waste on the posts.

Recommendations:

- Survey and examine in detail the existing condition of all wood posts.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Patch and repair deteriorated wood with wood Dutchman patches or an epoxy consolidant or compound appropriate for use on soft wood.
- Where the severity of deterioration precludes repair, replace the columns with in-kind materials, and the original design profile.
- Prepare wood surfaces prime and paint to match historic finish. For new posts, back prime the end grain bearing points before installing.



Figure 290. Breezeway.

Breezeway and Walkway

Rating: Significant – Breezeway
 Non-contributing – Concrete Slab
 Condition: Fair
 Priority: Medium

Description: A breezeway, with a raised stamped concrete floor, is between the Guest House and Carriage House (figure 290). A concrete slab covered walkway lines the northeast and northwest elevations.

Condition: The breezeway and slab porch are in fair condition with cracks. The concrete walkway and breezeway have several major cracks. The concrete has settled unevenly. Biological growth occurs on the concrete surface. The wood posts are deteriorating due to moisture intrusion, refer to pervious section.

Recommendations:

Repair concrete as follows:

- Repair cracks over 1/8” with a compatible cementitious repair material.
- Repair cracks under 1/8” by opening the crack with a grinder to create a minimum 1/8” opening to receive the repair medium.
- Grind out-of-plane pieces to achieve level surface and patch with cementitious compound.
- Repair spalls with a compatible cementitious repair material.



Figure 291. Mesh covering hole at foundation.

Foundation

Rating: Non-contributing
 Condition: Poor
 Priority: High

Description: A continuous concrete foundation outlines the building perimeter with a small portion of the building resting on mudsills. Repairs to the foundation have been made with board formed concrete. Concrete slabs are found in the garage area and the two storage spaces.

Condition: The concrete foundation exhibits settlement problems causing cracks, many of them major. The large aggregate is crumbling from the concrete where large cracks occur. There are also places where the foundation has severely crumbled leaving holes to the crawl space below the building. Wire mesh covers the entire southeast side foundation to keep animals out (figure 291). Biological growth occurs at various locations on the foundation. The concrete slab in the garage area and two storage areas have major cracks causing sections of the slab to be uneven. Wildlife is able to enter the building through holes in the foundation that have not been covered with mesh.

Recommendations: See the structural section for detailed recommendations regarding the concrete foundation.

Light fixtures

Rating: Non-contributing
Condition: Good
Priority: Low

Description: A single metal two-head wall-mounted floodlight is mounted on the northeast elevation.

Condition: The surface of the fixture is rusted.

Recommendations:

- Clean the metal surfaces of the light fixtures.
- Remove rust from metal surface. And refinish metal surface.
- Replace non-contributing fixtures that are at the end of their service life.

Paint

Rating: Contributing
Condition: Fair to Poor
Priority: High

Description: Wood wall cladding, windows, doors and posts are all painted. In addition most metal gutters and rain leaders are painted as well. The paint that we see on the building today dates from 1996 when the whole complex was painted which included the removal of all lead paint from the structure.

Condition: The paint has deteriorated, and displays cracking, peeling, or missing conditions caused by natural weathering and ultraviolet

exposure (figures 292 & 293). At other locations, the paint has deteriorated from moisture intrusion, particularly where siding touches soil.

Recommendations: The Carriage House needs to be completely re-painted. In its current state the deteriorating paint finish is only beginning to cause substrate breakdown. Paint is designed to be a sacrificial protective coating, and is necessary to prolong the life of the wood cladding. Should this work be deferred for long, substrate deterioration will accelerate, and the repairs will be correspondingly more extensive.

After thorough preparation, including the removal of loose, flaking or chalking paint, prime the wooden building elements using a high-quality primer. Follow with two coats of quality acrylic paint. Follow similar procedures for metal elements including flashings, roofing, and rain leaders, and prime and paint with materials formulated for application on metal.

Biological Growth

Priority: High

Description / Condition: Biological growth includes algae, lichen and fungi. Various types of fungi are present, evident as orange, green and black staining. These problems are evident in the staining visible at the damp, shaded areas of the exteriors. Biological organisms are not only unsightly but can, especially in the case of dry rot,



Figure 292. Peeling paint at eaves.



Figure 293. Biological growth on painted siding.



Figure 294. Vegetation surrounding the Carriage House.



Figure 295. Trellises along the southwest elevation.

cause serious damage. Treat biological growth as follows:

Recommendations: Survey all exterior siding and woodwork, both to locate active infestations and to identify and locate sources of moisture ingress. Treat active biological growth as follows:

- Identify and locate areas of biological growth, as well as the source of the growth.
- Clean surface, remove biological growth and treat with biocide.
- Growths other than dry rot may be treated with a fungicide prior to painting or other finish treatment. Fungicide may be included in the paint to discourage future infestations.
- Active dry rot infestations may be treated as follows:
 1. Replace severely deteriorated members in-kind. Pretreat new wood with wood preservative, and back-prime prior to installation.
 2. Treat minor deterioration with repeated applications of liquid wood preservative. Then apply epoxy consolidant and epoxy paste filler prior to painting.
- Prevent future infestations by correcting drainage problems and keeping all wood well-painted.

Vegetation

Priority: High

Description: Abundant landscaped vegetation historically existed on the site. Today, foundation

plantings grow against the Carriage House on one side (figure 294). A tree grows in close proximity to the southwest elevation. Also on the southwest elevation are two trellises with climbing plants (figure 295). Several large branches from trees cantilever over the south corner of the structure. Refer to landscape matrix to identify historic plantings.

Condition: Generally, the vegetation is well-kept. The tree could potentially cause damage in the event of strong winds. Bushes close the structure and on trellises also support biological growth.

Recommendations: Cut back trees and bushes in contact with the building. Trim overhanging tree branches where the leaf fall will clog gutters. Swinging tree branches could cause impact damage. Roots can damage building foundations, underground building services and drainage systems. Additionally, vegetation can hold moisture against the building, providing an ideal climate for biological growth, accelerating wood deterioration.

It is not necessary to completely clear the site of plantings to avoid damage. Judicious maintenance and careful placement of new plantings away from direct contact with the structure is critical to the welfare of the building’s fabric. Minimize damage as follows:

- Keep trees and perimeter plantings well pruned

to minimize the risk of impact damage from wayward branches, of root damage to foundations, and of moisture retention at the base of the buildings.

- Keep trellis plantings away from the siding and well pruned. Do not allow plantings to grow on siding.
- Do not allow leaves and other debris to pile up on roofs or in gutters; this will impede drainage.

Pest and Wildlife Control

Priority: High

Description: General pests and destructive wildlife at the Grant Ranch include mice, squirrels, bats, gophers and woodpeckers. Wood destroying pests include wood boring insects and fungi. Woodpeckers actively cause damage to wood elements on the structures. The Carriage House has minimal woodpecker damage. There is a large colony of bats living in the attic of this building.

Recommendations: For general pests, determine how the pests enter the structures and then, once they are removed, block the access points in an architecturally compatible manner. Follow legal and ethical procedures for the removal of these pests wildlife.

Once infestations are resolved, determine whether damaged wood and other materials retain sufficient structural integrity. While we do not recommend wholesale removal of all cladding, it may

be advisable to remove cladding from representative areas to assess conditions within the walls. These sample areas may be places where cladding is sufficiently deteriorated and require replacement anyway, or where it needs to be removed to add structural plywood. Based upon conclusions from these sample removals, determine whether all cladding should be removed.

INTERIOR

The following recommended approaches for rehabilitating historic interiors are excerpted from *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements*:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates and lights. If new heat-

ing, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.

- Avoid “furring out” perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room’s proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building’s construction is encouraged.
- Avoid using destructive methods—propane and butane torches or sandblasting—to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.

The interior of the Carriage House has been altered over time, however, some historic fabric remains. Every effort should be made to preserve existing historic fabric. Where modifications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components.

Replace missing components in kind when replacement is required. Stabilize and repair existing original materials, components, finishes and spaces.

Overall Condition

The overall condition of the interior of the Carriage House is fair. The various floor finishes found throughout the building – wood, sheet vinyl and carpet – are worn and stained. Flat and quarter round wood moldings are installed as base trim. Cornice trim is profiled or quarter round. The interior walls are finished with a variety of materials, including gypsum board, wallpaper, faux wood paneling and bead board, and are in fair condition. Like the walls, the ceilings feature a variety of materials. The walls and ceilings show signs of water damage. Water appears to be entering the building at the roof, roof and wall connections, and under windows. The cabinets show signs of wear from heavy use. Plumbing fixtures are leaking, causing staining and rust around drains. The interior doors have functioning hardware. Throughout the interior is evidence of animal droppings, wasp nests and widespread insect infestation.

Floor Finishes

Rating: Significant – Wood Flooring
Non-Contributing – Vinyl and carpet

Condition: Fair – Wood and carpet
Poor – Sheet vinyl
Priority: Medium

Description: Floor finishes in the Carriage House include wood, sheet vinyl, and carpet. Clear finished Douglas Fir wood floor matches that which is found in the Main House bedrooms, and occurs in all rooms on the first floor except in the kitchen, bathroom, garage, and storage rooms (figure 296).

The kitchen (109) and bathroom (110) have sheet vinyl flooring which may have been installed over existing wood floor. Sheet vinyl flooring also occurs in bedroom 114, which has been partitioned from the garage, and features a parquet wood pattern.

The entire second floor (201, 201A, 202) and the staircase leading to the second floor (112B) have carpet finish, which conceals vinyl flooring and possibly wood flooring on the stairs.

The garage (115) and two of the storage rooms accessed from the exterior (116, 118) have unfinished concrete floors. Storage room 117 has unfinished wood flooring.

Condition: The Carriage House floor finishes are in fair to poor condition. The wood floors are worn and scratched. The sheet vinyl is curling up at the seams, and has severe water damage under

the sink in the kitchen. The vinyl in the bathroom is badly stained with rust where a roof leak is causing water intrusion (figure 297).

The carpet on the stairs and second floor is worn and stained. Floors throughout the Carriage House are covered in animal droppings and dead insects.

Recommendations:

- Remove non-contributing vinyl and carpet floor finishes.

Repair wood flooring as follows:

- Survey floors in detail for damage. Conduct finish analysis on wood floors to determine

historic finishes.

- Use the gentlest means possible to remove adhesives from areas beneath the vinyl or carpet. Use all legal means in handling and disposal of asbestos-containing materials.
- Repair wood floors. Patch damaged areas in kind (Douglas Fir). Clean existing finish if possible, or refinish to match historic treatment. Refinishing should be limited to severely worn areas, since excessive refinishing shortens the lifespan of the flooring.
- If wood floors must be removed for the structural upgrade, carefully salvage boards for reuse in the same locations.
- Refinish floors with a clear coat.

Walls

Rating: Significant – Paneling, bead board, shiplap walls

Contributing – Gypsum board walls

Non-contributing – Wood veneer

Condition: Good to poor

Priority: High

Description: Walls in the Carriage house are primarily gypsum board which has wall paper in some locations, but also include bead board paneling, wood veneer paneling, and shiplap siding. The gypsum board walls at Grant Ranch are notable because they represent an early use of the material, which did not become widely



Figure 296. Wood floor in Dining Room.



Figure 297. Vinyl floor in Room 110.



Figure 298. Wood veneer paneling.



Figure 299. Crack under window in Room 110.



Figure 300. Gypsum board damage.

popular until the 1950s. Gypsum board appears in most of the rooms in the Carriage House, two of which also feature wallpaper. The wallpaper in the dining room (111) and the second layer of wallpaper on the second floor (201) date from the 1970s remodel that took place in the Carriage House, while an earlier layer of wallpaper on the second floor appears to postdate Grant's 1937 remodel. The gypsum board walls in the kitchen (109) and bathroom (110) are painted. Some of the gypsum board walls have wood batten applied to the seams.

Wood veneer paneling, likely dating from the 1970s (figure 298), has been installed in a few of the rooms. The living room (112) and the bedroom (113) both have two walls of gypsum board, and two of wood veneer paneling which has been painted. The paneling also appears unpainted in bedroom 114.

The closet off the living room (112A) has bead board walls. Bead board also occurs in one of the storage rooms accessed from the exterior (118). The other two storage rooms (116, 117) have painted shiplap siding which matches the exterior finish.

Condition: The Carriage House walls are in good to poor condition. While the bead board walls are in good repair, the gypsum board walls exhibit more deterioration. Peeling paint occurs in the kitchen and bathroom and there are cracks

around the openings throughout the building.

The bathroom (110) has a major crack under the window (figure 299). Water damage is evident below the windows in both of the bedrooms (113, 201) likely due to exterior wood deterioration. There is major damage as well in the second floor bathroom (202) beneath the sink from leaking plumbing (figure 300).

The wallpaper is in fair condition in the dining room (111) and in poor condition on the second floor (201), where the two applied layers have been ripped from the walls (figure 301).

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is damaged from structural movement, or wear, repair as follows:

- Retain as much historic gypsum board as possible. Repair hairline cracks in sound, adhered, gypsum board with a compatible commercial patching material.
- Where large sections or panels of gypsum board

are damaged, remove area and reinstall new gypsum board to be flush with existing. Finish to match adjacent surfaces.

- Prepare and paint to match adjacent surfaces or historic condition.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Replace deteriorated wallpaper with well-researched paper that is contemporary, but historically compatible with the building’s historic character. Treat wallpaper as follows:

- Retain as much historic wallpaper as possible.
- Survey wallpaper for damage and wear, identify areas that can be retained and reused.
- Where condition will not allow reuse, remove wallpaper using steam method, protecting adjacent finishes.
- Repair any damaged gypsum board.
- Replace wallpaper in kind or with compatible pattern and design.

Ceilings

Rating: Contributing

Condition: Fair

Priority: Medium

Description: Ceilings throughout most of the Carriage House are painted gypsum board, and some of the rooms feature wood battens applied over the seams between sheets of material (figure 302). The living room (112) and first floor bedroom (113) have lowered wood panel ceilings with applied battens which was likely added during the 1970s remodel. In the partitioned bedroom (114) acoustical ceiling tiles have been applied. The gypsum board ceiling in room 201 has been wallpapered. Bead board ceilings appear in storage room 118, while the other two storage rooms simply have exposed structure and sheathing on the ceilings.

Condition: The Carriage House ceilings have minor cracks throughout, and the battens have detached from the gypsum board in some locations. The wood panel ceilings in the living room and first floor bedroom (112, 113) are wavy and appear to be improperly secured to the structure. There is water damage to the ceiling in room 114, and water infiltration is visible in several other locations where the walls and ceiling meet.

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs,



Figure 301. Wallpaper in Room 201.



Figure 302. Battens at seams of gypsum board.

and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Interior Doors

Rating: Significant

Condition: Good

Priority: Low

Description: Typical interior doors in the Carriage House are three-, four- and five-panel painted wood doors (figure 303). While the four-panel doors resemble doors found in the Main House, the five-panel doors are unique and possibly date back before the 1937 remodel. A pair of 10-lite wood doors accesses the dining room, and the

door between the dining room and living room is missing (figure 304).

Condition: The Carriage House interior doors are typically in good condition. They have many layers of paint which is worn around knobs and locks. Hardware has some surface rust but is functional on all doors.

Recommendation: Restore, repair and re-use existing wood doors.

- Reuse existing doors in situ wherever possible. Avoid relocating historic doors and historic openings.
- Conduct a detailed, door-by-door survey to document condition of each door and determine, on an individual basis, required repairs and hardware upgrades.
- Remove paint and refinish to match original where necessary. Carefully remove, salvage, label and appropriately store any doors, hardware and trim that must be removed.
- Fully utilize alternative door width standards available under the Americans with Disabilities Act and the State Historical Building Code.
- Replace non-historic doors with period appropriate door types that are compatible with, but distinct from the historic doors.

Wood Trim

Rating: Contributing

Condition: Fair

Priority: Low

Description: The Carriage House features painted flat wood base trim which has quarter round trim applied in some rooms. The first floor bathroom (110) has vinyl base. All door and window trim is painted flat wood (figures 304 & 305). Cornice trim only appears in a few rooms, as profiled wood in the living room (112) and as quarter round trim in the closets (112A, 113A).

Condition: Wood trim in the Carriage House is heavily worn. In some locations, the quarter round has detached from the walls. Paint is peeling from many trim surfaces.

Recommendations: Retain, repair and re-use original wood trim and paneling components. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing trim that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Cabinets and Casework

Rating: Non-contributing – 109, 110, 112

Contributing - 202

Condition: Fair

Priority: Low

Description: The Carriage House has built-in wood cabinetry in the kitchen (109), bathrooms (110, 202), and living room (112). The kitchen has simple flush wood cabinet doors and drawers beneath a ceramic tile countertop and backsplash, and in one section, a wood countertop. Wall mounted cabinets have matching doors except above the wood countertop where they are glazed with 8 lites. A one panel wood cabinet in the kitchen conceals the built-in ironing board.



Figure 303. Three-panel wood door.



Figure 304. 10-lite wood doors surrounded by flat trim.

The first floor bathroom (110) has flush wood cabinet doors and drawers beneath a ceramic tile countertop and backsplash. In the second floor bathroom (202) a painted wood medicine cabinet is installed above the toilet and has a mirrored door and small drawer (figure 306).

Built-in wood cabinetry in the living room (112) consists of several drawers with cabinet doors above in the southeast corner of the room. The faux wood wall paneling wraps around to clad one side of the cabinetry.



Figure 305. Flat wood trim surrounding window.



Figure 306. Wood medicine cabinet in Room 202.

Condition: The built-in cabinetry is in fair condition, exhibiting signs of wear with cracking painted surfaces. Many of the cabinet doors and



Figure 307. Original plumbing fixture.

drawers do not function properly. In the kitchen, the tile countertop has cracks through the tiles and grout.

Recommendations: Retain, repair and re-use original wood cabinetry and casework. Restore and re-use extant historic hardware in-situ. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing components that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Fireplaces

None.

Plumbing Fixtures

Rating: Contributing – Original elements

Non-contributing – Replacement elements

Condition: Fair to poor

Priority: Medium

Description: Plumbing in the Carriage House

includes both original and replacement fixtures. An original sink and toilet occur in the second floor bathroom (figure 307). These fixtures are unlike those found in the Main House from the 1937 remodel, and they possibly date from earlier construction. The ceramic sinks on the first floor date from a later remodel (figure 308). The toilet in the first floor bathroom has been replaced and the upstairs shower stall is fiberglass.

Condition: Plumbing fixtures in the Carriage House are in fair to poor condition. All fixtures are rusted around the drain, probably caused by continually leaking faucets, and all are badly stained. The toilet on the first floor is not installed properly.

Recommendations: Where possible, retain, repair, and reuse original plumbing fixtures.

- Remove non-contributing fixtures.
- Retain identified surviving historic fixtures.
- Piping in the Main House is past its useful life. Determine which fixtures will be made operable and which will become static based on functional and interpretive needs. When pipes are replaced, they should be reconnected to existing fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated,



Figure 308. Ceramic sink installed during remodel.

contemporary but compatible fixtures are acceptable.

- Balance water conservation with building conservation and the sympathetic treatment of interior spaces.

Interior Light Fixtures

Rating: Contributing – Fixtures in rooms 109, 110, 112A, 201

Non-contributing - modern ceiling-mounted fixtures

Condition: Fair

Priority: Low

Description: Original light fixtures in the Carriage House include common ceiling mounted enamel fixtures like the ones appearing in the rest of the complex, which occur in the first floor closet (112A) and in the second floor bedroom (201) (figure 309). The kitchen features ceiling and wall mounted fixtures matching those in the Cook House kitchen, one of which is missing the glass shade. The bathroom also features original light fixtures with glass shade, one ceiling and one wall mounted.

Non-contributing fixtures include the wagon wheel pendant in the dining room (111) as well as others in the living room (112), bedroom (113), and second floor bedroom (201) (figure 310).

Condition: Original fixtures are rusted and some are missing glass shades.

Recommendation: Replace inappropriate fixtures with well-researched fixtures that are contemporary, but historically compatible with the building’s historic character.

- Remove non-contributing light fixtures.
- Retain the identified surviving historic fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces.

Heating Elements

- None.



Figure 309. Common ceiling mounted enamel fixture.



Figure 310. Non-contributing light fixture.

Summary

The following tables summarize the rating, condition, and priority for each building component on the exterior and interior of the Carriage House. These tables are intended to be used in conjunction with the detailed recommendations above to plan for and prioritize future repairs and rehabilitation.

Carriage House Exterior at a Glance

	Roof	Drainage	Siding	Doors	Windows	Trim	Columns/Posts	Porches/Deck/Breezeway	Foundations	Patios & Walkways	Light Fixtures	Paint	Biological Growth	Vegetation	Pest
Rating	C	C/NC	C	C/NC	S/NC	C	NC	S/NC	NC	NC	NC	C	NA	NA	NA
Condition	P	P	F	F	F/P	F	F	F	P	F	G	F/P	NA	NA	NA
Priority	H	H	H	L	H	M	M	M	H	M	L	H	H	H	H

Carriage House Interior at a Glance

	Floors		Walls									
	Wood	Vinyl and carpet	Paneling, bead board, shiplap	Gypsum board	Wood veneer	Ceilings	Interior Doors	Wood Trim	Cabinets/Casework	Plumbing Fixtures	Light Fixtures	
Rating	S	NC	S	C	NC	C	S	C	C/NC	C/NC	C/NC	
Condition	F	F/P	G/F	F/P	F	F	G	F	F	F/P	F	
Priority	M	M	H	H	H	M	L	L	L	M	L	

Key:

Rating

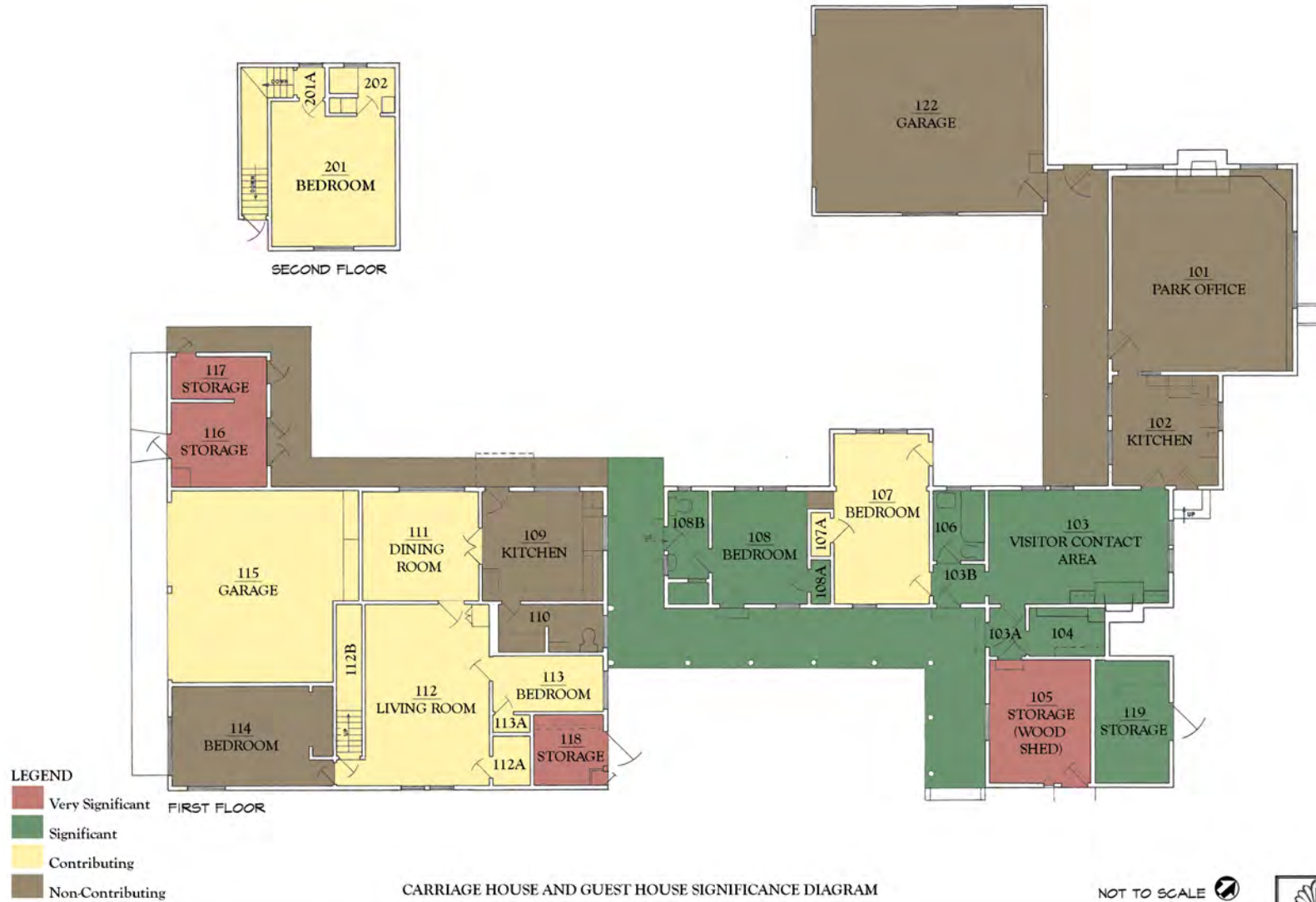
VS = Very Significant
 S = Significant
 C = Contributing
 NC = Non-Contributing
 NA = Not Applicable

Condition

G = Good
 F = Fair
 P = Poor
 NA = Not Applicable

Priority

H = High Priority
 M = Medium Priority
 L = Low Priority



GRANT RANCH HOUSE COMPLEX



McCREERY COTTAGE

DESCRIPTION

EXTERIOR

The one-story gable end building, constructed in 1933, is clad in painted board and batten siding above the floor level, and shiplap siding is used visually to create a base from the floor to the ground. Asymmetrically located on the southwest facing front elevation is a protruding cross gabled entry that was originally an open porch. Located on the various elevations is a mix of large aluminum sliding windows and multi-lite wood windows. The overall dimensions of the structure are 57'-0" by 20'-0". A flight of wooden steps leads directly to the front sliding door without a landing. The roof is clad in asphalt composition shingles, and an interior brick chimney extends two feet above the ridge line. A two bay post and beam shed that is enclosed on three sides is attached to the northwest gable end of the house – the open bays face southwest. The shed's gable roof is slightly lower than the house roof, and has the same pitch. The exposed roof rafters lack fascia boards or gutters.

Southwest Elevation

The cross gable entry enclosed porch features a large aluminum sliding door with an aluminum



Figure 311. Southwest Elevation of McCreery Cottage.

sliding window to each side. Wide wooden steps lead up to the entry. South of the cross gable porch are two 3-over-3 double-hung windows with a two-part flat trim surround. Found at the base of the building are several large crawl space vents with wood lattice covers. North of the cross gable porch is a large aluminum three part window. Flat wood trim surrounds the aluminum windows. Wood structural members of the post and beam system are visible at the shed addition off the northwest side of the structure (figure 311).

Northwest Elevation

The gable end of the shed addition is slightly lower than that of the main roof (figure 312). No windows are located on the shed addition. A single aluminum window is located on the northwest elevation of the enclosed entry porch.

Northeast Elevation

The northeast elevation has a variety of styles and types of windows. A fixed wood 4-lite window sits at the northern end of this elevation. To the



Figure 312. View of McCreery Cottage from the west of shed addition.



Figure 313. Southeast Elevation of McCreery Cottage.

south of the fixed window is a 1-over-1 double-hung wood window, two large aluminum sliding windows, another 1-over-1 and two 6-over-6 double-hung wood window. Found at the base of the building are several large crawl space vents with wood lattice covers.

Southeast Elevation

The southeast elevation has a single 3-over-3 double-hung window and a door. Two-part flat trim surrounds the window and most likely the door. No longer use and boarded up, a door sits several feet above the ground (figure 313). A visible outline appears under the door where a stair once attached to the building. An attic vent, centrally located under the peak of the roof, has a wood lattice cover.

INTERIOR

Joseph Grant built this residence by San Felipe Creek in 1933 for his daughter Josephine Grant McCreery and her new husband, Captain Selby McCreery. Grant expanded and remodeled a structure which was moved to the present site. The plan is a simple rectangle with a projecting enclosed porch to the southwest. A living room is at the core of the cottage and is flanked to the northwest and the southeast by bedrooms with adjacent bathrooms and closets. A kitchen is accessed from the southeast side of the porch.

Room 101 – Enclosed Porch

Rating: Contributing

The footprint and volume of this room are part of the original cottage. It was formerly a screened in entry but was later enclosed with aluminum sliding doors and aluminum windows (figure 314). This appears to have been done at the same time as the latest addition to the Guest House in the early 1960’s. Because this room used to be an exterior space, exterior wall finishes and significant exterior windows remain on three of the walls.

Significant Elements:

- 4-panel wood door
- 1-over-1 lite double hung wood windows (northeast)

Contributing Elements:

- Painted vertical board and batten wall
- Painted flat wood door and window trim
- Exposed ceiling framing and sheathing

Room 102 – Living Room

Rating: Very Significant

This room lies at the heart of the McCreery Cottage and is accessed from the enclosed porch as well as from a small vestibule to the southeast. A large scale fireplace and chimney stack at the northwest wall sits prominently below the gable profile of the ceiling (figure 315). Alterations to

this room include aluminum slider windows on the northeast wall.

Significant Elements:

- Clear finish Douglas Fir floor
- Clear finish knotty pine beaded tongue and groove walls and ceiling
- Brick fireplace with wood mantel
- Clear finish knotty pine book shelves
- 1-over-1 lite double hung wood windows (northeast)
- 4-panel wood doors with faux wood paint

Contributing Elements:

- Clear finish knotty pine flat wood door and window trim
- Exposed ceiling framing and sheathing

Room 103 – Kitchen

Rating: Significant

This rectangular space features a green tile countertop with a raised lip and tile backsplash along the southwest wall beneath two wood windows (figure 316). The slanted ceiling reveals the sloping roof above. Alterations to the space include a hot water heater and associated pipes at the east corner. It has since been detached and moved, revealing a severely damaged floor below.

Significant Elements:

- 3-over-3 lite wood double hung windows



Figure 314. Room 101 - Enclosed porch.



Figure 315. View of brick fireplace in Room 102 - Living Room.

- Built-in cabinetry
- Built-in ironing board
- Sink with wall-mounted spigot and mixer

Contributing Elements:

- Gypsum board walls and ceiling
- Painted flat wood base,
- Painted flat wood chair rail
- Painted flat wood door and window trim

Room 103A – Ante Room

Rating: Contributing

This small passage connects the kitchen, the southeast bedroom, and the living room.

Significant Elements:

- Clear finish Douglas Fir floor

Contributing Elements:

- Painted flat wood base
- Gypsum board walls and ceiling
- Painted flat wood door and window trim

Room 104 – Bedroom

Rating: Contributing

This room occupies the east corner of the cottage and can be accessed from the exterior. The windows on the northeast wall offer views to the lush plant life along the creek (figures 317 & 318).

Significant Elements:

- Clear finish Douglas Fir floor
- 6-over-6 lite double hung wood windows
- 5-panel wood door

Contributing Elements:

- Gypsum board walls and ceiling
- Painted flat wood base



Figure 316. Room 103 - Kitchen.



Figure 317. Room 104 - Bedroom.

- Painted flat wood door and window trim
- Built-in wood cupboard with drawers

Room 104A – Dressing Room

Rating: Contributing

Located off the bedroom, this dressing room was likely built for Josephine Grant McCreery, as it contains a built-in vanity with drawers and cupboards. Now carpeted, this room probably originally had the same clear finish wood flooring found in the adjacent bedroom.

Significant Elements:

- Clear finish Douglas Fir floor (under carpet)
- 3-over-3 lite double hung wood windows
- 1-panel wood door

Contributing Elements:

- Gypsum board walls and ceiling
- Built-in vanity

Room 105 – Bathroom

Rating: Contributing

This room is adjacent to room 104, and was probably Josephine Grant McCreery’s bathroom (figure 319). The door to the room is missing, as

are the toilet and sink. All of the materials are severely deteriorated from water intrusion.

Significant Elements:

- 1-panel wood door painted
- 3-over-3 double hung wood window with textured glass
- Original tub with radiused corner

Contributing Elements:

- Painted flat wood base
- Painted gypsum board walls and ceiling
- Painted flat wood chair rail
- Painted flat wood door and window trim



Figure 318. Room 104 - Bedroom.



Figure 319. Room 105 - Bathroom.



Figure 320. Room 106 - Bedroom.

- Built-in medicine cabinet
- Common wall mounted light fixture with missing globe

Room 106 – Bedroom

Rating: Contributing

This room can only be accessed from the enclosed porch. A large non-contributing window offers ample light from the south, and the slanted ceiling immediately above reveals the roof line (figures 320 & 321). The adjoining bathroom and closet are located to the northeast of this space.

Significant Elements:

- Clear finish Douglas Fir floor
- 2-panel wood door with glazed top panel

Contributing Elements:

- Gypsum board walls and ceiling
- Painted flat wood base
- Painted flat wood door and window trim
- Built-in wood shelves

Room 106A – Closet

Rating: Contributing

Off room 106, this small space features a built-in cabinet under a window directly opposite the door opening. A built-in closet with a bar was a later addition. The door to this room is missing.

Significant Elements:

- Clear finish Douglas Fir floor
- 1-over-1 lite double hung wood window

Contributing Elements:

- Gypsum board walls and ceiling
- Painted flat wood base
- Painted flat wood door and window trim
- Built-in cupboard with counter and tongue and groove beaded doors

Room 107 – Bathroom

Rating: Contributing

This bathroom off room 106 has a built-in tiled shower and a wall-mounted corner sink. The toilet and door are missing.

Significant Elements:

- 4-lite fixed wood window
- 1-over-1 lite double hung wood window
- Built-in shower with subway tile
- Corner mounted sink with original fixtures

Contributing Elements:

- Painted flat wood base
- Painted gypsum board walls and ceiling
- Painted flat wood chair rail
- Painted flat wood door and window trim



Figure 321. View of Closet (106A) and Bathroom (107) from Bedroom (106).

RECOMMENDATIONS

EXTERIOR

The exterior of McCreery Cottage retains a moderate degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation for this structure depends upon a sound building envelope. Provided are exterior recommendations to guide long-term maintenance and preservation efforts.

Prior to any work survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in-kind where required. Minimize the impact of visible modifications to the exterior elevations.

Overall Condition

The overall condition of the exterior of the McCreery Cottage is fair to poor depending on the location of water intrusion. The wood elements on the exterior of the building have deteriorated from moisture infiltration, biological growth and lack of repair. The centrally located steps are severely deteriorated and unsafe. Roof rafters and roof shingles are deteriorated from moisture intrusion and age.

Roof

Rating: Contributing

Condition: Poor

Priority: High

Description: Asphalt composition shingles cover the roof. Roof rafter tails are exposed. The roof sheathing at the gable ends terminate in cantilevers, creating a wide overhang.

Condition: The composition shingles have areas with heavy biological growth and areas with severely deteriorated shingles (figure 322). At overhangs the exposed sheathing is severely deteriorated. Most fascia boards are missing. The exposed rafter tails and sheathing at the eaves are severely deteriorated at all locations (figures 323 & 324). The valley flashing (woven roof shingles) at the intersection of the entry gable and main roof has failed allowing water penetration. The integrity of the roof structure does appear to be compromised from water intrusion resulting in wood deterioration.

Roof surface failure has allowed water penetration at the north western corner of the building causing interior damage. Also, see the next, related section on drainage.

Recommendations: The roof of any structure is a highly vulnerable element. It is also the first line of defense against water intrusion. Asphalt shingles have a finite life span and these assem-



Figure 322. Deteriorated shingles.



Figure 323. Deteriorated sheathing and rafters.



Figure 324. Deteriorated rafters and sheathing.

blies will inevitably fail as a result of normal weather exposure and wear. The following are general recommendations:

- Perform a complete internal and external inspection of the roof, roofing system and related features twice a year, identifying changes and areas of failure. Flashing – a major cause of deterioration – should be carefully inspected for poor installation, thermal stress and metal deterioration. Inspect all sealant joints between unlike roofing materials. If the roof structure appears sound, the substrate should be closely examined, particularly around the roof plates, under any exterior patches, at intersections of roof planes, and at vertical surfaces. Water penetration should be readily apparent, usually as a damp spot or stain.
- If the roof structures is found to be failing, repair and replace per recommendations made by a structural engineer.
- The shingles on this building have failed in excess of 20% on all roof surfaces. A new shingle roof with underlayment is required.
- The replacement roof material must match size, color, and exposure of original. Class A fire rated asphalt composition shingles with a 40-year life span are recommended.
- Shingle replacement, requires careful research, design, specifications and selection of a skilled roofer.
- Avoid staples and inferior flashing. Use stainless steel nails instead.

- Avoid patching deteriorated historic roof sheathing with plywood or composite materials. Replace deteriorated sheathing in-kind.
- Replace all flashings with painted copper.
- Clean and maintain gutters and leaders on a regular basis. Clogs in these systems will cause water to back up and seep into the adjacent sheathing and wall top plate.
- Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections, and the use of standard repairs.

When contemplating a roof cladding replacement project, consideration should be given to the addition of a plywood shear diaphragm while the historic roof sheathing is exposed. This is an opportunity to seismically strengthen the building, and it should be done in consultation with a structural engineer. It is always preferable to do a comprehensive re-roofing project that addresses all roof elements simultaneously. If a phased project is required as a result of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.

Chimney

Rating: Significant

Condition: Fair to poor

Priority: High

Description: An interior chimney is centered on

the ridge near the west end of the structure (figure 325).

Condition: Visual inspection from the ground suggests that the chimney stack masonry above the roof line and its associated step flashing has deteriorated. Chunks of mortar are scattered around the base of the stack, and the step flashing appears to be loose. Several bricks have large spalls and efflorescence. The chimney at one time was higher but it sustained earthquake damage which was not repaired.

Recommendations: Repointing of mortar is most likely necessary as chunks of mortar are seen around the base of the chimney stack. Repair to the brick masonry should be as follows:

Masonry Repointing. Repoint deteriorated, loose, missing and improperly installed mortar.

The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and profile.

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interi-

ors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.



Figure 325. Brick interior chimney.



Figure 326. McCreery Cottage with no drainage system.



Figure 327. Board and batten siding above shiplap siding on McCreery Cottage.



Figure 328. Deteriorated siding and broken foundation vent grille.



Figure 329. Boarded up door on east elevation.

Drainage

Rating: Non-contributing

Condition: Poor

Priority: High

Description: There is no existing gutter system on this structure (figure 326).

Condition: Poor site drainage has caused the shiplap siding closest to the soil to deteriorate.

Recommendations: To our knowledge there is no existing subsurface drainage system. Site drainage problems must be corrected so that water flows away from the building. This may be done by implementing some or all of the following:

- Re-grade soil on all sides of the building to create a positive slope away from the structure.

As is the case with any proposed ground disturbance in culturally sensitive areas, conduct archeological testing prior to any excavation.

Wood Siding

Rating: Contributing

Condition: Fair to Poor

Priority: High

Description: The majority of the exterior is clad in wood board and batten siding. The lower two to three feet of the building is clad in shiplap siding. Shiplap siding is also found at the front facing gable entry (figure 327).

Condition: The cladding is in poor condition. Deterioration includes peeling and general deterioration of the paint, longitudinal cracking, water damage, dirt build-up, biological growth, and some rust staining occurring at metal attachments and penetrations. Paint is peeling from the siding and is cracking over the entire surface. In general, the paint on all exterior surfaces is systemically failing. The painted wood shiplap siding at the base of the exterior wall is in direct contact with the ground and wood deterioration is accelerated in these areas around the perimeter of the building. Mold and other biological growth are found on the painted surface, especially on the northwest side of the building on both the shiplap base and board and batten wall above. Battens are missing in several locations on the board and batten portion of the wall. Where siding and roof shingles meet at the additions wood deterioration is evident. The foundation vent grilles are broken or missing allowing vermin into the space below the floor (figure 328). The attic vent grille at the east gable end is broken allowing vermin into the attic spaces.

Recommendations: Perform a detailed cladding survey to identify conditions such as breaks, cracks, loose or missing boards, insect damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location. General recommendations are as follows:

- Prior to repairing siding, repair areas of water intrusion where moisture penetrates the wall from above.
- Remove dirt, debris and miscellaneous non-functional attachments.
- Replace any broken or deteriorated boards in-kind. Pre-treat with wood preservative and back-prime all surfaces prior to installation.
- Patch and repair wood damage with wood Dutchman or epoxy consolidant and repair compound formulated for wood. A Dutchman repair requires only the damaged section of the wood to be cut out and replaced by new wood which is identical in shape and grain.
- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors. If siding is removed – prime backs and edges prior to reinstallation.
- Where wood siding is so deteriorated that it cannot be repaired with the treatments cited above, replace siding boards in kind, replicating the material and sectional profiles.

Doors

Rating: Contributing – Wood
 Non-contributing – Aluminum
 Condition: Fair
 Priority: Low

Description: A large aluminum sliding door is centered at the front facing gable entry. A door opening on the east elevation is boarded up (figure 329). This door is a solid wood core door. There are no other exterior wood doors.

Condition: The one exterior wood door is boarded up and no longer functioning. The aluminum sliding door has rust on the frame and does not opening properly.

Recommendations: Repair existing door as follows:

- Perform a detailed survey/inspection of the door to identify specific repair locations.
- Remove all dirt and debris from surface.
- Remove finish if necessary to perform repairs.
- Repair splits and separations with waterproof glue as required.
- Repair deteriorated wood with an epoxy consolidant or compound formulated for wood, or perform Dutchman repairs. Replace extensively deteriorated components in-kind.
- Install weather-stripping.
- Recondition extant original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of door.
- Finish door to appropriate interpretive period.
- Inspect door regularly for deficiencies of finish and operation.
- Remove rust from the frame of the aluminum

sliding door. Consider removing the sliding door and replacing with a compatible style door.

- As an alternative treatment, restore the entry to the original, unenclosed exterior porch configuration, using historic photographs as a design guide.

Windows

Rating: Significant – Wood
 Non-contributing – Aluminum
 Condition: Fair
 Priority: High

Description: The exterior of the building has a variety of multi-lite double-hung wood windows. The aluminum sliding windows have screens.

Condition: The windows are in fair condition (figure 330). The exterior paint is deteriorated at many of the windows. Joint separation between the wood members occurs at many of the windows. Much of the glazing compound is dried, cracked or missing. In addition to lead in the existing paint, asbestos may be found in the glazing compound. The frames of the aluminum windows are rusting. Windows and their sills on all sides of the building have black biological growth stains. Sills on the south elevation are severely weathered from ultraviolet exposure. No broken window panes were observed. It appears that much of the original hardware is intact, but the actual extent should be determined by a survey.

All aluminum windows operate but do not slide smoothly in their tracks.

Recommendations: Repair existing wood windows as follows:

- Survey and examine in detail the existing condition of all wood windows.
- Remove all dirt and debris.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing compound where it has failed. As the existing compound contains asbestos, follow legal means for handling, removal, and disposal of contaminated material.
- Consolidate, repair or replace deteriorated wood elements in-kind, where necessary.
- Restore window to proper operation.
- Install new hardware, where missing, to match original.
- Install new glazing, where cracked or missing.
- Install new glazing compound.
- Prepare wood surfaces prime and paint to match historic finishes.
- Install new weather stripping.
- Where the severity of deterioration precludes repair, have a reputable window fabricator make new windows using in-kind materials, and matching the original design.
- Consider replacing the non-contributing windows with more compatible wood windows.
- It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Designed as a sacrificial coating to protect the

wood from insects, fungi and ultraviolet light, paint will be instrumental in avoiding future problems.

Trim

Rating: Contributing
 Condition: Fair
 Priority: Medium

Description: Painted flat wood trim surrounds door and window openings.

Condition: The trim around the windows and doors is weathered with deterioration similar to that of the surrounding board and batten wall (figure 330). Biological growth is primarily on the window sills and other horizontal trim members where water is allowed to stand.

Recommendations: Perform a detailed wood trim survey to identify conditions such as breaks, cracks, loose or missing, insect and woodpecker damage, and biological growth. If structural repairs require removal of this material, it should be carefully salvaged, catalogued, and reinstalled at its original location.

Recommendations: General recommendations are as follows:

- Remove dirt and debris.
- Replace any broken or deteriorated trim pieces in-kind. Pre-treat with wood preservative and

back-prime all surfaces prior to installation.

- Reattach any loose elements with stainless steel fasteners.
- Treat with a fungicide if required, then prime and paint. Include fungicide in the paint to discourage future biological growth.
- Repaint using historically appropriate paint colors.

Wooden Entry Steps

Rating: Contributing

Condition: Poor

Priority: High

Description: Wooden entry steps lead up to the enclosed porch on the north elevation. The steps are centered on the gabled entry and slightly wider than the sliding door.

Condition: The wooden entry steps are deteriorated, and in poor condition, especially the 2x treads and the stringers below that carry the steps (figure 331). The step configuration is not currently code compliant with the presence of a sliding glass door at the top step. The original entry steps leading to the exterior door of Room 104 are missing.

Recommendations:

- Dismantle stair.
- Determine if any pieces can be reused and replace those that can not in-kind.
- Reconstruct entry stair and landing using historic photographs as reference. Stair should match historic stair condition at the porch entry. The addition of code compliant railings may be considered in the event of future public use.
- Reconstruct missing stair and landing at north western elevation based on historic photographs.



Figure 330. Wood window with trim.



Figure 331. Wooden entry steps.



Figure 332. Perimeter stud wall at foundation.

Foundation

Rating: Non-contributing

Condition: Poor

Priority: High

Description: A perimeter wood stud stem wall supports the exterior walls of the structure (figure 332). It is likely that piers support the interior areas of the building, however the exact foundation construction and material is unknown.

Condition: The perimeter wood stud stem wall between the finished floor and grade has deteriorated from earth/wood contact. Minor settling is evident.

Recommendations:

- Construct new perimeter foundation wall.
- Any new foundation work must maintain historic floor level.

Light Fixtures

There are no exterior light fixtures; however, there was a light fixture at the entry when the porch was open.

Paint

Rating: Contributing

Condition: Poor

Priority: High

Description: Wood wall cladding, windows and doors are painted. The date the structure was last

painted is unknown.

Condition: The paint has deteriorated, and displays cracking, peeling, or missing conditions caused by natural weathering and ultraviolet light exposure (figures 333 & 334). At other locations, the paint has deteriorated from moisture intrusion, particularly where siding touches soil. Paint recommendations are as follows:

Recommendations: McCreery Cottage needs to be completely re-painted. In its current state the deteriorating paint finish is only beginning to cause substrate breakdown. Paint is designed to be a sacrificial protective coating, and is necessary to prolong the life of the wood cladding. Should this work be deferred for long, substrate deterioration will accelerate, and the repairs will be correspondingly more extensive.

After thorough preparation, including the removal of loose, flaking or chalking paint, prime the wooden building elements using a high-quality primer. Follow with two coats of quality acrylic paint. Follow similar procedures for metal elements including flashings, roofing, and rain leaders, and prime and paint with materials formulated for application on metal. Since lead will likely be found in peeling paint, follow appropriate, legal procedures for removal or encapsulation, and for disposing of debris.

Biological Growth

Priority: Medium to High

Description / Condition: Biological growth includes algae, lichen and fungi. These problems are evident in the staining visible at the damp, shaded areas of the exteriors (figure 335). Various types of fungi are present, evident as orange, green and black staining. Biological organisms are not only unsightly but can, especially in the case of dry rot, cause serious damage.

Recommendations: Treat biological growth as follows:

Survey all exterior siding and woodwork, both to locate active infestations and to identify and locate sources of moisture ingress. Treat active biological growth as follows:

- Identify and locate areas of biological growth, as well as the source of the growth.
- Clean surface, remove biological growth and treat with biocide.
- Growths other than dry rot may be treated with a fungicide prior to painting or other finish treatment. Fungicide may be included in the paint to discourage future infestations.
- Active dry rot infestations may be treated as follows:
 1. Replace severely deteriorated members in-kind. Pretreat new wood with wood preservative, and back-prime prior to installation.
 2. Treat minor deterioration with repeated applications of liquid wood preservative. Then

apply epoxy consolidant and epoxy paste filler prior to painting.

- Prevent future infestations by correcting drainage problems and keeping all wood well-painted.

Vegetation

Priority: High

Description: Abundant landscaped vegetation historically existed on the site. Today, foundation plantings grow against McCreery Cottage on all sides with heavy shrubbery along the northwest and northeast elevations. Several large branches from trees cantilever over the structure.

Condition: The vegetation along the northwest and northeast elevations appears to be minimally maintained (figure 336). The trees could potentially cause damage in the event of strong winds. At the time of the survey there was a large tree branch that had fallen on the roof. Many large bushes surround the building and are close enough to hold moisture against the wood surfaces. Bushes close the structure also support biological growth.

Recommendations: Cut back trees and bushes in contact with the building. Swinging tree branches could cause impact damage. Roots can damage building foundations, underground building services and drainage systems. Additionally,



Figure 333. Peeling paint.



Figure 334. Paint deterioration.



Figure 335. Biological growth.



Figure 336. Vegetation close to McCreery Cottage along the northeast elevation.



Figure 337. Damage vent at foundation where pests can enter the crawl space area.

vegetation can hold moisture against the building, providing an ideal climate for biological growth, accelerating wood deterioration.

It is not necessary to completely clear the site of plantings to avoid damage. Judicious maintenance and careful placement of new plantings away from direct contact with the structure is critical to the welfare of the building's fabric. Minimize damage as follows:

- Keep trees and perimeter plantings well pruned to minimize the risk of impact damage from wayward branches, of root damage to foundations, and of moisture retention at the base of the buildings.
- Keep shrubbery away from the siding and well pruned. Do not allow plantings to grow on siding.
- Do not allow leaves and other debris to pile up on roofs; this will impede drainage.

Pest and Wildlife Control

Priority: High

Description: General pests and destructive wildlife at the Grant Ranch include mice, squirrels, bats, gophers and woodpeckers (figure 337). Wood destroying pests include wood boring insects and fungi. McCreery Cottage has no woodpecker damage.

Recommendations: For general pests, determine how the pests enter the structures and then, once

they are removed, block the access points in an architecturally compatible manner. Follow legal and ethical procedures for the removal of these pests.

Once infestations are resolved, determine whether damaged wood and other materials retain sufficient structural integrity. While we do not recommend wholesale removal of all cladding, it may be advisable to remove cladding from representative areas to assess conditions within the walls. These sample areas may be places where cladding is sufficiently deteriorated and require replacement anyway, or where it needs to be removed to add structural plywood. Based upon conclusions from these sample removals, determine whether all cladding should be removed.

INTERIOR

The following recommended approaches for rehabilitating historic interiors are excerpted from *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements*:

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defin-

ing spaces and the historic configuration of such spaces.

- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates and lights. If new heating, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.
- Avoid “furring out” perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room’s proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building’s construction is encouraged.
- Avoid using destructive methods—propane and butane torches or sandblasting—to remove paint or other coatings from historic features. Avoid

harsh cleaning agents that can change the appearance of wood.

- The Men’s and Women’s Bathrooms are Non-Contributing areas and may be candidates for alterations including a Brides Room with separate bathroom as stated during previously held visioning meetings attended by County staff. It should be noted that these rooms are the public toilet room facilities for the site. Any alterations would require relocation of the facilities.

The interior of McCreery Cottage retains a high degree of historic integrity. Every effort should be made to preserve existing historic fabric. Where modifications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components. Replace missing components in kind when replacement is required. Stabilize and repair existing original materials, components, finishes and spaces.

Overall Condition

The overall condition of the interior of the McCreery cottage ranges from good to poor depending on the location and extent of water intrusion. The floor finishes on the interior of the building are predominantly wood with some areas of sheet vinyl. Wall finishes include clear finish knotty pine wood paneling, painted board and batten (once exterior walls), gypsum board, and a small amount of tile in the Kitchen 103 and Bathroom

107. Ceiling finishes include wood paneling, exposed roof sheathing and rafters, and gypsum board. The painted wood cabinets found in several of the rooms function properly and are worn. Many of the older original features of the kitchen and ancillary spaces remain in good to fair condition. Most of the plumbing fixtures have been removed. The Main Room 102 contains a brick masonry fireplace and chimney stack.

Floor Finishes

Rating: Significant – Wood Flooring
 Non-Contributing – Sheet vinyl, carpet
 Condition: Good – Wood Flooring
 Poor – Sheet vinyl, carpet
 Priority: Low

Description: Wood is the most common floor finish in the complex and occurs throughout the McCreery Cottage with the exception of a few spaces that have non-contributing sheet vinyl carpet. The Douglas Fir floors have a clear coat finish.

Sheet vinyl is found in the kitchen (103) and bathrooms (105, 107). Rooms 101 and 104A are carpeted, which has likely been installed over wood floors.

Condition: The wood floors appear to be in sound condition, although the clear finish is scratched and worn (figure 338). Staining also occurs due to rodent droppings. If wood floor exists beneath the carpet, it is likely in good condition. Sheet vinyl is scratch, stained, and curling around the



Figure 338. Wood floor in Living Room.



Figure 339. Enclosed Porch with worn carpet.

edges. The carpet is also worn and stained from rodent droppings (figure 339).

Recommendations: Remove non-contributing vinyl floor finishes and carpet.

Repair wood flooring as follows:

- Survey floors in detail for damage. Conduct finish analysis on wood floors to determine historic finishes.
- Use the gentlest means possible to remove adhesives from areas beneath the vinyl or carpet. Use all legal means in handling and disposal of asbestos-containing materials.
- Repair wood floors. Patch damaged areas in kind (Pine or Oak). Clean existing finish if possible, or refinish to match historic treatment. Refinishing should be limited to severely worn areas, since excessive refinishing shortens the lifespan of the flooring.
- If wood floors must be removed for the structural upgrade, carefully salvage boards for reuse in the same locations.
- Refinish floors with a clear coat.

Walls

Rating: Significant – Wood paneling

Contributing – Board and batten, tile, gypsum board

Condition: Good – Wood paneling, board and batten, tile

Good to poor – Gypsum board

Priority: High



Figure 340. Knotty pine wood paneling in Living Room.

Description: A variety of wall finishes are found in McCreery Cottage, including wood paneling, gypsum board, ceramic tile, and exterior board and batten siding. The living room (102) walls are clad in clear finished knotty pine paneling (figure 340). This is the only occurrence of the material in the complex, and the vertical boards are wider here than found elsewhere. Small wood doors concealing louver vents occur high on the walls, one on the northwest wall beneath the gable, and two on the southeast wall flanking the fireplace.

Room 101 was originally a porch that was later enclosed. Painted board and batten exterior cladding occur around half the room, the other half is simple exposed structure with exterior sheathing (figure 341). The shower in bathroom 107 has subway style ceramic tile which matches the tile found in the Cook House and Guest House.

Painted gypsum board occurs in all other rooms in McCreery Cottage (figure 342).

Condition: McCreery Cottage walls vary in condition from good to poor. The knotty pine paneling and the painted board and batten are in good condition with some general wear. The Sheetrock is in overall good condition, but material failure has occurred in bathroom 105 where water intrusion from roofing failure destroyed the surfaces of the north wall. The ceramic tile in the shower has only minor cracking.

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is damaged from structural movement, or wear, repair as follows:

- Retain as much historic gypsum board as possible.
- Repair hairline cracks in sound, adhered, gypsum board with a compatible commercial patching material.
- Where large sections or panels of gypsum board are damaged, remove area and reinstall new gypsum board to be flush with existing. Finish to match adjacent surfaces.
- Prepare and paint to match adjacent surfaces or historic condition.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains



Figure 341. Board and batten wall finish at the Enclosed Porch.



Figure 342. Typical gypsum board wall found throughout McCreery Cottage.



Figure 343. Damaged gypsum board ceiling in Room 105.



Figure 344. Four-panel door with five-panel door in the background.

lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Ceilings

Rating: Significant – Wood paneling

Contributing – Exposed framing, gypsum board

Condition: Good – Wood paneling

Good to poor – Exposed framing, gypsum board

Priority: High

Description: The ceiling of the living room (102) is clad in the same clear finished knotty pine paneling as the walls. The wood panels follow the slope of the gable roof above. Knotty pine beams span the room below the gable ceiling. The enclosed porch (101) has a ceiling of exposed rafters and sheathing which is painted.

Painted gypsum board is the predominant ceiling finish and occurs in all other spaces.

Condition: The McCreery Cottage ceilings are in generally good condition with some areas of deterioration and damage. The knotty pine ceiling in room 102 is in good condition.

In room 101, the exposed sheathing and rafter ceiling in is stained and deteriorated at the intersection of the roof gables forming the valleys on two sides. Water intrusion has also induced paint failure beneath the valleys. Apart from this

location the ceiling surface appears to be in good condition.

The gypsum board ceiling is in good repair except in bathroom 105 where water intrusion from roof cladding failure has destroyed the ceiling (figure 343).

Recommendation: Where gypsum board has deteriorated from water intrusion, eliminate the source of water intrusion prior to making repairs, and repair as follows:

- Retain as much historic gypsum board as possible.
- Remove area of deteriorated gypsum board.
- Fit replacement piece of gypsum board as closely to removed area as possible.
- Prep for paint or wall paper and finish to match existing adjacent surfaces.

Where gypsum board is sound and paint is damaged or deteriorating, repair as follows: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all regulations for worker protection and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated, rather than completely abated.

Interior Doors

Rating: Contributing – Wood panel doors
 Non-contributing – Wood flush doors
 Condition: Good
 Priority: Low

Description: The interior doors at McCreery Cottage include a variety of wood panel doors. Four-panel wood doors lead to the living room (102) and are faux painted to match the adjacent knotty pine wall finish (figure 344). Between the bedroom (106) and the enclosed porch (101) is a two panel wood door with glazing in the upper panel which was originally an exterior door. The door to the closet (104A) is one panel which may have had a mirror installed at one time.

A number of doors throughout the house are missing, including the doors to the kitchen (103), bathroom (107) and the closet (106A).

Condition: The McCreery Cottage doors are in good condition with moderately worn surfaces. The faux finish on the living room doors is in good condition.

Recommendation: Restore, repair and re-use existing wood doors.

- Reuse existing doors in situ wherever possible. Avoid relocating doors and openings.
- Conduct a detailed, door-by-door survey to document condition of each door and determine, on an individual basis, required repairs

and hardware upgrades.

- Remove paint and refinish to match original where necessary. Carefully remove, salvage, label and appropriately store any doors, hardware and trim that must be removed.
- Fully utilize alternative door width standards available under the Americans with Disabilities Act and the State Historical Building Code.
- Replace non-historic doors with original doors from the building that are stored on site. If there are an insufficient number of historic doors, use period appropriate door types that are compatible with, but distinct from the historic doors.

Wood Trim

Rating: Contributing
 Condition: Fair
 Priority: Low

Description: Wood trim in McCreery Cottage is exclusively flat wood (figures 345 & 346). Flat wood base trim is clear finished in the living room (102) and painted elsewhere. The kitchen (103) and bathrooms (105, 107) have painted chair rails positioned just above the wall mounted sink and at the same height as the tile backsplash in the kitchen. Flat knotty pine cornice trim occurs in the living room (102) where it is clear finished to match the adjacent walls.

Door and window trim throughout the cottage is painted flat wood, except in the living room where it is clear stained to match adjacent walls. The



Figure 345. Flat trim around window.



Figure 346. Flat trim around door openings.

small doors over louver vents in this room have scalloped wood trim.

Condition: Interior wood trim in McCreery Cottage is in fair condition. The flat door and window trim exhibits moderate wear. Paint is peeling from all trim surfaces except in room 102.

Recommendations: Retain, repair and re-use original wood trim and paneling components. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches for clear finished wood Epoxy consolidant with a repair compound

formulated for wood may be used on painted trim. Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.

- Replace missing trim that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Remove non-historic vinyl base material and mastic to expose the original wood surface.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.

Cabinets and Casework

Rating: Significant

Condition: Good

Priority: Low

Description: Built-in wood casework throughout McCreery Cottage is painted. The undercounter cabinets lining the northeast wall of the kitchen (103) have single-panel doors and flush drawers, topped by a tile countertop with diagonally laid ceramic tiles with a raised tile lip (figure 347). One section of counter top is wood with a few single-panel cabinet doors above. A built-in ironing board is concealed by single-panel doors.



Figure 347. Cabinets in the Kitchen.



Figure 348. Cabinet in Room 106A.



Figure 349. Built-in shelves at fireplace.

The vanity in room 104A has cabinet doors and drawers which match those in the kitchen. The countertop is painted wood.

One of the bedrooms (104) has casework built into and flush with the southeast wall. A pair of single-panel doors occurs over three drawers, the whole assembly trimmed with flat wood. A cabinet in dressing room 106A has beaded tongue and groove doors (figure 348).

Finally, built-in shelves of clear finish knotty pine in the living room (102) flank the fireplace (figure 349).

Condition: The built-in cabinetry is in good condition overall. All elements are worn but function properly. In the kitchen, the drawers have been removed but all appear to be present. All cabinets have been subject to severe rodent infestation and are soiled with droppings. Hardware is slightly rusted and numerous door and drawer pulls are missing.

Recommendations: Retain, repair and re-use original wood cabinetry and casework. Restore and re-use extant historic hardware in-situ. Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches on clear finished wood. Where wood is painted epoxy consolidant with a repair compound formulated for wood may be used.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing components that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.



Figure 350. Brick fireplace in Living Room.



Figure 351. Wood mantel supported by a protruding brick corbel.



Figure 352. Corner mounted seat in Bathroom (107).



Figure 353. Light fixture in Kitchen.

Fireplace

Rating: Significant

Condition: Good

Priority: Low

Description: The McCreery Cottage fireplace is located on the southeast wall of the living room (102). It has a brick hearth flush with the wood floor. A heavy brick surround has two protruding corbels supporting a heavy wood mantel, above which a tapered exposed stack with a rectangular recess extends to the ceiling (figures 350 & 351).

Condition: The fireplace in McCreery Cottage is in good condition with no visible cracks in the brick or failure in the mortar joints.

Recommendations: Currently, there is no major damage to the fireplace. Clean the soot stains on the surrounds and mantels using the gentlest means possible. Conduct a detailed survey to determine any area of needed repair, and address brick repairs as follows:

Masonry Repointing. Repoint deteriorated, loose, missing and improperly installed mortar.

The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Re-

point with new mortar to match original color, texture, and profile.

Brick Replacement. There are currently no areas of missing brick, however select areas of damaged brick may need replacing. Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. Replace units as follows:

- Fabricate new brick units to match original brick in size, color and material. Custom brick may be required.
- Remove deteriorated units.
- Lay new brick flush with adjacent surfaces.
- Repoint to match original.

Brick Repair. Brick cracks and spalls are not only unsightly, but can allow water to penetrate the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can also be caused by extreme moisture penetration that is trapped behind a coating. Patch material shall be compatible and match existing surface in color and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

Hairline Crack (Less than 1/16" wide):

- Mask and protect adjacent surfaces.
- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.

Plumbing Fixtures

Rating: Contributing – Original elements
 Non-contributing – Replacement elements
 Condition: Fair
 Priority: Medium

Description: McCreery Cottage features original plumbing fixtures. The original fixtures include the tub in bathroom 105, a corner wall mounted sink in bathroom 107, and the under mounted sink in the kitchen (103), which has a through-wall mixing faucet (figure 352).

The toilet and sink have been removed from bathroom 105, and the toilet is no longer present in bathroom 107. These are likely stored in

bedroom 104.

Condition: All plumbing fixtures in McCreery Cottage are severely stained and soiled from rodent droppings. The sinks, including the pedestal sink stored in room 104, are heavily rusted, and the toilets are stained.

Recommendations: Where possible, retain, repair, and reuse original plumbing fixtures.

- Retain identified surviving historic fixtures.
- Piping in the Main House is past its useful life. Determine which fixtures will be made operable and which will become static based on functional and interpretive needs. When pipes are replaced, they should be reconnected to existing fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance water conservation with building conservation and the sympathetic treatment of interior spaces.

Interior Light Fixtures

Rating: Non-contributing
 Condition: Poor
 Priority: Low

Description: Only two permanent original light fixtures were found in the building. Located in Kitchen 103 and Bathroom 105, both are flush ceiling mounted, single bulb metal rings designed to hold glass globes.

Condition: The two extant lighting fixtures are in poor condition. The rings are rusted and both globes are missing (figure 353).

Recommendation: Replace deteriorated fixtures with well-researched fixtures that are contemporary, but historically compatible with the building's historic character.

Remove non-contributing light fixtures.

Retain and repair the identified surviving historic fixtures.

- Select new fixtures based upon research, including historic photographs and other documentation. Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.
- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces.

Heating Elements

None.

Summary

The following tables summarize the rating, condition, and priority for each building component on the exterior and interior of McCreery Cottage. These tables are intended to be used in conjunction with the detailed recommendations above to plan for and prioritize future repairs and rehabilitation.

McCreery Cottage Exterior at a Glance

	Roof	Chimneys	Drainage	Siding	Doors	Windows	Trim	Stairs	Foundations	Paint	Biological Growth	Vegetation	Pests and Wildlife
Rating	C	S	NC	C	C/NC	S/NC	C	C	NC	C	NA	NA	NA
Condition	P	F/P	P	F/P	F	F	F	P	P	P	NA	NA	NA
Priority	H	M	H	H	L	H	M	H	H	H	H	H	H

McCreery Cottage Interior at a Glance

	Floors		Walls		Ceilings								
	Wood	Vinyl and Carpet	Wood Paneling	Board and batten, Gypsum, Tile	Wood Paneling	Exposed framing and Gypsum	Wood Trim	Interior Doors	Cabinets/Casework	Fireplaces	Plumbing Fixtures	Light Fixtures	
Rating	S	NC	S	C	S	C	C	C/NC	S	S	C/NC	NC	
Condition	G	F/P	G/P	G/F/P	G	G/F/P	F	G	G	G	F	P	
Priority	L	L	M	M	M	M	L	L	L	L	M	L	

Key:

Rating

VS = Very Significant
 S = Significant
 C = Contributing
 NC = Non-Contributing
 NA = Not Applicable

Condition

G = Good
 F = Fair
 P = Poor
 NA = Not Applicable

Priority

H = High Priority
 M = Medium Priority
 L = Low Priority



- LEGEND
- Very Significant
 - Significant
 - Contributing
 - Non-Contributing

McCREERY COTTAGE SIGNIFICANCE DIAGRAM

NOT TO SCALE



GRANT RANCH HOUSE COMPLEX

STRUCTURAL ASSESSMENT

The structural assessment of the Grant Ranch House Complex is based on a limited visual survey of each structure. The limitations include inaccessible spaces not viewed, and the spaces inside walls that would otherwise require demolition for observation. The condition of the existing exposed structural framing along with any observed damaged or deficiency is noted. Non-structural items that were observed to be deficient during the assessment are also noted. Because of the historic nature of each building, none on the existing finish material was removed as part of the assessment and no physical testing of the existing framing was performed.

Main House

Building Description:

The Main House is a two story wood framed structure with a partial basement. The house, which has been remodeled, modified or repaired on numerous occasions, is wood framed; probably using standard conventional framing that was state of the art at that time of the construction. Except for the portion of the ground floor framing which can be observed from the basement and a small portion of the roof framing, which can be observed through an attic access in ceiling of a second floor closet, none of the existing remain-

ing structural framing of the building can be observed. There is a relatively flat second floor exterior deck which is located over a portion of the first floor on the south, east and west side of the building. The brick fireplaces and chimneys have been recently repaired, strengthened and anchored to the building and therefore are not included in this assessment.

Observed from the basement, the ground floor framing of the original structure is solid straight sheathing of unknown thickness supported on full size single and double 2x6 floor joists at approximately 12 to 16 inches on centers. These floor joists span between wood rim joists located on top of the perimeter concrete basement walls and a full size 4x6 beam located at the approximate center of the basement. The 4x6 beam is supported on the basement walls and at its mid-span with a full size 6x6 post that rests on the concrete floor of the basement. Located on the top of the basement walls that parallel the floor joists are three courses of standard bricks. Some of the bricks were omitted to allow for venting of the shallow crawl space of the remaining ground floor of the original house. Through these vent openings a small portion of the remaining ground floor framing can be observed. The remaining ground floor framing is constructed in a similar manner to the floor framing over the basement. Located in one

corner of the basement was a sump pump, which is used to pump out the water that collects in the basement every winter. At the time of this assessment no water was observed and the crawl space that was visible from the basement was dry.

A small portion of the roof framing of the original was observed in the attic of the original house. The roof has asphalt shingles on solid straight sheathing which spans between full size 2x4 roof rafters at approximately 24 inches on centers.

Observations:

- Water staining and therefore possible dry rot damage was observed on the interior finishes throughout the house. Even though there is some water staining around the windows at the second floor most of stains are located at the first level under the second floor exterior deck and at the first floor exterior windows. However, it is difficult to determine if these stains are old or are the result of an on going problem. These areas can be monitored during the winter to determine which areas need attention. A continuous corrugated plastic pipe, located on the east portion of the second floor exterior deck, was installed to collect the rain water from the second floor roof downspouts.
- Cracks were observed at the intersection of some of the walls, in some of the ceilings and

over doors and windows. These cracks are probably caused by differential settlement of the foundations.

- The floors are solid wood and do not squeak when walked on, however, some of the floors have a noticeable slope. This slope is probably caused by differential settlement of the foundations.
- The interior wood stair handrail and second floor guardrail were loose.
- Foundations are of poor quality and inadequate. Differential settlement was observed at the perimeter of building. A few crawl space vents were observed at the perimeter of the building.
- Exterior soil and landscaping is in contact with much of the wood finishes and framing of the building. This will lead to insect infestation and dry rot.
- Dry rot and structural damage to the southwest corner of the exterior ground floor wood framed porch was observed. Located at this corner is a decorative wood column that supports an exterior second floor deck. If left unattended this corner could deteriorate, fail and thus cause the second floor deck to collapse.
- The guardrail at the exterior second floor deck is in very poor condition, does not meet the code height requirements and is loose in some locations. A metal angle has been installed to inside face of the guardrail posts to reinforce them.
- Moss was observed on a portion of the north and east roofs.

- Roof gutters were filled with debris.
- Flashing and caulking at the windows, doors and siding is in poor condition.
- Exterior paint is in poor condition.
- Woodpecker damage was observed at perimeter of building.

Structural Condition:

Based on limited structural observations and for its age, the Main House seems to be in relatively fair structural condition, with no major structural deficiencies except for the inadequate foundations of the building and the extensive dry rot damage to ground floor wood framed porch and wood column located at the southwest corner of the building. The very poor foundations of the building have caused the sloping floors and the cracks in the walls and ceilings. The extensive water staining of the interior ceilings and walls could mean that dry rot of the structural framing is a possibility in these areas.

Recommendations:

1. The entire house be raised as required and a new reinforced concrete foundation be constructed.
2. The structural framing of southwest corner of the ground floor porch be exposed and all damaged and/or dry rot framing and finishes be replaced.
3. Monitor all water stained areas during next winter. All water stained wall and ceiling finishes be removed and if required replace all

damaged and/or dry rotted framing. Reinstall new finishes to match existing.

4. The interior stair handrail and guardrail be adequately anchored.
5. The perimeter soil and landscaping be lowered to a minimum of 6 inches from existing siding.
6. Review flashing details at the second floor deck and if required replace.
7. The guardrail at the exterior second floor deck be adequately anchored. Since the guardrail does not meet the code required height, construct a new guardrail inside the existing railing.
8. Remove all moss from asphalt shingles.
9. Clean and maintain all roof gutters and downspouts. Provide splash blocks to divert water away from foundations or wood framing.
10. Install adequate flashing, trim and caulking at all doors and windows.
11. Exterior finishes shall be scraped, cleaned, primed and painted.
12. Repair all woodpecker damage and paint.
13. Some wood containing woodpecker damage may require in-kind replacement.

Cook House

Building Description:

The Cook House is a one story wood framed structure with an attached water tower. The water tower along with the fireplace and chimney were

recently evaluated and strengthened and therefore are not included in this assessment. Access to the structural framing was limited to a relative shallow crawl space under a portion of the kitchen which was observed through an exterior access door. No other structural framing was observed. The building, which has been remodeled, modified or repaired on numerous occasions, is wood framed; probably using standard conventional framing that was state of the art at that time of the construction.

In the basement space beneath the Women’s Room, the ground floor framing in the kitchen area is solid straight sheathing on full size 2x6 joists at 16(+/-) inches on centers spanning between exterior concrete foundation and 4x6 stringers supported on concrete piers. The basement was dry with no indication of water.

Observations:

- Except for a brick foundation, which is located at the perimeter of the large open room at the south end of the building, a continuous concrete footing was observed at the remainder of the exterior walls.
- Crawl spaces vents were observed at the perimeter of the building.
- Exterior soil and landscaping is close to or in contact with much of the wood finishes and framing of the building. This will lead to insect infestation and dry rot.
- The floor in the large open room at the south

end of the building is sloping. This is the room that is supported by the brick foundation.

- The main entrance brick porch located at west side of the building has settled and pulled away from the concrete foundation.
- Some minor cracks in the ceiling and the tile walls in the kitchen were observed.
- The exterior wood framed stairs to the second level of the water tower was in very poor condition with a portion missing. The stair has been removed with all pieces salvaged and put in storage. These may be used as templates to reconstruct the a new stair to its historically correct appearance.
- Moss was observed on a portion of the north and east roofs.
- Roof gutters were filled with debris.
- Flashing and caulking at the windows, doors and siding is in poor condition.
- Exterior paint is in poor condition.
- Woodpecker damage observed at perimeter of building.

Structural Condition:

Based on the limited structural observations and its age, the Cook House is in relatively good structural condition, with no major structural deficiencies except for the stairs leading to the second floor of the water tower.

Recommendations:

1. Repair or replace water tower stairs.
2. The perimeter soil and landscaping be low-

ered to a minimum of 6 inches from existing siding.

3. Remove all moss from asphalt shingles.
4. Clean and maintain all roof gutters and downspouts. Provide splash blocks to divert water away from foundations or wood framing.
5. Install adequate flashing, trim and caulking at all doors and windows.
6. Exterior finishes shall be scraped, cleaned, primed and painted.
7. Repair all woodpecker damage and paint.

Guest House

Building Description:

The Guest House is a one story wood framed structure with an attached two car garage. The two fireplaces and chimneys were recently evaluated and strengthened and therefore are not included in this assessment. Access to the structural framing was limited to a relative shallow crawl space under a portion of the Park Ranger’s Office which was observed through a vent screen that was removed. A portion of the wall, ceiling and roof framing was observed in closet adjacent to the Study Room and also in the corner of the conference room where the finishes were removed because of major leak in a valley of the roof. A portion of the roof framing was also visible through an attic access door in the breezeway between the Guest House and the Carriage House. No other structural framing was observed. The

building, which has been remodeled, modified or repaired on numerous occasions, is wood framed; probably using standard conventional framing that was state of the art at that time of the construction.

In the crawl space, the ground floor framing in the ranger's office is plywood sheathing on 2x8 joists at 24 inches on centers spanning between exterior concrete foundation and 4x6 stringers supported on concrete piers. The crawl space was dry with no indication of water. The walls are full size 2x4 studs at 16 inches on centers while the roof framing has asphalt shingles over 1x solid straight sheathing over either 2x4 or 2x6 rafters at 24 inches on center.

The garage is framed with asphalt shingles over 1x solid straight sheathing spanning 24 inches between 2x4 rafters. A carpenter framed truss is located every 6'-0" to support the ridge beam. The walls are 2x4 studs at 16 inches on centers and the exterior siding in 1x8 shiplap siding. The exterior walls are supported on a continuous concrete foundation with a concrete slab-on-grade for the ground floor.

Observations:

- The Guest House has a continuous concrete footing at the perimeter of the building and garage.
- Crawl spaces vents were observed at the perimeter of the building.

- In some locations exterior ivy landscaping has crawled up on to the siding of the building while other locations the exterior soil and landscaping is close to or in contact with much of the wood finishes and framing of the building and garage. This will lead to insect infestation and dry rot.
- Many large cracks and which indicate differential settlement and movement were observed in the concrete slab-on-grade entrance and rear porches. These slabs are probably un-reinforced.
- One of the structural wood posts that support the roof framing over the entrance porch is in a pool of water from one of the downspouts. This condition will lead to dry rotting of the bottom of the posts.
- A portion of the ceiling in the corner of the conference room located under a roof valley has been removed because of water leaking from the valley. A white material was observed in the roof valley over the area of the leak; however, the leak is still active. Dry rot is present in these stud walls which are load bearing.
- Water damage and cracks in the ceilings and walls were observed.
- A wall hung cabinet in the kitchen had pulled away from the wall.
- Cracks in the top of a wood post at the rear porch that supports the roof framing were observed.
- Large cracks in the concrete slab-on-grade in the garage were observed. These cracks indi-

cate differential settlement and movement and the slab is probably un-reinforced.

- Moss was observed on a portion of the north and east roofs.
- Roof gutters were filled with debris.
- Flashing and caulking at the windows, doors and siding is in poor condition.
- Exterior paint is in poor condition.
- Woodpecker damage observed at perimeter of building.

Structural Condition:

Based on the limited structural observations and its age the Guest House and garage are in relatively good structural condition, with no major structural deficiencies except for the concrete slab-on-grade porches and the ground floor slab in the garage.

Recommendations:

1. Monitor all cracks in concrete slab-on-grades in garage and entrance and rear porch. If cracks are stable over a one year period, epoxy inject all cracks. If cracks move or worsen, or if the slabs are significantly heaved and out of plane, remove slab and replace with reinforced concrete.
2. The perimeter soil and landscaping be lowered to a minimum of 6 inches from existing siding.
3. Review flashing details at roof if required repair or replace. Re-roof as required.
4. Monitor all water stained areas during next

winter. All water stained wall and ceiling finishes be removed and if required replace all damaged and/or dry rotted framing, including about 100 square feet of load bearing wall in the conference room. Reinstall new finishes to match existing.

- 5. Adequately attached kitchen cabinets to walls.
- 6. Reinforce or replaces the wood post with cracks at the rear porch.
- 7. Remove all moss from asphalt shingles.
- 8. Clean and maintain all roof gutters and downspouts. Provide splash blocks to divert water away from foundations or wood framing.
- 9. Install adequate flashing, trim and caulking at all doors and windows.
- 10. Exterior finishes shall be scraped, cleaned, primed and painted.
- 11. Repair all woodpecker damage and paint.

Carriage House

Building Description:

The Carriage House is a wood framed one story building with a partial second floor and a two car garage. Access to the structural framing was limited to a relative shallow crawl space under a portion of the building which was observed through a vent screen that was removed and two portion of the roof framing which were visible through an attic access hatch in the breezeway between the Guest House and the Carriage House and an ac-

cess door in the stair well leading up to the second floor. No other structural framing was observed. It is our understanding that the Carriage House was originally a barn, which has been remodeled, modified or repaired on numerous occasions. The building is wood framed using standard conventional framing that was state of the art at that time of the construction.

Through the one crawl space vent the ground floor framing was observed to be solid straight sheathing of unknown thickness supported on 2x8 (+/-) floor joists that were resting on the ground. A substance or stain, which could be a wood preservative, has been applied to the bottom half of the joist that is in contact with the soil. Because the floor joists rest on the ground the spacing and thickness of the floor joists along with the conditions of this framing could not be determined. The crawl space was dry with no indication of water.

In looking from the attic access hatch in the breezeway between the Carriage House and the Guest House a portion of the original roof of the barn is visible. The framing of the roof of the breezeway which is supported on the original barn roof is solid straight sheathing over 2x6 rafters spaced at 24 inches on center. From the attic access door in the stair well the roof framing of the original barn is visible. The original barn is framed with closely spaced straight sheathing supported on 2x4 rafters spaced at 16 inches. In the

two-car garage a portion of the original exterior wall framing of the barn was visible. This wall was framed with solid 1x vertical wall siding spanning between the foundation, a mid-height full-size 2x4 wall girt and the double full-size 2x4 top plate. The full-size 2x4 wall studs, which are spaced at 6 feet on centers, support the double top plate and the wall girt.

Observations:

- A continuous concrete foundation, which is located at the perimeter of the building, is in very poor condition in some locations. Some areas of the foundation have deteriorated to the point where small ground squirrels have burrowed under and through the poor quality concrete, creating large voids in the perimeter foundations. A portion of the Carriage House rests on mudsills. Metal screens have been added at the location of the voids in the foundation to keep out the ground squirrels. The foundation seems to be relatively shallow with a very low perimeter curb to support the wall framing.
- Vents for the very shallow crawl space were observed at a portion of the rear of the building.
- Exterior soil and landscaping is close to or in contact with much of the wood finishes and framing of the building. This will lead to insect infestation and dry rot.
- The concrete slabs-on-grade located in the garage is in poor condition with numerous large cracks. These cracks indicate differential settlement and movement of the slab, which is

- probably un-reinforced.
- The floors in the individual rooms of the building are uneven and sloping in different directions.
 - Cracks in the intersection of the interior walls at both the first and second floor were observed.
 - Water damage was observed throughout the building.
 - There was a feel and smell of dampness throughout the building.
 - Moss was observed on a portion of the north and east roofs.
 - Roof gutters were filled with debris.
 - Flashing and caulking at the windows, doors and siding is in poor condition.
 - Exterior paint is in poor condition.
 - Woodpecker damage observed at perimeter of building.
 - Bats living in the attic.
- constructed.
2. Monitor all cracks in concrete slab-on-grade in garage. If cracks are stable over a one year period, epoxy inject all cracks. If cracks move or worsen, or if the slabs are significantly heaved and out of plane, remove slab and replace with reinforced concrete.
 3. Monitor all water stained areas during next winter season. All water stained wall and ceiling finishes be removed and if required replace all damaged and/or dry rotted framing. Reinstall new finishes to match existing.
 4. The perimeter soil and landscaping be lowered to a minimum of 6 inches from existing siding.
 5. Remove all moss from asphalt shingles.
 6. Clean and maintain all roof gutters and downspouts. Provide splash blocks to divert water away from foundations or wood framing
 7. Install adequate flashing, trim and caulking at all doors and windows.
 8. Exterior finishes shall be scraped, cleaned, primed and painted.
 9. Repair all woodpecker damage and paint.

Structural Condition:

Based on the limited structural observations and because of the sloping interior floors, water damage, cracks in the interior wall intersections and cracks in the concrete slabs-on-grades the Carriage House is in poor structural condition. All these deficiencies indicate an inadequate foundation system with large differential settlement problems.

Recommendations:

1. The entire building be raised as required and a new reinforced concrete foundation be

MECHANICAL ASSESSMENT

FINDINGS

Main House

- Heating system uses multiple electric wall heaters that probably date back to the 1930s. Original fireplaces are still in place. There are a number of locations where old stove flues have been removed and wall penetrations can be seen.
- Most bathrooms rely on operable windows for ventilation. The small kitchen has a ceiling grille, though it is not known if it is a gravity vent of connected to an exhaust fan.
- Plumbing systems use original galvanized piping for domestic water distribution and cast iron for waste piping. This piping is past its useful life and should be replaced.
- Plumbing fixtures are a combination of original and replacement.
- A modern electric storage tank water heater is located in the basement.
- The basement is prone to ground water intrusion and has a sump pump. Reports of water running back into the sump after the pump turns off suggest a check valve is required at the pump outlet.
- Fire protection system is not present.

Cook House

- Heating system uses multiple electric baseboard convectors. Original fireplace is still in place.
- Toilet rooms rely on operable windows for ventilation.
- Plumbing systems use original galvanized piping for domestic water distribution and cast iron for waste piping. This piping is past its useful life and should be replaced.
- Plumbing fixtures are a combination of original and replacement. The two toilet rooms used for the public have modern flush valve water closets with adequate water pressure.
- An electric storage tank water heater is located in a hall closet.
- The crawlspace is prone to ground water intrusion and does not have a sump pump.
- Fire protection system is not present.

Carriage House

- Electric space heaters.
- Most bathrooms rely on operable windows for ventilation. The small kitchen has a ceiling grille, though it is not known if it is a gravity vent of connected to an exhaust fan.
- Plumbing systems use original galvanized piping for domestic water distribution and cast iron for waste piping. This piping is past its useful

life and should be replaced.

- Plumbing fixtures are a combination of original and replacement.
- Park personnel report that a clogged drain line allows surface water to back-up into the garage.
- An electric storage tank water heater is located in a storage room area and needs replacement.
- Fire protection system is not present.

Guest House

- Heating system uses a propane fired forced air furnace to serve the park office area. Original fireplaces are still in place. The furnace also has an air conditioning coil with an outdoor condenser. Staff reports that the existing condenser is undersized and is in the process of being replaced.
- It was noticed that the furnace sits on the floor adjacent to a screened opening into the crawlspace. It could not be determined if this opening is serving as the 'propane drain'. If so, it must connect to a pipe that runs downhill and vents to the outside. If the screened opening is only connected to the crawlspace, there is a problem as a propane leak from the furnace could fill the crawlspace with propane gas and lead to an explosion. Park staff reports this will be addressed very soon.
- Most bathrooms rely on operable windows for

ventilation. The small kitchen has a ceiling grille, though it is not known if it is a gravity vent or connected to an exhaust fan.

- Plumbing systems use original galvanized piping for domestic water distribution and cast iron for waste piping. This piping is past its useful life and should be replaced.
- Plumbing fixtures are a combination of original and replacement.
- The crawlspace is prone to ground water intrusion and does not have a sump pump.
- Fire protection system is not present.

RECOMMENDATIONS

Main House

Mechanical: Heating system can remain if maintained and operating cost is not a concern.

Continue with operable windows for ventilation in bathrooms.

Regarding a temperature and humidity controlled archive room: Presuming that high humidity is the concern, determine smallest space necessary and install a commercial grade de-humidifier with a direct connected condensate drain. The space mounted dehumidifier will increase heat into the space.

Plumbing: Systems not needed should be removed and disconnected. The least amount of wet pipe possible will be best. Ideally, a central toilet room facility would be developed on the property and all water and waste piping would be capped. Park staff reports a check valve at the pump outlet will be installed.

Fire protection: Review with County Risk Management.

Cook House

Mechanical: Heating system can remain in-use, though if the facility is to be upgraded to attract additional usage, a better system could be developed. If the kitchen range is changed, a type 1 range hood may be required. A food service consultant and the Health Department should be involved when/if this type of upgrade is considered. Provide an exhaust fan for the toilet rooms.

Plumbing: Replace all piping systems. Provide a sump and pump in the cellar under the Women's Toilet..

Fire protection: Review with County Risk Management.

Carriage House

Mechanical: Heating system is reported as not in use and probably unsafe. If the facility is to be upgraded to attract additional usage, a functional system should be developed and consider air conditioning, fuel source (electric or propane) and historic context. Provide an exhaust fan for the toilet rooms.

Plumbing: Replace all piping systems. Drainage needs further investigation and may include a sump and pump in the garage..

Fire protection: Review with County Risk Management.

Guest House

Mechanical: Heating system can remain. Close floor opening adjacent to the furnace and provide a 3" 'propane' floor drain and extend to the outside per the California Plumbing Code. Verify that the furnace combustion air complies with the California Mechanical Code. Replace existing undersized condenser. Provide toilet room exhaust fan(s).

Plumbing: replace all piping systems The crawl-space is prone to ground water intrusion and does not have a sump pump.

Fire protection system is not present.

ELECTRICAL ASSESSMENT

FINDINGS

The following report has been prepared to assist with the programming and preparation of a historic structures report for the Grant Ranch Complex, consisting of five main structures. The Ranch House, Cook House, Carriage House and Tank House were built around 1882 by Adam Hubbard. These structures and the Guest House were extensively remodeled, renovated and expanded later by Joseph D. Grant. These historic structures are used for local events including weddings, parties, public meetings, a ranger office, picnic site, and more. This report outlines the existing conditions observed followed by recommendations for rehabilitation, replacement and upgrade work.

Main House

The Main House electrical systems appear to be in fair condition. The existing wiring is run in conduit from the basement level up through the second floor rooms. The existing load centers in the house are located in a non-code compliant area, the staircase leading to the basement. Additionally, the distribution panels are in fair to poor condition. The panels appear to be over forty years old and in need of replacement. Several of the breakers feeding the electric heaters trip upon

operation of the heaters. It is recommended that the panels be relocated to a code compliant area, in the basement, and that the existing distribution location be used as a junction box for reconnecting the existing electrical loads.

The Call Service system in the house is deteriorating and in need of wiring replacement and servicing to restore it to its original condition.

The outlet devices in the main house are ungrounded and could lead to electrical safety concerns if the owner attempts to use ground-corded (3-prong) devices.

The existing building has two smoke alarms but does not have emergency lighting. It is recommended that if the building continues to operate for public use that these items be added for the safety of visitors.

Cook House

The cook house loads are fed from a panelboard located in the Tank House first floor area. The wiring is installed within conduit, but is in poor condition. All of the wiring should be replaced. The existing wiring devices in the building are in fair condition, but are only two-prong devices. It is recommended that these devices be replaced

with three prong devices and that a grounding conductor be routed within the conduit to ground the new devices.

There are existing electrical baseboard heaters installed in the cook house that appear to be in fair condition. The wiring appears to be newer to these devices and should remain if the heaters are retained.

The existing building did not have smoke alarms and had limited emergency egress lighting. It is recommended that smoke detectors and egress lighting be added to these buildings.

Guest House

The guest house is currently the home of the Park Rangers. The existing electrical distribution is in poor condition and in need of replacement. There is an existing 4-fuse distribution box that should be replaced along with an 8-circuit breaker distribution board that should be replaced. These distribution units are in poor condition and past their useful equipment life spans.

There is newer lighting in the main Ranger office that should be maintained.

Several different types of wiring systems were discovered in the guest house garage, including NM cable, MC cable, and conduit with THW cable. It is recommended that the exposed wiring be examined and tested for proper operation. The existing lighting in the garage is in fair condition. The existing Park Ranger data and phone connection is located in the guest house and is fair condition.

It is recommended that smoke alarms and possibly a system wired smoke detector be added to the park ranger office for additional protection of the building. The smoke detector should be wired to a fire alarm control panel to notify and alarm monitoring company.

Carriage House

The Carriage house has multiple concealed and surface raceways throughout the building. The majority of the surface raceway has become detached from building walls and/or ceilings. It is in need of reinstallation.

The existing wiring devices in the carriage house are two-prong. It is recommended that these device be upgraded to three prong devices and that grounding conductors be installed in all raceways to properly ground the electrical system in the house.

Smoke alarms and emergency egress lighting were not observed in this building. It is recommended that these items be added to the building so that it can be publicly used.

The findings for each individual building had similarities and are jointly served in many cases. This following section of the report addresses the finding in a systems approach.

RECOMMENDATIONS

Electrical Service & Distribution

The main electrical service is served from a pole mounted transformer located south of the carriage house. The utility service is routed underground to a pad mounted metered switchboard. The service is a 400A, 120/240V single phase service with PG&E meter # 1006926517. There are two switches that are fed from this service. A 400A switch that feeds a distribution panel at the Carriage House and a 200A switch that feeds a 200A distribution panel in the Tank House. The Carriage house panel feeds loads in the Garage, Guest House (Ranger's Office), Store House (currently disconnected), McCreery Cottage (currently disconnected), and Main Ranch House. The Tank House Panel feeds exterior loads as well as Cook House Loads. The main distribution gear and Carriage House Panel are in good condition. The Tank House distribution panel

is in good condition. There are several smaller load centers located throughout the structures that include fuse boxes, 24 circuit load centers, and 12 circuit load centers. All of these load centers are in fair to poor condition. The wiring for the distribution systems, including branch circuit wiring, mainly consists of cloth insulated conductors. The conductors are losing insulation and appear to be in poor condition. Refer to single line diagram in Appendix.

Recommendation: The existing distribution panels at the Carriage and Tank Houses should be maintained. It is recommended that the following be completely replaced:

- All wiring leaving the Tank House panel
- Load centers upgraded to commercial grade bolt on panels
- Branch circuit wiring be replaced with newer THW and THHN wiring to reduce fire risk

Interior Lighting + Power Distribution

The interior lighting in the historic spaces are a mixture of original fixtures and newer fixtures. The lamping in these fixtures consists of chandelier lamps as well as incandescent lamps. Compact fluorescent fixtures were not found in the Ranch House and or Carriage House. The Cook House and Ranger's office had a mixture of standard incandescent lamps, compact fluorescent lamps and linear T8 fluorescent lamps.

Power distribution in the buildings is accomplished with conduit throughout most of the structures. Some of the lighting and receptacle circuits that have been added to the buildings at a later date have been completed with MC cable and Romex cable. The outlets in the majority of the buildings are ungrounded type receptacles with original faceplates. These devices appear to be in good condition but do not have a grounding pin.

Recommendation: Upgrade the lamping in the historic fixtures to LED or improved CFL lamps to ensure improved color and level of lighting.

Modify power distribution to receptacles to include grounding wire to every device as part of re-wiring of the facility.

Where Possible, replace two-prong receptacles with standard three prong receptacles.

Provide GFCI receptacles in restrooms and kitchen areas to provide safety per current code.

Exterior Lighting + Landscape Lighting

The exterior lighting installed includes a mixture of decorative exterior fixtures, motion sensor flood lights, and lantern building mounted fixtures. There are a few historical building mounted fixtures that appear to be in bad condition. There is a set of light poles installed at the driveway en-

trance and surrounding the parking area that were newly installed and in good condition.

Recommendation: The exterior lighting needs to be improved and upgraded to maintain the historic fixtures but add a low level of security lighting with motion sensors that will increase the level when activity is detected. This will also serve as a deterrent for those trespassing in the area.

Fire Alarm, Security and Low Voltage Systems

There are currently no fire alarm systems on site. Smoke alarms were observed during our site walk.

The existing security system currently provides protection for the main house only. This is a requirement from History San Jose for the housing of some of the artifacts that are on site. The security system must remain functional at all times. Low voltage systems – telephone and data appear to be minimal. The incoming utility lines run parallel with the electrical power feeds. Telephone lines are routed around the complex along trees at the exterior of buildings. The wiring appears to be in fair condition. Re-working of the existing systems does not appear to be required at this point in time.

Recommendation: Recommend at a minimum the installation of 120V smoke alarms with battery back up at the property to alert individuals of







smoke/fires in the building.







Security for the archive room: Recommend a key pad at the entry door to Room 202 with magnetic sensors mounted on the door and three exterior windows. All other adjacent doors would remain locked with a conventional key system.







LANDSCAPE INVENTORY







Inventory of Major Landscape Features in Grant Ranch House Complex






This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Draft May 7, 2012






<i>Feature Name</i>	<i>Feature Description</i>	<i>Date of Construction (Known or Estimated)</i>	<i>Contributing / Non-Contributing Status</i>	<i>Representative Image(s)</i>	
Buildings and Structures					
Main House	Two stories with wood siding, a pitched roof, wood porch and balcony. Refer to HSR for complete description and recommendations for Main House.	1882- original c.1927 – rebuilt 1937 – remodeled	Contributing		
Cook House	One story with wood siding and pitched roof. Refer to HSR for complete description and recommendations for Cook House.	1882 – original c.1927 – remodeled 1937 - remodeled	Contributing		
Tank House	Three stories with wood siding and a water tank. Refer to HSR for complete description and recommendations for Tank House.	1882 – original c.1927 – rebuilt remodeled 1937	Contributing		



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Buildings and Structures					
Carriage House	One story with a loft, wood siding and a pitched roof and attached garage. Refer to HSR v for complete description and recommendations for Carriage House.	built in 1882 Remodeled in 1937	Contributing		
Guest House / "Buddy Residence"	One story with horizontal wood siding and pitched roof. Refer to HSR vo for complete description and recommendations for Guest House.	c.1927 – wood shed built 1937 – guest house added on	Contributing		
Guest House Garage	One story with horizontal wood siding and pitched roof. Refer to HSR for complete description and recommendations for Guest House.	Mid 1950s	Non Contributing		




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Buildings and Structures					
"Rat Proof" Shed with attached open shed (Store House & Lean-to)	Elevated one story with corrugated galvanized steel siding and roof. Lean-to is attached to the Store House and has a sloped roof. Constructed as a "rat proof shed" with an attached open shed.	1930's	Contributing		
McCreery Cottage	One story with wood siding and pitched composition shingle roof. Refer to HSR for complete description and recommendations for McCreery Cottage.	1933	Contributing		
Fences & Gates	Fence types include: salvaged pickets (contributing) and white lattice at the Rose and Perennial Gardens, wire mesh and plastic deer fabric with steel posts. (non contributing) Gates include wood picket, decorative painted wood (non contributing) and 2 styles of metal farm gates (contributing). The picket fence surrounding the lawn (contributing) was installed in the Grant era and shows up in the 1930s photos of the area. Additionally the picket fence near the McCreery cottage is also from the 1930s according to photo documentation. (contributing)	varies	Contributing and Non Contributing as noted		







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Buildings and Structures					
Fences & Gates	See above. Ranger nursery with deer fencing (non contributing) and gate at the McCreery House (contributing).	varies	Contributing and Non Contributing as noted		
Fences & Gates	See above. Picket fence at Ranch House Contributing) and lattice fence at new rose garden (non contributing). Installed by the Parks department in 2008.	varies	Contributing and Non Contributing as noted		
Seismograph Structure	Small, square, metal enclosure on a concrete footing. It is a U.S. Geological Survey facility.	Unknown	Non Contributing		






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Buildings and Structures					
Swimming Pool Remnant	11" wide roughly finished pool coping edge, flush with the lawn grade. Subterranean tiled pool. 27' x 20'	Between 1927 - 1932	Contributing		
Bath House Remnant	8" wide roughly finished concrete foundation. 12' x 14'	1932	Contributing		
Pool Equipment Shed	Wood shed with a pitched roof that encloses the pool equipment.	Between 1927 - 1932	Contributing		



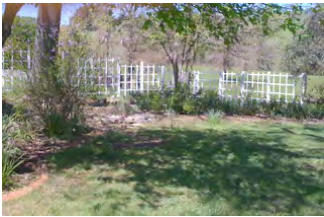



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Buildings and Structures					
Flag Pole	White metal flagpole. Installed by the parks department.	1978	Non Contributing		
Pergola	White, wood, lattice structure. 7' x 14'	1927	Contributing	 	
Glass House Foundation / Quail House	Concrete foundation with one opening for a door that is no longer extant. 10' x 15' x 26"-38" high	1932	Contributing	 	







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Buildings and Structures					
Water Tanks & Shed	Wooden water tanks connected with a shed structure.	Pre 1932	Contributing		
Utilities	Metal utility enclosure near the Store House, propane tanks, weather station in the pasture, northeast of the guest house.	Unknown	Non Contributing		







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Circulation					
Roads	12' wide asphalt to the Grant House complex; 8' 6" wide asphalt south of Mc Creery Cottage	Unknown	Non Contributing		
Pedestrian Pathways	Compacted earth, brick, concrete and stepping stones, Brick L-shaped path at east side of Main House is 41" wide and set in a herringbone pattern.	Circa 1937	Contributing		
Pedestrian Pathways	6' asphalt, and pea gravel at the Rose Garden.	Unknown	Non Contributing		


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Circulation					
Building Porches	Uniquely scored concrete at the Carriage House and Guest House, brick at the Cook House and Main House, wood at south side of Main House.	1937	Contributing		
Building Porches	See above.	1937	Contributing		
San Felipe Creek Footbridge.	53" wide wooden footbridge with wood handrails. Brick path leading to the bridge is 35" wide.	Unknown	Non Contributing		




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Vegetation					
Valley Oaks	3 exceptionally large Valley Oaks within the complex plus several smaller Oaks at the perimeter of the complex; all naturally occurring.	Pre 1880s	Contributing		
Redwood Groves	9 Redwoods (<i>Sequoia sempervirens</i>) 14" – 50" diameter near the Rat Proof Shed. 6 Redwoods 24" – 39" diameter and 3 live oaks (<i>Quercus agrifolia</i>) near the bridge at the entrance to the complex.	1927 - 1942	Contributing		
Isolated Redwoods	There is a single, large redwood north of the McCreery Cottage planted during the Grant era (contributing) and another smaller, single redwood at the gate to the McCreery cottage from the picnic area planted in 1984 by the parks dept. (non contributing).	1927 – 1942 And 1984	Contributing / Non-contributing		





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Vegetation					
Foundation Plantings	Mixed plantings of iris, roses, viburnum, lilac, bergenia, mint. Most plants are original Grant plantings according to the plant survey prepared by the Parks Department. There are 2 hybrid tree peonies (Fragrans Maxima Plena Peony) that were planted during the Grant era in the garden behind the Cookhouse Sheared boxwood (<i>Buxus japonica</i>) hedge northeast of the Cookhouse is 8' long, 3' wide and 3'6" high.	1927 - 1942	Contributing		
Perennial Garden	Mixed plantings of hydrangea, hosta, lavender, roses, and peony planted by the Park Department according to the plant survey prepared by the Park staff. The garden behind the Cookhouse was altered by the Parks Department some of the Grant era plants in this area remain.	2008	Non Contributing		
Original Rose Garden	Group of 16 original rose bushes planted in rows southeast of new rose garden.	1927 - 1942	Contributing		




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Vegetation					
New Rose Garden	Variety of shrub roses planted within the rose garden enclosure.	2008	Non Contributing		
Trellis Roses	Climbing roses planted on wood trellises at the Main House, Cook House and Carriage House. Some are from rootstock from the Grant era.	1927 - 1942	Contributing		
Ornamental Trees	Mulberry (<i>Morus alba</i>), strawberry tree (<i>Arbutus unedo</i>), horse chestnut (<i>Aesculus hippocastanum</i>), red horse chestnut (<i>Aesculus carnea</i>), birch (<i>Betula alba</i>), hedge maple (<i>Acer capestre</i>), (Contributing). Crepe myrtle (<i>Lagerstroemia indica</i>) and a Raywood ash (<i>Fraxinus 'Raywood'</i>) planted in lawn south of the Main House to replace an apple, (Non Contributing)	1927 – 1942 and 2008	Contributing And Non Contributing		





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Vegetation					
Ornamental Trees	See above	1927 - 1942	Contributing		
Nut & Fruit Trees	Plum (<i>Prunus sp.</i>), olive (<i>Olea europaea</i>), apple, Bartlett pear (<i>Pyrus communis 'Bartlett'</i>), native California walnut. 5 pears planted near the pool equipment shed, walnuts behind the Store House, 2 pears, 1 apple and 1 plum northeast of the Main House, in the level area defined by the brick band. (Contributing) 2 recently planted fruit trees north of the perennial garden. (Non Contributing)	Pears and some plums planted in 1919. 1927 – 1942 2008	Contributing / Non-Contributing		
Lawns	The gently sloped areas around the main house and picnic area are planted in lawns.	1927 - 1932	Contributing		




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Vegetation					
San Felipe Creek Vegetation	Blackberry, iris, purple leaf plum trees, olive, thistle, live oak, coyote bush (<i>Baccharis pilularis</i>), buckeye, redwoods, Vinca (planted by the Grants)	Pre 1880 to Post 1942	Contributing		




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Small Scale Features					
Light Posts	Single and paired ornamental cast iron posts with lanterns set on 30" square brick pads.	Pre 1932	Contributing		
Cook House Light	Ornamental iron wall mount fixture.	Pre 1941	Contributing		
Chimney Bell	Bronze bell in wall mounted bracket.	Post 1938	Contributing		




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Small Scale Features				
Grant Horse Tie	Cast iron, horse shaped tie with ring.	Pre 1927	Contributing	
Hubbard Horse Tie	Steel ring embedded in trunk of the Valley Oak at the Main House.	Pre 1927	Contributing	
Rose Garden Benches & Ornaments	Precast concrete.	2008	Non Contributing	 




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Small Scale Features					
Tree Rounds	Native stone or brick, dry-laid or mortared that encircle several trees within the complex	1927 - 1942	Contributing		
Tree Rounds	See above.	1927 - 1942	Contributing		
Vine Trellises	Fan shaped wood trellises planted with climbing roses	1927 - 1942	Contributing		

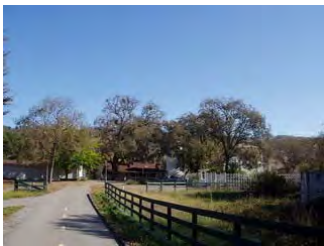
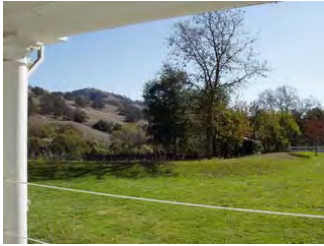


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Small Scale Features					
Perennial Garden Ornaments	These include 2 birdbaths, a large scallop shell, brick and stone fragments from the Hamilton Observatory, cobble and an ornamental dry stream bed.	2008	Non Contributing		
Ornamental Iron Bell	Grant dinner bell originally located on one of the large Valley Oaks. It is presently in storage on site	Post 1927	Contributing		
Wooden Water Trough	2' x 8' x 2' high wood trough w/ steel braces. The trough is original to the ranch and was moved here from another location.	Pre 1927	Contributing		






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Small Scale Features					
Concrete Gutter	Curved, custom fit concrete gutter.	1927 - 1942	Contributing		
Boot Cleaner	Decorative steel boot wipe in a quatrafoil form, 7" x 10", mounted to brick walk paving.	1927 - 1942	Contributing		
Cook House Benches	Backless wooden benches.	Unknown	Contributing		





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Small Scale Features					
Valley Oak Concrete Fill	Finished concrete patch that fills a void at the base of the Valley Oak at the front door of the Main House.	Unknown	Contributing		
Grant Porch Chairs	Ornamental iron patio chairs.	Unknown Possibly 1940's	Contributing		
Smith Bridge Monument	12" x 12" cast monument with 1918 date and the following inscription: "This post was part of a concrete bridge that spanned Smith Creek for 82 years and was salvaged when the bridge built in 1918 was replaced in 2000." It is set on a 2' square concrete pad. It is part of the interpretive display about the Mt. Hamilton Road	1918	Contributing		



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Small Scale Features					
Stone Mortar	Native American rock mortar.	Pre 1880 artifact brought to the Ranch by Grant 1927 – 1942	Contributing		
Utility Pole	Abandoned wood utility pole that provided power at the Mc Creery Cottage.	Possibly 1933	Contributing		
Horse Trough	Circular concrete horse trough – one of four. (3 remain)	1930s	Contributing		






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Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)
Small Scale Features				
Interpretive Signs	Standard park interpretive signs with content about the McCreery Cottage and the Grant House complex. At the McCreery Cottage signs are titled: "Mount Hamilton Road The Early Auto Era" and "Mount Hamilton Road Horse and Buggy Days". The garage at the cottage includes a display with an old gas pump, an old buggy and an old freight wagon.	2008	Non Contributing	
Irrigation Equipment	Grant era (contributing) and modern irrigation equipment (non-contributing) including galvanized piping, hose bibs, remote control valves, drip irrigation equipment, a controller and backflow device. The hummingbird faucet on the SE corner of the house is also a part of the Grant era irrigation equipment.	1927 – 1942 And 2008	Contributing / Non Contributing	 





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Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)	
Views and Vistas					
View looking NE as you enter the complex	Features the central court space at the heart of the building complex.	1942	Contributing		
Views of the surrounding hills	Views of the surrounding hills are available from many vantages points on the site.	1942	Contributing	 	
Vista of the Main House from the lawn around the pool	Looking northeast towards the Main House.	1942	Contributing?		





Inventory of Major Features in Grant Ranch House Complex				
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012				
<i>Feature Name</i>	<i>Feature Description</i>	<i>Date of Construction (Known or Estimated)</i>	<i>Contributing / Non-Contributing Status</i>	<i>Representative Image(s)</i>
Views and Vistas				
View looking SE from the main house porch	Distant views to the surrounding hills are blocked by dense vegetation that has grown up in the creek area.	1942	Contributing	
View looking west and SW from the Mc Creery Cottage	Wide view of the level valley that used to be an orchard.	1942	Contributing	 
View of the Valley Oak, Tank House and entrance to the Main House	From the central courtyard space.	1942	Contributing	 


Inventory of Major Features in Grant Ranch House Complex					
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012					
Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)	
Natural Systems & Features and Topography					
San Felipe Creek	Creek runs generally east to west between the Grant Ranch complex and the Mc Creery Cottage and includes some native, some ornamental and many invasive plant species.	Pre 1880s	Contributing		
Pond at the water tanks Known as the bass pond	A small algae covered pond with reeds and blackberry. Also has daffodils and narcissus from the Grant era	1927 – 1942	Contributing		
Privacy Berm at the NE side of the swimming pool	Low berm around the east and south sides of the swimming pool built by Grant for privacy.	1927 - 1932	Contributing		

Inventory of Major Features in Grant Ranch House Complex					
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012					
Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)	
Natural Systems & Features and Topography					
Lawn graded to be level	A concrete wall with a brick cap 13" – 16" wide was built inside the fenced area to create a level area northeast of the Main House and Cook House.	1927 – 1942	Contributing		

Inventory of Major Features in Grant Ranch House Complex					
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012					
Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)	
Land Use					
Rose Garden	<p>30' x 30' garden surrounded by a white, wood, lattice fence. There are 2 gates into the rose garden, 5' wide gravel paths defined by plastic header boards, a central basin with fountain, garden ornament, a monument sign and hybrid roses. The fountain was moved from the original Grant houses to the garden. The roses that are planted in the garden were all hybridized prior to 1937, with the exception of 1 rose.</p> <p>The monument says: Joseph D Grant County Park, Grant Ranch Rose Garden, this garden was made possible through a generous donation of heritage roses by Elspeth Grant Bobbs "Stand fast". Dedicated June 2008, Santa Clara County Parks Department. It is a bronze plaque on a concrete pedestal.</p>	2008	Non Contributing		
Ornamental Plantings	A variety of ornamental plantings throughout the complex and primarily around the Main House	1927 – 1942	Contributing		
Recreation	Picnic and bar-be-que area between the Main House and Mc Creery cottage.	2008	Non Contributing		

Inventory of Major Features in Grant Ranch House Complex					
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012					
Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)	
Land Use					
Utility Areas	Area north of the Carriage House, around the Store House, and at the vehicular turn-around between the two garages is used for a variety of utilitarian uses including storage of plants, supplies, an animal cage and parking for park staff.	unknown	Non Contributing		
Fruit Tree Plantings	These include historic and newly planted trees.	1927 – 1942 / 2008	Contributing		
Pasture	Areas outside the complex perimeter fence that were historically used for pasture for the Grant cattle.	Post 1880	Contributing		

Inventory of Major Features in Grant Ranch House Complex					
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012					
Feature Name	Feature Description	Date of Construction (Known or Estimated)	Contributing / Non-Contributing Status	Representative Image(s)	
Spatial Organization					
Entry Court	Defined by the buildings that surround the space and two large valley oak trees that create a canopy over much of the area.	1927 – 1942	Contributing		
Court North of Carriage & West of the Guest House	This space is defined by the north side of the Carriage House, west side of the guest house and south side of the northern garage. There is also a large valley oak that canopies the space.	1950s	Contributing		
Vehicular turn around NE of Store House	This space is defined primarily on the ground plane with a circle of gravel pavement surrounding a grove of large and medium sized valley oak trees.	2008	Non Contributing	 	

Inventory of Major Features in Grant Ranch House Complex				
This inventory matrix of features corresponds to the Feature Location Map for the Grant Ranch House Complex Administrative Draft April 10, 2012				
<i>Feature Name</i>	<i>Feature Description</i>	<i>Date of Construction (Known or Estimated)</i>	<i>Contributing / Non-Contributing Status</i>	<i>Representative Image(s)</i>
Spatial Organization				
Working yard NE of the Guest House	The working yard is the space northeast of the Guest House and between the perimeter fence. It slopes gently away from the building and is partially open – partially canopied.	1927 – 1942	Contributing	

Notes:

Landscape Conditions and Recommendations are not in the scope of this report. Recommendations regarding vegetation appear in the architectural Conditions and Recommendations (Vol. II) of the report where adjacent plant materials are causing damage to the buildings. It is recommended that a landscape plan be prepared, and that a Recommendations Report be made at a future time.

The year 2008 has been used for all additions made by the Park District unless an alternate date has been provided.

RECOMMENDATIONS SUMMARY AND CONCLUSIONS

Prioritized List of Recommendations by Building

The following is a summary of locations where material deficiencies were observed and identified in each individual structure. The recommended projects are for repairs or replacement of deteriorated building components that, if left untreated, will put the buildings at risk. In that regard the recommendations are given high, medium or low priorities. In addition, each line item within the priority rating is given a numerical rating with 1. (one) being the highest priority. In general the most common reason for deterioration is water intrusion. Among all of the structures in the Grant ranch House complex the most important task is to eliminate the sources of water intrusion, and then repair or replace the deteriorated elements per the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The list below is based on the Conditions Recommendations Matrix in the previous section. The recommendations do not include reconstructions of missing elements such as the Tank House railing at the top of the tower, or accessibility solutions.

Main House

High Priority:

1. Second story porch deck structure surface and flashing / windows / drainage (at-grade

- and gutters) / railings / pests / siding / paint
2. Biological growth / vegetation
3. Foundations / columns & posts / main level porch deck

Medium Priority:

1. Roof / trim
2. Mechanical and plumbing and electrical systems
3. Patios & walkways

Low Priority:

1. Doors / shutters
2. Light fixtures

Tank House

High Priority:

1. Roof (tank reconstruction) / siding / stair / windows / drainage (at-grade and gutters) / pests / siding / paint
2. Biological growth / vegetation
3. Foundations

Medium Priority:

1. Trim / electrical system

Low Priority:

1. Doors / flight fixtures

Cook House

High Priority:

1. Drainage (at-grade and gutters) / windows
2. Biological growth / vegetation / pests / siding / paint
3. Foundations

Medium Priority:

1. Roof / trim / columns
2. Mechanical and plumbing and electrical systems

Low Priority:

1. Chimney / doors / shutters / breezeway (brick) / light fixtures

Guest House

High Priority:

1. Roof / drainage (at-grade and gutters) / windows
2. Biological growth / vegetation / pests / siding / paint
3. Foundations

Medium Priority:

1. Trim / breezeway (concrete repair) / columns
2. Mechanical and plumbing and electrical systems

Low Priority:

1. Chimneys / doors / light fixtures

Low Priority

1. None

The following tables – Architectural Exterior Priority and Architectural Interior Priority– illustrate the maintenance priority for each building element of the six buildings evaluated for this report. These tables, along with the detailed recommendations for each structure, are intended to help prioritize future repair and rehabilitation projects.

Carriage House*High Priority:*

1. Roof / drainage (at-grade and gutters) / windows
2. Biological growth /vegetation / pests / siding / paint
3. Foundations

Medium Priority:

1. Trim / columns / breezeway (concrete) / patios & walkways
2. Mechanical and plumbing and electrical systems

Low Priority:

1. Doors / light fixtures

McCreery Cottage*High Priority:*

1. Roof (including spanning members) / drainage (at-grade and gutters) / windows / biological growth / vegetation / pests / siding / paint
2. Foundations / stairs

Medium Priority:

1. Chimney / doors / trim
2. Mechanical, plumbing and electrical systems

Architectural Exterior Priority

	Roof	Chimneys and Brick Masonry	Drainage	Siding	Doors	Windows	Trim	Shutters	Columns/Posts	Stairs	Porches/Deck/Breezeway	Wood Railing	Foundations	Patios & Walkways	Light Fixtures	Paint	Biological Growth	Vegetation	Pest	Mechanical	Plumbing	Electrical
Main House	M	L	H	H	L	H	M	L	H	N	H	H	H	M	L	H	H	H	H	M	M	M
Tank House	H	N	H	H	L	H	M	N	N	H	N	N	H	N	L	H	H	H	H	N	N	M
Cook House	M	L	H	H	L	H	M	L	M	N	L	N	H	N	L	H	H	H	H	M	M	M
Guest House	H	L	H	H	L	H	M	N	M	N	M	N	H	N	L	H	H	H	H	M	M	M
Carriage House	H	N	H	H	L	H	M	N	M	N	M	N	H	M	L	H	H	H	H	M	M	M
McCreery	H	H	H	H	L	H	M	N	N	H	N	N	H	N	N	H	H	H	H	N	N	N

Architectural Interior Priority

	Floor Finish	Walls	Ceilings	Interior Doors	Wood Trim	Cabinets/Casework	Fireplaces	Plumbing Fixtures	Light Fixtures	Heating Elements	Miscellaneous Fittings
Main House	L	H	M	L	L	L	L	M	L	M	L
Tank House	N	L	L	N	N	N	N	N	L	N	N
Cook House	L	L	M	L	L	L	L	M	L	L	N
Guest House	M	H	H	L	L	L	L	M	L	L	L
Carriage House	M	H	M	L	L	L	N	M	L	N	N
McCreery	L	H	H	L	L	L	L	M	L	N	N

Key:

- H = High Priority
- M = Medium Priority
- L = Low Priority
- N = Not surveyed, feature does not exist, or no work required



Next Steps

The previous sections, the Conditions Recommendations Matrix and the Prioritized List of Recommendations by Building, are intended as a guide for the development of repair and rehabilitation projects. Clearly, the high priority items suggest projects that should be implemented in the near future to arrest further deterioration of the historic fabric.

The organization of the recommendations in this report is modular and is designed to allow County staff to identify repair projects based on need, as well as subject.

For example: roofing is a separate prioritized line item in all of the building recommendations. Referring to the Conditions Recommendations matrix, one sees that the Tank House, Guest House, Carriage House, and McCreery Cottage are all high priority roofing projects. The report also states that the Tank House roof work is complicated by reconstruction of the tank itself, and that McCreery Cottage will require substantial structural work. It becomes apparent then, that there may be a combined and straight forward re-roofing project at the Guest and Carriage Houses. The cost estimates for the roofing work at each of the buildings assume individual projects; however, by seeing the opportunity to combine the Guest and Carriage House roof work, a savings is realized by doing both projects at once.

This report presents an opportunity for the County to structure and price projects ranging from complete building rehabilitations to smaller discreet, high priority repair work. The next steps may include:

1. Identification, scoping, and cost analysis and of high priority projects at the site.
2. Identification and cost analysis of larger scale individual or multi building rehabilitation projects.
3. Identification of county funding for projects or project fundraising with private partners.
4. Landscape conditions and Recommendations are not in the scope of this report. We recommend the creation of a landscape planting plan, and a recommendations document that will serve the site in a way similar to the architectural recommendations.

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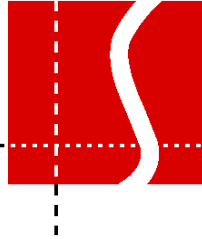
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APPENDIX



Leland Saylor Associates

A Certified DVBE



PROJECT: GRANT RANCH
LOCATION: SAN JOSE, CA
CLIENT: CAREY AND CO.
DESCRIPTION: MULTI-BUILDING HISTORIC REMODEL

JOB NUMBER: J12-027AR3
PREPARED BY: JS
BID DATE: UNKNOWN
ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

CONCEPT ESTIMATE

GRANT RANCH
SAN JOSE, CA

LSA JOB NUMBER:
J12-027AR3

August 6, 2012

PREPARED FOR
CAREY AND CO.
BY LELAND SAYLOR ASSOCIATES

1.0 PROJECT SYNOPSIS

1.1 TYPE OF STUDY:

CONCEPT ESTIMATE
WITH DESIGN-BID-BUILD

1.2 PROJECT DESCRIPTION:

Construction Type: HISTORIC WOOD FRAME
Foundation Type: VARIOUS WOOD, BRICK AND CONCRETE
Exterior Wall Type: WOOD LAP SIDING
Roof Type: ASPHALT COMP
Stories Below Grade: MAIN HOUSE PARTIAL BASEMENT
Stories Above Grade: ONE, TWO
Sitework: MINIMAL AT THIS TIME
Plumbing System: EQUIPMENT, FIXTURES, ACCESSORIES, VALVES & SPECIALTIES, PERMITS,
TEST & CLEAN
Mechanical System: HEATERS
Fire Protection System: NONE
Electrical Service: MOSTLY HISTORIC



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 PREPARED BY: JS
 BID DATE: UNKNOWN
 ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

1.3 GENERAL NOTES REGARDING PROJECT:

MULTI-BUILDING COMPLEX INVOLVING VARIOUS-DATED HISTORIC STRUCTURES. THIS COST ESTIMATE IS CONCEPTUAL ONLY. CONSTRUCTION DRAWINGS AND SPECIFICATIONS WERE NOT USED IN THIS ESTIMATE. THE BASIS FOR THE ESTIMATE OF COST IS THE MATERIAL PROVIDED IN THE GRANT RANCH HOUSE COMPLEX HISTORIC STRUCTURES REPORT - CONDITIONS AND RECOMMENDATIONS SECTION. ALTERATIONS ASSOCIATED WITH REHABILITATION PROJECTS ARE NOT USED IN THIS ESTIMATE.

2.0 DEFINITIONS

2.1 ESTIMATE OF COST:

An Estimate of Cost is prepared from a survey of the quantities of work - items prepared from written or drawn information provided at the design-development, working drawing or bid-documents stage of the design. Historical costs, information provided by contractors and suppliers, plus judgmental evaluation by the Estimator are used as appropriate as the basis for pricing. Allowances as appropriate will be included for items of work which are not indicated on the design documents provided that the Estimator is made aware of them, or which, in the judgment of the Estimator, are required for completion of the work. We cannot, however, be responsible for items or work of an unusual nature of which we have not been informed.

2.2 BID:

An offer to enter a contract to perform work for a fixed sum, to be completed within a limited period of time.



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 PREPARED BY: JS
 BID DATE: UNKNOWN
 ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

3.0 BIDS & CONTRACTS

3.1 MARKET CONDITIONS:

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from Leland Saylor Associates final estimates:

Number of Bids	Percentage Differential
1	+25 to 100%
2 - 3	+10 to 25%
4 - 5	0 to +10%
6 - 7	0 to -10%
8 or more	-10 to -20%

Accordingly, it is extremely important to ensure that a minimum of 4 to 5 valid bids are received. Since LSA has no control over the bid process, there is no guarantee that proposals, bids or construction cost will not vary from our opinions or our estimates. Please see Competitive Bidding Statement in the estimate detail section for more information.



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 BID DATE: UNKNOWN
 ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

4.0 ESTIMATE DOCUMENTS

4.1 This Estimate has been compiled from the following documents and information supplied:

DRAWINGS:

Architectural YES	Mechanical None	Landscaping None
Structural None	Plumbing None	Accessibility Standards None
Civil None	Electrical None	Other YES

SPECIFICATIONS / PROJECT MANUAL:

INTERIOR AND EXTERIOR PHOTOGRAPHS, DRAFT HISTORIC STRUCTURES REPORT, CONDITIONS AND RECOMMENDATIONS REPORTS

COSTS PROVIDED BY OTHERS:

NONE

4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the concept estimate can cause major cost changes. In these circumstances, Leland Saylor Associates should be notified and an appropriate adjustment made to the concept estimate.



PROJECT: GRANT RANCH
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 BID DATE: UNKNOWN
 ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

5.0 GROSS SQUARE FEET

BUILDING	GSF
MCCREERY COTTAGE	1,140
CARRIAGE HOUSE	1,961
GUEST HOUSE	2,001
TANK HOUSE	392
COOK HOUSE	1,969
MAIN HOUSE	4,569
TOTAL GROSS SQUARE FEET	12,032

6.0 WAGE RATES

6.1 This Estimate is based on prevailing wage-rates and conditions currently applicable in SAN JOSE, CA.

7.0 PRORATE ADDITIONS TO THE ESTIMATE

7.1 **GENERAL CONDITIONS:** 12.00%

An allowance based on 12.00% of the construction costs subtotal has been included for Contractor's General Conditions.

7.2 **CONTINGENCY:** 30.00%

An allowance based on 30.00% of the construction costs subtotal has been included for Design Contingency.

NOTE: This allowance is intended to provide a Design Contingency sum only, for use during the design process. It is not intended to provide for a Construction Contingency sum.



PROJECT: GRANT RANCH
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JOB NUMBER: J12-027AR3
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 BID DATE: UNKNOWN
 ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

7.3 ESCALATION: 3.50%

An allowance of 3.50% has been included in this estimate for construction material & labor cost escalation up to the anticipated mid-point of construction, based on the following assumptions:

Construction start date:	unknown
Construction period:	unknown
Mid-point of construction:	unknown
Annual escalation rate:	3.50%
Allowance for escalation:	3.50%

No allowance has been made for Code Escalation or Technological Escalation.

7.4 GEOGRAPHICAL FACTOR - REMOTE SITE: 7.00%

A Geographical Location Factor of 7.00% has been included in the prorates section of the estimate.

7.5 PHASING ALLOWANCE 0.00%

No Phasing Allowance is needed for this job.

7.6 BONDS: 2.00%

An allowance of 2.00% of the construction cost subtotal is included to provide for the cost of Payment and Performance Bonds, if required.



PROJECT: GRANT RANCH
 LOCATION: SAN JOSE, CA
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JOB NUMBER: J12-027AR3
 PREPARED BY: JS
 BID DATE: UNKNOWN
 ESTIMATE DATE: 8/6/2012

PREFACE AND NOTES TO THE ESTIMATE

7.7 CONTRACTOR'S FEE: 8.00%

An allowance based on 8.00% of the construction cost subtotal is included for Contractor's office Overhead and Profit has been included. Office overhead of the contractor is always included with the fee.

All field overhead of the contractor is included in the General Conditions section of the estimate.

8.0 SPECIAL NOTES PERTAINING TO THIS ESTIMATE

8.1 SPECIFIC INCLUSIONS:

The following items are specifically included in this estimate:

NONE (or list)

8.2 SPECIFIC EXCLUSIONS:

The following items are specifically excluded from this estimate:

HAZMAT
 SOIL REMEDIATION

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MCCREERY COTTAGE	ESTIMATE DATE:	8/6/2012
		PROJECT GSF:	12,032

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MCCREERY COTTAGE	ESTIMATE DATE:	8/6/2012
		GSF:	1,140

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	MCCREERY COTTAGE	1,140	SF	243.46	277,542
	CARRIAGE HOUSE	1,961	SF	211.19	414,148
	GUEST HOUSE	2,001	SF	197.49	395,173
	TANK HOUSE	392	SF	158.46	62,114
	COOK HOUSE	1,969	SF	184.68	363,643
	MAIN HOUSE	4,569	SF	235.93	1,077,978
	SITE ACCESS DIFFICULTY ADDER	5%			129,530
	TOTAL PROJECT COSTS			226.07	2,720,128
	PRORATES INCLUDED IN ABOVE COSTS				
	General Conditions	12.00%			
	Design Contingency	30.00%			
	Escalation	3.50%			
	Geographical Location Factor - Remote Site	7.00%			
	Phasing Allowance	0.00%			
	Bonds	2.00%			
	Overhead and Profit	8.00%			

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF			31.40	35,800
	CHIMNEY			3.32	3,780
	DRAINAGE			4.05	4,620
	SIDING			14.45	16,478
	DOOR			2.63	3,000
	WINDOWS			9.12	10,400
	WOODEN STEPS			5.26	6,000
	FOUNDATIONS			48.36	55,132
	PAINTING			8.11	9,240
	BIOLOGICAL GROWTH			-	NONE
	VEGETATION			0.81	924
	PEST CONTROL			3.00	3,420
	FLOOR FINISHES			24.20	27,588
	WALLS			10.00	11,400
	CEILING			17.00	19,380
	INTERIOR DOORS			5.53	6,300
	CABINETS			2.63	3,000
	FIREPLACE			-	NONE
	PLUMBING			14.94	17,030
	INTERIOR LIGHT FIXTURES			2.19	2,500
	ELECTRICAL			36.45	41,550
	TOTAL SITE AND BUILDING			243.46	\$ 277,542

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: MCCREERY COTTAGE	ESTIMATE DATE: 8/6/2012
	GSF: 1,140

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: MCCREERY COTTAGE	ESTIMATE DATE: 8/6/2012
	GSF: 1,140

CONCEPT ESTIMATE**CONCEPT ESTIMATE**

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
Competitive Bidding					
<p>The prices in this estimate are based on competitive bidding. Competitive bidding is receiving responsive bids from at least five (5) or more general contractors and three (3) or more responsive bids from major subcontractors or trades. Major subcontractors are structural steel, plaster/EIFS contractors, mechanical, plumbing and electrical subcontractors.</p> <p>Without Competitive Bidding, Contractor bids can and have ranged from 25% to 100% over the prices in this Estimate, depending on the size of the job.</p> <p>We urge you to notify your client of the existing difficult bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.</p>					

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
ROOF					
	DEMO ROOF	1,140	SF	3.00	3,420
	DEMO ROOF STRUCTURAL ITEMS	1,140	SF	3.00	3,420
	DEMO SHEETMETAL	154	LF	8.00	1,232
	NEW ROOF, 40 YR A.S.	1,140	SF	8.00	9,120
	NEW ROOF STRUCTURAL ITEMS, MATCH ORIGINAL	1,140	SF	12.00	13,680
	NEW SHEETMETAL, COPPER	154	LF	32.00	4,928
SUBTOTAL 1.1					35,800
CHIMNEY					
	REPAIR/REPOINT CHIMNEY	1	EA	3,500.00	3,500
	EXTEND CHIMNEY 2'	1	LS	280.00	280
SUBTOTAL 2.1					3,780
DRAINAGE					
	REGRADE SOIL @ EDGE OF BUILDING	154	LF	30.00	4,620
SUBTOTAL 2.2					4,620
SIDING					
	REMOVE ROTTED ITEMS	1,540	SF	2.00	3,080
	SAND AND SEAL (E) DAMAGED WOOD	1,540	SF	4.00	6,160
	REPAIR VENTS	154	LF	7.00	1,078
	NEW SIDING AS NEEDED	1,540	SF	4.00	6,160
SUBTOTAL 2.4					16,478
DOOR					
	RECONDITION (E) DOOR & TRIM	2	EA	1,500.00	3,000
SUBTOTAL 2.5					3,000
WINDOWS					
	REFURBISH (E) WINDOWS INCLUDING TRIM & HAZMAT, ALLOW	325	SF	32.00	10,400
SUBTOTAL 2.6					10,400

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MCCREERY COTTAGE	ESTIMATE DATE:	8/6/2012
		GSF:	1,140

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	WOODEN STEPS REBUILD ENTRY STEPS	2	SET	3,000.00	6,000
	SUBTOTAL 2.69				6,000
	FOUNDATIONS RAISE COTTAGE & REBUILD FOUNDATIONS PERIMETER DRAINAGE	154 154	LF LF	350.00 8.00	53,900 1,232
	SUBTOTAL 2.7				55,132
	PAINTING PREP AND REPAINT (E) EXTERIOR SURFACES	1,540	SF	6.00	9,240
	SUBTOTAL 2.75				9,240
	BIOLOGICAL GROWTH MOST AREAS WITH THIS CONDITION ARE TREATED IN OTHER SECTIONS				-
	SUBTOTAL 2.8				NONE
	VEGETATION CLEAR AND PRUNE VEGETATION @ BUILDING	154	LF	6.00	924
	SUBTOTAL 3.1				924
	PEST CONTROL PEST CONTROL AND CLEANING	1,140	SF	3.00	3,420
	SUBTOTAL 3.2				3,420
	FLOOR FINISHES DEMO RESILIENT FLOORING INCLUDING HAZMAT MASTIC REFINISH WOOD FLOORS REPAIR FLOOR STRUCTURE AS NEEDED, REPLACE FLOORING	456 1,140 1,140	SF SF SF	8.00 12.00 9.00	3,648 13,680 10,260
	SUBTOTAL 3.3				27,588

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MCCREERY COTTAGE	ESTIMATE DATE:	8/6/2012
		GSF:	1,140

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	WALLS REFURBISH GYP & TRIM REFURBISH WOOD FINISH & TRIM AS NEEDED	1,140 1,140	SF SF	5.00 5.00	5,700 5,700
	SUBTOTAL 3.4				11,400
	CEILINGS REFURBISH CEILINGS REPAIR CEILING STRUCTURE AS NEEDED PAINT CEILING	1,140 1,140 1,140	SF SF SF	5.00 8.00 4.00	5,700 9,120 4,560
	SUBTOTAL 3.5				19,380
	INTERIOR DOORS REFURBISH DOORS & TRIM	9	EA	700.00	6,300
	SUBTOTAL 3.6				6,300
	CABINETS REFURBISH CABINETS	20	LF	150.00	3,000
	SUBTOTAL 3.7				3,000
	FIREPLACE				
	SUBTOTAL 4.2				NONE
	PLUMBING REPAIR OR REPLACE FIXTURES REPLACE PIPING NEW SUMP PUMP	1 1,140 1	LS SF EA	2,500.00 12.00 850.00	- 13,680 850
	SUBTOTAL 5.1				17,030
	INTERIOR LIGHT FIXTURES REPAIR OR REPLACE FIXTURES	1	LS	2,500.00	2,500
	SUBTOTAL 5.3				2,500
	ELECTRICAL GENERAL ELECTRICAL UPGRADES ELECTRIC HEATERS INCLUDING WIRING	1,140 6	SF EA	30.00 1,225.00	34,200 7,350
	SUBTOTAL 5.5				41,550

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	CARRIAGE HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	1,961

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	CARRIAGE HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	1,961

CONCEPT ESTIMATE

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF			29.75	58,346
	CHIMNEY			-	NONE
	DRAINAGE			5.72	11,208
	SIDING			10.04	19,688
	DOOR			8.67	17,000
	WINDOWS			3.52	6,912
	WOODEN POSTS			1.30	2,550
	FOUNDATIONS			37.55	73,627
	LIGHT FIXTURES			0.18	350
	PAINTING			5.63	11,040
	BIOLOGICAL GROWTH			-	NONE
	VEGETATION			0.56	1,104
	PEST CONTROL			3.00	5,883
	FLOOR FINISHES			24.20	47,456
	WALLS			10.00	19,610
	CEILINGS			17.00	33,337
	INTERIOR DOORS			2.86	5,600
	CABINETS			1.53	3,000
	FIREPLACE			-	NONE
	PLUMBING			14.04	27,532
	INTERIOR LIGHT FIXTURES			1.27	2,500
	ELECTRICAL			34.37	67,405
	TOTAL SITE AND BUILDING			211.19	\$ 414,148

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	Competitive Bidding				
	<p>The prices in this estimate are based on competitive bidding. Competitive bidding is receiving responsive bids from at least five (5) or more general contractors and three (3) or more responsive bids from major subcontractors or trades. Major subcontractors are structural steel, plaster/EIFS contractors, mechanical, plumbing and electrical subcontractors.</p> <p>Without Competitive Bidding, Contractor bids can and have ranged from 25%- to 100% over the prices in this Estimate, depending on the size of the job.</p> <p>We urge you to notify your client of the existing difficult bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.</p>				

PROJECT: **GRANT RANCH**
 LOCATION: **SAN JOSE, CA**
 CLIENT: **CAREY AND CO.**
 DESCRIPTION: **CARRIAGE HOUSE**

LSA JOB NO: **J12-027AR3**
 PREPARED BY: **JS**
 CHECKED BY: **IS**
 ESTIMATE DATE: **8/6/2012**
 GSF: **1,961**

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF				
	DEMO ROOF	1,961	SF	3.00	5,883
	DEMO ROOF STRUCTURAL ITEMS	1,961	SF	3.00	5,883
	DEMO SHEETMETAL	184	LF	8.00	1,472
					-
	NEW ROOF, 40 YR A.S.	1,961	SF	8.00	15,688
	NEW ROOF STRUCTURAL ITEMS, MATCH ORIGINAL	1,961	SF	12.00	23,532
	NEW SHEETMETAL, COPPER	184	LF	32.00	5,888
	SUBTOTAL 1.1				58,346
	CHIMNEY				
	NONE				-
	SUBTOTAL 2.1				NONE
	DRAINAGE				
	REGRADE SOIL @ EDGE OF BUILDING	184	LF	30.00	5,520
	DEMO GUTTERS	92	LF	4.00	368
	DEMO DOWNS	66	LF	4.00	264
	NEW GUTTERS, COPPER	92	LF	32.00	2,944
	NEW DOWNS, COPPER	66	LF	32.00	2,112
	SUBTOTAL 2.2				11,208
	SIDING				
	REMOVE ROTTED ITEMS	1,840	SF	2.00	3,680
	SAND AND SEAL (E) DAMAGED WOOD	1,840	SF	4.00	7,360
	REPAIR VENTS	184	LF	7.00	1,288
	NEW SIDING AS NEEDED	1,840	SF	4.00	7,360
	SUBTOTAL 2.4				19,688
	DOOR				
	RECONDITION (E) DOOR & TRIM	8	EA	1,500.00	12,000
	RECONDITION (E) GARAGE DOOR	2	EA	2,500.00	5,000
	SUBTOTAL 2.5				17,000

PROJECT: **GRANT RANCH**
 LOCATION: **SAN JOSE, CA**
 CLIENT: **CAREY AND CO.**
 DESCRIPTION: **CARRIAGE HOUSE**

LSA JOB NO: **J12-027AR3**
 PREPARED BY: **JS**
 CHECKED BY: **IS**
 ESTIMATE DATE: **8/6/2012**
 GSF: **1,961**

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	WINDOWS				
	REFURBISH (E) WINDOWS INCLUDING TRIM & HAZMAT, ALLOW	216	SF	32.00	6,912
	SUBTOTAL 2.6				6,912
	WOODEN POSTS				
	REFURBISH/REBUILD BREEZEWAY POSTS	3	EA	850.00	2,550
	SUBTOTAL 2.69				2,550
	FOUNDATIONS				
	RAISE HOUSE & REBUILD FOUNDATIONS	184	LF	350.00	64,400
	GRIND & EPOXY SLAB CRACKS	1,551	SF	5.00	7,755
	PERIMETER DRAINAGE	184	LF	8.00	1,472
	SUBTOTAL 2.7				73,627
	LIGHT FIXTURES				
	REPLACE LIGHT FIXTURE	1	EA	350.00	350
	SUBTOTAL 2.75				350
	PAINTING				
	PREP AND REPAINT (E) EXTERIOR SURFACES	1,840	SF	6.00	11,040
	SUBTOTAL 2.8				11,040
	BIOLOGICAL GROWTH				
	MOST AREAS WITH THIS CONDITION ARE TREATED IN OTHER SECTIONS				-
	SUBTOTAL 3.1				NONE
	VEGETATION				
	CLEAR AND PRUNE VEGETATION @ BUILDING	184	LF	6.00	1,104
	SUBTOTAL 3.2				1,104
	PEST CONTROL				
	PEST CONTROL AND CLEANING	1,961	SF	3.00	5,883
	SUBTOTAL 3.3				5,883

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	CARRIAGE HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	1,961

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	CARRIAGE HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	1,961

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	FLOOR FINISHES				
	DEMO RESILIENT FLOORING INCLUDING HAZMAT MASTIC	784	SF	8.00	6,275
	REFINISH WOOD FLOORS	1,961	SF	12.00	23,532
	REPAIR FLOOR STRUCTURE AS NEEDED, REPLACE FLOORING	1,961	SF	9.00	17,649
	SUBTOTAL 3.4				47,456
	WALLS				
	REFURBISH GYP & TRIM	1,961	SF	5.00	9,805
	REFURBISH WOOD FINISH & TRIM AS NEEDED	1,961	SF	5.00	9,805
	SUBTOTAL 3.5				19,610
	CEILINGS				
	REFURBISH CEILINGS	1,961	SF	5.00	9,805
	REPAIR CEILING STRUCTURE AS NEEDED	1,961	SF	8.00	15,688
	PAINT CEILING	1,961	SF	4.00	7,844
	SUBTOTAL 3.7				33,337
	INTERIOR DOORS				
	REFURBISH DOORS & TRIM	8	EA	700.00	5,600
	SUBTOTAL 4.2				5,600
	CABINETS				
	REFURBISH CABINETRY	20	LF	150.00	3,000
	SUBTOTAL 5.1				3,000
	FIREPLACE				
	NONE				-
	SUBTOTAL 5.3				NONE

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	PLUMBING				
	REPAIR OR REPLACE FIXTURES	1	LS	2,500.00	2,500
	REPLACE PIPING	1,961	SF	12.00	23,532
	WATER HEATER	1	EA	1,500.00	1,500
					-
	SUBTOTAL 5.5				27,532
	INTERIOR LIGHT FIXTURES				
	REPAIR OR REPLACE FIXTURES	1	LS	2,500.00	2,500
	SUBTOTAL 6.1				2,500
	ELECTRICAL				
	GENERAL ELECTRICAL UPGRADES, POWER AND FIRE ALARM	1,961	SF	30.00	58,830
	ELECTRIC HEATERS INCLUDING WIRING	7	EA	1,225.00	8,575
	SUBTOTAL 6.2				67,405

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	GUEST HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	2,001

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	GUEST HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	2,001

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF			34.46	68,951
	CHIMNEY			3.50	7,000
	DRAINAGE			5.10	10,200
	SIDING			8.72	17,441
	DOOR			0.75	1,500
	WINDOWS			6.16	12,320
	WOODEN POSTS			3.82	7,650
	FOUNDATIONS			15.87	31,757
	LIGHT FIXTURES			0.17	350
	PAINTING			4.89	9,780
	BIOLOGICAL GROWTH			-	NONE
	VEGETATION			0.49	978
	PEST CONTROL			3.00	6,003
	FLOOR FINISHES			24.20	48,424
	WALLS			11.25	22,510
	CEILINGS			17.00	34,017
	INTERIOR DOORS			3.50	7,000
	CABINETS			3.00	6,000
	FIREPLACE			3.50	7,000
	PLUMBING			14.92	29,862
	INTERIOR LIGHT FIXTURES			1.75	3,500
	HEATING ELEMENTS			1.00	2,000
	MISC. FITTINGS			0.45	900
	ELECTRICAL			30.00	60,030
	TOTAL SITE AND BUILDING			197.49	\$ 395,173

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	Competitive Bidding				
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ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
CONCEPT ESTIMATE					
	ROOF				
	DEMO ROOF	2,401	SF	3.00	7,204
	DEMO ROOF STRUCTURAL ITEMS	2,401	SF	3.00	7,204
	DEMO SHEETMETAL	163	LF	8.00	1,304
					-
	NEW ROOF, 40 YR A.S.	2,401	SF	8.00	19,210
	NEW ROOF STRUCTURAL ITEMS, MATCH ORIGINAL	2,401	SF	12.00	28,814
	NEW SHEETMETAL, COPPER	163	LF	32.00	5,216
					-
					-
	SUBTOTAL 1.1				68,951
	CHIMNEY				
	REPAIR/REPOINT CHIMNEY	2	EA	3,500.00	7,000
	SUBTOTAL 2.1				7,000
	DRAINAGE				
	REGRADE SOIL @ EDGE OF BUILDING	163	LF	30.00	4,890
	DEMO GUTTERS	82	LF	4.00	326
	DEMO DOWNS	66	LF	4.00	264
	NEW GUTTERS, COPPER	82	LF	32.00	2,608
	NEW DOWNS, COPPER	66	LF	32.00	2,112
	SUBTOTAL 2.2				10,200
	SIDING				
	REMOVE ROTTED ITEMS	1,630	SF	2.00	3,260
	SAND AND SEAL (E) DAMAGED WOOD	1,630	SF	4.00	6,520
	REPAIR VENTS	163	LF	7.00	1,141
	NEW SIDING AS NEEDED	1,630	SF	4.00	6,520
	SUBTOTAL 2.4				17,441
	DOOR				
	RECONDITION (E) DOOR & TRIM	1	EA	1,500.00	1,500
					-
	SUBTOTAL 2.5				1,500

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
CONCEPT ESTIMATE					
	WINDOWS				
	REFURBISH (E) WINDOWS INCLUDING TRIM & HAZMAT, ALLOW	385	SF	32.00	12,320
	SUBTOTAL 2.6				12,320
	WOODEN POSTS				
	REFURBISH/REBUILD BREEZEWAY POSTS	9	EA	850.00	7,650
	SUBTOTAL 2.69				7,650
	FOUNDATIONS				
	GRIND & EPOXY SLAB CRACKS, MINOR	2,001	SF	3.00	6,003
	REPAIR (E) FOUNDATIONS	163	LF	150.00	24,450
	PERIMETER DRAINAGE	163	LF	8.00	1,304
	SUBTOTAL 2.7				31,757
	LIGHT FIXTURES				
	REPLACE LIGHT FIXTURE	1	EA	350.00	350
					-
	SUBTOTAL 2.75				350
	PAINTING				
	PREP AND REPAINT (E) EXTERIOR SURFACES	1,630	SF	6.00	9,780
	SUBTOTAL 2.8				9,780
	BIOLOGICAL GROWTH				
	MOST AREAS WITH THIS CONDITION ARE TREATED IN OTHER SECTIONS				-
	SUBTOTAL 3.1				NONE
	VEGETATION				
	CLEAR AND PRUNE VEGETATION @ BUILDING	163	LF	6.00	978
	SUBTOTAL 3.2				978

PROJECT: GRANT RANCH
 LOCATION: SAN JOSE, CA
 CLIENT: CAREY AND CO.
 DESCRIPTION: GUEST HOUSE

LSA JOB NO: J12-027AR3
 PREPARED BY: JS
 CHECKED BY: IS
 ESTIMATE DATE: 8/6/2012
 GSF: 2,001

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	PEST CONTROL PEST CONTROL AND CLEANING	2,001	SF	3.00	6,003
	SUBTOTAL 3.3				6,003
	FLOOR FINISHES DEMO RESILIENT FLOORING INCLUDING HAZMAT MASTIC REFINISH WOOD FLOORS REPAIR FLOOR STRUCTURE AS NEEDED, REPLACE FLOORING	800 2,001 2,001	SF SF SF	8.00 12.00 9.00	6,403 24,012 18,009
	SUBTOTAL 3.4				48,424
	WALLS REFURBISH GYP & TRIM REFURBISH WOOD FINISH & TRIM AS NEEDED REPAIR/REPLACE FRAMING @ BEARING WALL	2,001 2,001 100	SF SF SF	5.00 5.00 25.00	10,005 10,005 2,500
	SUBTOTAL 3.5				22,510
	CEILINGS REFURBISH CEILINGS REPAIR CEILING STRUCTURE AS NEEDED PAINT CEILING	2,001 2,001 2,001	SF SF SF	5.00 8.00 4.00	10,005 16,008 8,004
	SUBTOTAL 3.6				34,017
	INTERIOR DOORS REFURBISH DOORS & TRIM	10	EA	700.00	7,000
	SUBTOTAL 3.7				7,000
	CABINETS REFURBISH CABINETRY	40	LF	150.00	6,000
	SUBTOTAL 4.2				6,000
	FIREPLACE REPAIR/REPOINT FIREPLACE	2	EA	3,500.00	7,000
	SUBTOTAL 5.1				7,000

PROJECT: GRANT RANCH
 LOCATION: SAN JOSE, CA
 CLIENT: CAREY AND CO.
 DESCRIPTION: GUEST HOUSE

LSA JOB NO: J12-027AR3
 PREPARED BY: JS
 CHECKED BY: IS
 ESTIMATE DATE: 8/6/2012
 GSF: 2,001

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	PLUMBING REPAIR OR REPLACE FIXTURES REPLACE PIPING WATER HEATER NEW SUMP PUMP	1 2,001 1 1	LS SF EA EA	3,500.00 12.00 1,500.00 850.00	- 3,500 24,012 1,500 850
	SUBTOTAL 5.3				29,862
	INTERIOR LIGHT FIXTURES REPAIR OR REPLACE FIXTURES	1	LS	3,500.00	3,500
	SUBTOTAL 5.5				3,500
	HEATING ELEMENTS REFURBISH HEATING FIXTURES	1	LS	2,000.00	2,000
	SUBTOTAL 6.1				2,000
	MISC. FITTINGS SALVAGE AND REINSTALL FITTINGS	1	LS	900.00	900
	SUBTOTAL 6.2				900
	ELECTRICAL GENERAL ELECTRICAL UPGRADES, POWER AND FIRE ALARM	2,001	SF	30.00	60,030
	SUBTOTAL 6.3				60,030

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: TANK HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 392

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: TANK HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 392

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF			21.31	8,355
	DRAINAGE			9.43	3,696
	SIDING			31.00	12,152
	DOOR			3.83	1,500
	WINDOWS			2.45	960
	FOUNDATIONS/STRUCTURAL			26.40	10,348
	LIGHT FIXTURES			2.68	1,050
	PAINTING			18.00	7,056
	BIOLOGICAL GROWTH			-	NONE
	VEGETATION			0.86	336
	PEST CONTROL			3.00	1,176
	FLOOR FINISHES			2.50	980
	TANK			37.00	14,505
	TOTAL SITE AND BUILDING			158.46	\$ 62,114

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	Competitive Bidding				
	<p>The prices in this estimate are based on competitive bidding. Competitive bidding is receiving responsive bids from at least five (5) or more general contractors and three (3) or more responsive bids from major subcontractors or trades. Major subcontractors are structural steel, plaster/EIFS contractors, mechanical, plumbing and electrical subcontractors.</p>				
	<p>Without Competitive Bidding, Contractor bids can and have ranged from 25% to 100% over the prices in this Estimate, depending on the size of the job.</p>				
	<p>We urge you to notify your client of the existing difficult bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.</p>				

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	TANK HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	392

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF				
	DEMO ROOF	235	SF	3.00	706
	DEMO ROOF STRUCTURAL ITEMS	235	SF	3.00	706
	DEMO SHEETMETAL	56	LF	8.00	448
					-
	NEW ROOF, 40 YR A.S.	235	SF	8.00	1,882
	NEW ROOF STRUCTURAL ITEMS, MATCH ORIGINAL	235	SF	12.00	2,822
	NEW SHEETMETAL, COPPER	56	LF	32.00	1,792
	SUBTOTAL 1.1				8,355
	DRAINAGE				
	REGRADE SOIL @ EDGE OF BUILDING	56	LF	30.00	1,680
	DEMO GUTTERS	28	LF	4.00	112
	DEMO DOWNS	28	LF	4.00	112
	NEW GUTTERS, COPPER	28	LF	32.00	896
	NEW DOWNS, COPPER	28	LF	32.00	896
					-
	SUBTOTAL 2.1				3,696
	SIDING				
	REMOVE ROTTED ITEMS	1,176	SF	2.00	2,352
	SAND AND SEAL (E) DAMAGED WOOD	1,176	SF	4.00	4,704
	REPAIR VENTS	56	LF	7.00	392
	NEW SIDING AS NEEDED	1,176	SF	4.00	4,704
	SUBTOTAL 2.2				12,152
	DOOR				
	RECONDITION (E) DOOR & TRIM	1	EA	1,500.00	1,500
	SUBTOTAL 2.4				1,500
	WINDOWS				
	REFURBISH (E) WINDOWS INCLUDING TRIM & HAZMAT.ALLOW FOR TWO - 3'X5'	30	SF	32.00	960
	SUBTOTAL 2.5				960

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	TANK HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	392

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	FOUNDATIONS/STRUCTURAL				
	REPLACE TOWER STAIRS	1	LS	9,900.00	9,900
	PERIMETER DRAINAGE	56	LF	8.00	448
	SUBTOTAL 2.6				10,348
	LIGHT FIXTURES				
	REPLACE LIGHT FIXTURE	3	EA	350.00	1,050
	SUBTOTAL 2.69				1,050
	PAINTING				
	PREP AND REPAINT (E) EXTERIOR SURFACES	1,176	SF	6.00	7,056
	SUBTOTAL 2.7				7,056
	BIOLOGICAL GROWTH				
	MOST AREAS WITH THIS CONDITION ARE TREATED IN OTHER SECTIONS				-
					-
	SUBTOTAL 2.75				NONE
	VEGETATION				
	CLEAR AND PRUNE VEGETATION @ BUILDING	56	LF	6.00	336
					-
	SUBTOTAL 2.8				336
	PEST CONTROL				
	PEST CONTROL AND CLEANING	392	SF	3.00	1,176
	SUBTOTAL 3.1				1,176
	FLOOR FINISHES				
	GRIND & EPOXY SLAB CRACKS	196	SF	5.00	980
	SUBTOTAL 3.2				980

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: TANK HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 392

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: COOK HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 1,969

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	TANK				
	DEMO (E) TANK STRUCTURE	1	LS	1,500.00	1,500
	DEMO ROOF	89	SF	2.00	178
	NEW TANK WALLS	339	SF	25.00	8,478
	PAINT WALLS	339	SF	6.00	2,035
	NEW ROOF, 40 YEAR A.S.	89	SF	8.00	712
	NEW ROOF STRUCTURE	89	SF	18.00	1,602
	SUBTOTAL 3.3				14,505

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF			35.30	69,513
	CHIMNEY			-	NONE
	DRAINAGE			6.13	12,072
	SIDING			10.98	21,614
	DOOR			2.29	4,500
	WINDOWS			6.26	12,320
	WOODEN POSTS			3.02	5,950
	FOUNDATIONS			2.09	4,116
	LIGHT FIXTURES			0.53	1,050
	PAINTING			6.16	12,120
	BIOLOGICAL GROWTH			-	NONE
	VEGETATION			0.62	1,212
	PEST CONTROL			3.00	5,907
	FLOOR FINISHES			24.20	47,650
	WALLS			10.00	19,690
	CEILINGS			17.00	33,473
	INTERIOR DOORS			1.78	3,500
	CABINETS			6.09	12,000
	FIREPLACE			1.78	3,500
	PLUMBING			14.97	29,478
	INTERIOR LIGHT FIXTURES			1.78	3,500
	ELECTRICAL			30.00	59,070
	TOTAL SITE AND BUILDING			184.68	\$ 363,643

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: COOK HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 1,969

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: COOK HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 1,969

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
Competitive Bidding					
<p>The prices in this estimate are based on competitive bidding. Competitive bidding is receiving responsive bids from at least five (5) or more general contractors and three (3) or more responsive bids from major subcontractors or trades. Major subcontractors are structural steel, plaster/EIFS contractors, mechanical, plumbing and electrical subcontractors.</p> <p>Without Competitive Bidding, Contractor bids can and have ranged from 25%- to 100% over the prices in this Estimate, depending on the size of the job.</p> <p>We urge you to notify your client of the existing difficult bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.</p>					

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
ROOF					
	DEMO ROOF	2,363	SF	3.00	7,088
	DEMO ROOF STRUCTURAL ITEMS	2,363	SF	3.00	7,088
	DEMO SHEETMETAL	202	LF	8.00	1,616
	NEW ROOF, 40 YR A.S.	2,363	SF	8.00	18,902
	NEW ROOF STRUCTURAL ITEMS, MATCH ORIGINAL	2,363	SF	12.00	28,354
	NEW SHEETMETAL, COPPER	202	LF	32.00	6,464
SUBTOTAL 1.1					69,513
CHIMNEY					
SUBTOTAL 2.1					NONE
DRAINAGE					
	REGRADE SOIL @ EDGE OF BUILDING	202	LF	30.00	6,060
	DEMO GUTTERS	101	LF	4.00	404
	DEMO DOWNS	66	LF	4.00	264
	NEW GUTTERS, COPPER	101	LF	32.00	3,232
	NEW DOWNS, COPPER	66	LF	32.00	2,112
SUBTOTAL 2.2					12,072
SIDING					
	REMOVE ROTTED ITEMS	2,020	SF	2.00	4,040
	SAND AND SEAL (E) DAMAGED WOOD	2,020	SF	4.00	8,080
	REPAIR VENTS	202	LF	7.00	1,414
	NEW SIDING AS NEEDED	2,020	SF	4.00	8,080
SUBTOTAL 2.4					21,614
DOOR					
	RECONDITION (E) DOOR & TRIM	3	EA	1,500.00	4,500
SUBTOTAL 2.5					4,500
WINDOWS					
	REFURBISH (E) WINDOWS INCLUDING TRIM & HAZMAT. ALLOW	385	SF	32.00	12,320
SUBTOTAL 2.6					12,320

PROJECT: GRANT RANCH
 LOCATION: SAN JOSE, CA
 CLIENT: CAREY AND CO.
 DESCRIPTION: COOK HOUSE

LSA JOB NO: J12-027AR3
 PREPARED BY: JS
 CHECKED BY: IS
 ESTIMATE DATE: 8/6/2012
 GSF: 1,969

PROJECT: GRANT RANCH
 LOCATION: SAN JOSE, CA
 CLIENT: CAREY AND CO.
 DESCRIPTION: COOK HOUSE

LSA JOB NO: J12-027AR3
 PREPARED BY: JS
 CHECKED BY: IS
 ESTIMATE DATE: 8/6/2012
 GSF: 1,969

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	WOODEN POSTS REFURBISH/REBUILD BREEZEWAY POSTS	7	EA	850.00	5,950
	SUBTOTAL 2.69				5,950
	FOUNDATIONS REFURBISH BRICK STAIRS PERIMETER DRAINAGE	1 202	LS LF	2,500.00 8.00	2,500 1,616
	SUBTOTAL 2.7				4,116
	LIGHT FIXTURES REPLACE LIGHT FIXTURE	3	EA	350.00	- 1,050
	SUBTOTAL 2.75				1,050
	PAINTING PREP AND REPAINT (E) EXTERIOR SURFACES	2,020	SF	6.00	12,120
	SUBTOTAL 2.8				12,120
	BIOLOGICAL GROWTH MOST AREAS WITH THIS CONDITION ARE TREATED IN OTHER SECTIONS				-
	SUBTOTAL 3.1				NONE
	VEGETATION CLEAR AND PRUNE VEGETATION @ BUILDING	202	LF	6.00	- 1,212
	SUBTOTAL 3.2				1,212
	PEST CONTROL PEST CONTROL AND CLEANING	1,969	SF	3.00	5,907
	SUBTOTAL 3.3				5,907

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	FLOOR FINISHES DEMO RESILIENT FLOORING INCLUDING HAZMAT MASTIC REFINISH WOOD FLOORS REPAIR FLOOR STRUCTURE AS NEEDED, REPLACE FLOORING	788 1,969 1,969	SF SF SF	8.00 12.00 9.00	6,301 23,628 17,721
	SUBTOTAL 3.4				47,650
	WALLS REFURBISH GYP & TRIM REFURBISH WOOD FINISH & TRIM AS NEEDED	1,969 1,969	SF SF	5.00 5.00	9,845 9,845
	SUBTOTAL 3.5				19,690
	CEILINGS REFURBISH CEILINGS REPAIR CEILING STRUCTURE AS NEEDED PAINT CEILING	1,969 1,969 1,969	SF SF SF	5.00 8.00 4.00	9,845 15,752 7,876
	SUBTOTAL 3.6				33,473
	INTERIOR DOORS REFURBISH DOORS & TRIM	5	EA	700.00	3,500
	SUBTOTAL 3.7				3,500
	CABINETS REFURBISH CABINETRY	80	LF	150.00	12,000
	SUBTOTAL 4.2				12,000
	FIREPLACE REPAIR/REPOINT FIREPLACE	1	EA	3,500.00	3,500
	SUBTOTAL 5.1				3,500

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	COOK HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	1,969

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MAIN HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	4,569

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	PLUMBING				-
	REPAIR OR REPLACE FIXTURES	1	LS	3,500.00	3,500
	REPLACE PIPING	1,969	SF	12.00	23,628
	WATER HEATER	1	EA	1,500.00	1,500
	NEW SUMP PUMP	1	EA	850.00	850
	SUBTOTAL 5.3				29,478
	INTERIOR LIGHT FIXTURES				
	REPAIR OR REPLACE FIXTURES	1	LS	3,500.00	3,500
	SUBTOTAL 5.5				3,500
	ELECTRICAL				
	GENERAL ELECTRICAL UPGRADES, POWER AND FIRE ALARM	1,969	SF	30.00	59,070
	SUBTOTAL 6.1				59,070
	ADA ACCESS				
	BRICK RAMP	56	SF	20.00	1,120
	WOOD DOOR ENTRY RAMP, 3X3	2	EA	144.00	288
	SUBTOTAL 6.2				1,408

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	ROOF			35.30	161,273
	CHIMNEY			-	NONE
	DRAINAGE			5.44	24,840
	SIDING			10.96	50,076
	DOOR			2.30	10,500
	WINDOWS			8.66	39,560
	WOODEN POSTS			2.05	9,350
	PORCH AND DECK			18.94	86,520
	WOOD RAILING			2.50	11,400
	FOUNDATIONS			78.40	358,203
	BRICK PATIO AND WALKWAYS			1.75	8,000
	LIGHT FIXTURES			0.38	1,750
	PAINTING			6.15	28,080
	BIOLOGICAL GROWTH			-	NONE
	VEGETATION			0.61	2,808
	PEST CONTROL			0.13	600
	FLOOR FINISHES			4.32	19,750
	#REF!			1.31	6,000
	CEILINGS			1.48	6,750
	INTERIOR DOORS			6.28	28,700
	CABINETS			3.94	18,000
	FIREPLACE			-	NONE
	PLUMBING			12.45	56,878
	INTERIOR LIGHT FIXTURES			0.22	1,000
	HEATING ELEMENTS			0.66	3,000
	MISC. FITTINGS			0.11	500
	ELECTRICAL			30.44	139,070
	EXTERIOR ELECTRICAL			0.93	4,250
	TOTAL SITE AND BUILDING			235.93	\$ 1,077,978

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3
LOCATION: SAN JOSE, CA	PREPARED BY: JS
CLIENT: CAREY AND CO.	CHECKED BY: IS
DESCRIPTION: MAIN HOUSE	ESTIMATE DATE: 8/6/2012
	GSF: 4,569
CONCEPT ESTIMATE	
<p style="text-align: center;">Competitive Bidding</p> <p>The prices in this estimate are based on competitive bidding. Competitive bidding is receiving responsive bids from at least five (5) or more general contractors and three (3) or more responsive bids from major subcontractors or trades. Major subcontractors are structural steel, plaster/EIFS contractors, mechanical, plumbing and electrical subcontractors.</p> <p>Without Competitive Bidding, Contractor bids can and have ranged from 25%-to 100% over the prices in this Estimate, depending on the size of the job.</p> <p>We urge you to notify your client of the existing difficult bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.</p>	

PROJECT: GRANT RANCH	LSA JOB NO: J12-027AR3																																																																																																																																																																		
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	REMOVE ROTTED ITEMS	4,680	SF	2.00	9,360																																																																																																																																																														
	SAND AND SEAL (E) DAMAGED WOOD	4,680	SF	4.00	18,720																																																																																																																																																														
	REPAIR VENTS	468	LF	7.00	3,276																																																																																																																																																														
	NEW SIDING AS NEEDED	4,680	SF	4.00	18,720																																																																																																																																																														
SUBTOTAL 2.4					50,076																																																																																																																																																														
DOOR																																																																																																																																																																			
	RECONDITION (E) DOOR & TRIM	7	EA	1,500.00	10,500																																																																																																																																																														
SUBTOTAL 2.5					10,500																																																																																																																																																														

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MAIN HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	4,569

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MAIN HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	4,569

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	WINDOWS				
	REFURBISH (E) WINDOWS INCLUDING TRIM & HAZMAT, ALLOW	613	SF	32.00	19,627
	REPLACE (E) WITH NEW, MATCH ORIGINAL	307	SF	65.00	19,933
	SUBTOTAL 2.6				39,560
	WOODEN POSTS				
	REFURBISH/REBUILD BACK PORCH & DECK POSTS	11	EA	850.00	9,350
	SUBTOTAL 2.69				9,350
	PORCH AND DECK				
	REFURBISH ALL PORCH AND DECK MATERIAL INCLUDING FRAMING IF NEEDED	1,442	SF	60.00	86,520
	SUBTOTAL 2.7				86,520
	WOOD RAILING				
	REPLACE WOOD RAILING	120	LF	95.00	11,400
	SUBTOTAL 2.75				11,400
	FOUNDATIONS				
	RAISE HOUSE & REBUILD FOUNDATIONS	468	LF	650.00	304,200
	REPAIR FLOOR FRAMING AS NEEDED	4,569	SF	8.00	36,552
	OTHER STRUCTURAL REINFORCEMENTS	4,569	SF	3.00	13,707
	PERIMETER DRAINAGE	468	LF	8.00	3,744
	SUBTOTAL 2.8				358,203
	BRICK PATIO AND WALKWAYS				
	REFURBISH AND RESET BRICKS AS NEEDED	1	LS	8,000.00	8,000
	SUBTOTAL 3.1				8,000
	LIGHT FIXTURES				
	REPLACE LIGHT FIXTURE	5	EA	350.00	1,750
	SUBTOTAL 3.2				1,750

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	PAINTING				
	PREP AND REPAINT (E) EXTERIOR SURFACES	4,680	SF	6.00	28,080
	SUBTOTAL 3.3				28,080
	BIOLOGICAL GROWTH				
	MOST AREAS WITH THIS CONDITION ARE TREATED IN OTHER SECTIONS				
	SUBTOTAL 3.4				NONE
	VEGETATION				
	CLEAR AND PRUNE VEGETATION @ BUILDING	468	LF	6.00	2,808
	SUBTOTAL 3.5				2,808
	PEST CONTROL				
	PEST CONTROL AND CLEANING	200	SF	3.00	600
	SUBTOTAL 3.6				600
	FLOOR FINISHES				
	DEMO RESILIENT FLOORING INCLUDING HAZMAT MASTIC	500	SF	8.00	4,000
	REFINISH WOOD FLOORS	750	SF	12.00	9,000
	REPAIR FLOOR STRUCTURE AS NEEDED, REPLACE FLOORING	750	SF	9.00	6,750
	SUBTOTAL 3.7				19,750
	WALLS				
	REFURBISH GYP & TRIM	750	SF	5.00	3,750
	REPLACE WALL PAPER AS NEEDED	750	SF	3.00	2,250
	SUBTOTAL 4.2				6,000
	CEILINGS				
	REFURBISH CEILINGS	750	SF	5.00	3,750
	PAINT CEILING	750	SF	4.00	3,000
	SUBTOTAL 5.1				6,750

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MAIN HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	4,569

PROJECT:	GRANT RANCH	LSA JOB NO:	J12-027AR3
LOCATION:	SAN JOSE, CA	PREPARED BY:	JS
CLIENT:	CAREY AND CO.	CHECKED BY:	IS
DESCRIPTION:	MAIN HOUSE	ESTIMATE DATE:	8/6/2012
		GSF:	4,569

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	INTERIOR DOORS REFURBISH DOORS & TRIM	41	EA	700.00	28,700
	SUBTOTAL 5.3				28,700
	CABINETS REFURBISH CABINETRY	120	LF	150.00	18,000
	SUBTOTAL 5.5				18,000
	FIREPLACE NONE				-
	SUBTOTAL 6.1				NONE
	PLUMBING REPLACE PIPING NEW SUMP PUMP WITH CHECK VALVE CONDENSATE DRAIN FROM ARCHIVE ROOM	4,569 1 1	SF EA LS	12.00 1,300.00 750.00	54,828 1,300 750
	SUBTOTAL 6.2				56,878
	INTERIOR LIGHT FIXTURES REPAIR OR REPLACE FIXTURES	1	LS	1,000.00	1,000
	SUBTOTAL 6.3				1,000
	HEATING ELEMENTS REFURBISH HEATING FIXTURES	1	LS	3,000.00	3,000
	SUBTOTAL 6.5				3,000
	MISC. FITTINGS SALVAGE AND REINSTALL FITTINGS	1	LS	500.00	500
	SUBTOTAL 6.6				500
	ELECTRICAL GENERAL ELECTRICAL UPGRADES, POWER AND FIRE ALARM SECURITY SYSTEM FOR ARCHIVE ROOM	4,569 1	SF LS	30.00 2,000.00	137,070 2,000
	SUBTOTAL 7.1				139,070

CONCEPT ESTIMATE

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	EXTERIOR ELECTRICAL NEW CONDUIT FOR DRIVEWAY LIGHT POSTS REFURBISH AND REINSTALL POST LIGHTS	200 5	LF EA	15.00 250.00	- 3,000 1,250 -
	SUBTOTAL 7.14				4,250
	ADA ACCESS BRICK RAMP	56	SF	20.00	- 1,120
	SUBTOTAL 7.2				1,120



August 8, 2012

Ms. Antoinette Romeo
Project Manager
Planner III
Santa Clara Parks and Recreation Department
298 Garden Hill Drive
Los Gatos, CA 95032

RE: Grant Ranch House Complex Historic Structures Report review by SHPO and NPS

Dear Antoinette,

Regarding the Santa Clara County Parks Department request for Grant Ranch Historic Structures Report reviews by the State Historic Preservation Office (SHPO) and the National Park Service (NPS), we spoke with both agencies and received the following information:

In a conversation in Sacramento with Tim Brant, the State Historic Preservation Officer on October 25, 2011, Nancy Goldenberg of Carey & Co. asked if his staff should conduct a review. Mr. Brandt responded that the SHPO has an explicit policy that they do not do voluntary reviews and no review is required by the State in this instance.

In an E-mail exchange on August 3, 2012 with Joseph Balachowski, Historical Architect, Pacific West Regional Office, National Park Service, he stated that no Federal review is required.

As it stands, the only review rests with the County of Santa Clara. Generally the SHPO and the NPS do not review Historic Structures Reports unless they are associated with State or Federal finding, projects requiring their oversight by policy, or nominations for listing as cultural resources.

Sincerely,

Charlie Duncan
Carey & Co.

