

SUNRISE LODGE
Mount Rainier National Park
~~Longmire vicinity~~ Sunrise
Pierce County
Washington

HABS No. WA-237

HABS
WA-237

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
COLUMBIA CASCADES SUPPORT OFFICE
National Park Service
U.S. Department of the Interior
909 First Avenue
Seattle, WA 98104-1060

HISTORIC AMERICAN BUILDING SURVEY

SUNRISE LODGE

HABS No. WA- 237

Location: Sunrise, Mount Rainier National Park, Pierce County, Washington

Universal Transverse Mercator Coordinates: 10.603520.5196400

Present Owner: Mount Rainier National Park

Present Occupant: Multiple occupants

Present Use: Commercial and residential (summer only)

Significance: Sunrise Lodge was part of a carefully planned effort to bring tourism to the northeastern side of Mount Rainier. The Yakima Park project was the National Park Service Landscape Division's first opportunity to design a tourist village from scratch, as well as its first partnership with a private concessioner in the development of such a plan. During the late twenties, the Bureau of Public Roads began work on the new spur highway that would provide access to the alpine meadows of Yakima Park. While the Park Service considered methods of reducing human impact on the site, the concessioner struggled to finance as large and luxurious a hotel facility as possible. Only because funds were not available, the RNPC's hotel complex-- a lodge, housekeeping service building and 700 cabins--was scaled down to a single building accompanied by about 200 cabins. A local architectural firm designed the lodge in a style reminiscent of the stick and shingle styles popular during the late 19th-century. Although the Depression and World War II prevented the completion of the building as designed, the core of the lodge was erected as a cafeteria and gift shop with second-floor employee accommodations. The Yakima Park Village illustrates the conflict between the needs of a private resort company and the new demands of Park Service architects trained to consider environmental issues. In its incomplete state, Sunrise Lodge is a monument to an historic collaboration.

PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date of erection:** Construction of the highway that would open Yakima Park to tourists began in the late 1920s. Park Service landscape architects drafted a masterplan of the area in 1929, designing vehicular and pedestrian circulation within the village, as well as the locations of campsites, a comfort station, a power station, a gas station, and other service buildings.

The Rainier National Park Company (RNPC), concessioners of the park facilities at Longmire and Paradise Inn, was responsible for the design and construction of a "housekeeping service building" that would provide cabin residents with basic services and offer overnight hotel accommodations. The foundation for the building had been laid by January, 1931, but construction stopped during the winter months. Work began again in early June in the hope of making the July 3rd dedication deadline. The opening ceremony was moved to July 15th, and the "cafeteria" was opened, despite its unfinished state. Although the RNPC intended to finish the building, the funds necessary for completion were never available.

2. **Architect:** The Rainier National Park Company hired a prominent Tacoma architectural firm--Russell, Lumm and Lance--to design the new housekeeping service building in Yakima Park. The principal partner, Ambrose James Russell, had been a practicing architect in Tacoma for almost forty years. The Son of a Scottish missionary, Russell was born in India in 1857 and traveled throughout Europe as a youth. His architectural studies began at the University of Glasgow, where he earned a gold medal and scholarship to the prestigious Ecole des Beaux Arts in Paris. Upon his graduation from the Ecole in 1884, Russell immigrated to Boston and became a member of Henry Hobson Richardson's Brookline office. After a year with Richardson, Russell moved to Worcester, Massachusetts, and then on to Kansas City, where he worked with the firm of Van, Brunt and Howe, and briefly with Bernard Maybeck, a friend from the Ecole.

Russell moved to Tacoma with his new wife in 1892. His independent commissions included Immanuel Presbyterian Church and Washington National Guard Armory in Tacoma, the First Baptist Church in Seattle, the Governor's Mansion in Olympia, and the Standard Bank Building in Vancouver, B.C. His own house, designed in 1896, was completely covered with shingles and featured a gable roof with dormers. In 1930

Russell entered into a partnership with Gaston Lance, an experienced contractor. When A. Gordon Lumm joined the firm the next year, Sunrise Lodge was one of his first projects. Russell, Lumm and Lance would design the lodge, Postal Station "A" in Tacoma, a cabin for Clarence Langlow in Lakewood, and a Piggly-Wiggly on Pacific Ave., Tacoma, before Lumm moved to Olympia in 1933.

3. **Original and Subsequent Owners:** Sunrise Lodge was owned by the Rainier National Park Company, the park concessioners, until 1952, when the federal government purchased all RNPC property. Although the facility is currently run by a new concessioner, GSI, all furniture and structures are owned by the government.

4. **Original Plans and Construction:** In 1929, the RNPC planned an elaborate complex with both a lodge for overnight guests and a housekeeping service building surrounded by between five and six hundred cabins. An additional 250 deluxe cabins would be built adjacent the lodge. According to one source, the RNPC was prepared to spend \$400,000 on the new hotel alone; it was to surpass both the Paradise Inn and the National Park Inn in size and amenities. By 1930, the plan had been scaled down due to financial difficulties, but still included both a lodge and service building. The total cost of these facilities, as well as the cabins and service buildings was \$547, 250. Within months of these revisions, the RNPC was forced to drastically reduce its entire development concept. Nevertheless, the company optimistically requested plans for a full-scale hotel that could be completed in sections and enlarged as money became available.

As designed, the Housekeeping Service Building consisted of two wings with services on the first floor and rooms above connected by a lobby with a front porch facing the road. Visitors entered into the "Sales Room" on the eastern wing or into the lobby from the porch entrances. To the rear of the Sales Room was a soda fountain and a partitioned area containing a small lobby, an equipment area, a barber shop, a beauty parlor and restrooms. Guests registered for rooms at the clerk's desk on the north end of the lobby. The first floor of the western wing housed the cafeteria, which could be entered from the exterior porch or from the lobby, and a kitchen with a private employees' dining room. The second floor contained 65 rooms--27 with private baths and 38 without. A mezzanine overlooking the lobby space accommodated another 16 rooms, about half of which contained private baths.

The facade elevations by Russell, Lumm and Lance show a building four

times the size of that constructed--a vast shingle style hotel almost entirely covered by cedar shakes. The dramatic pitch of the roof and panels with false timbering suggest an alpine setting. Details such as chimneys with brick below the roofline but stone above and stone piers in the lobby porch contribute to the desired rustic ambiance. The RNPC had estimated the cost of the housekeeping service building as \$45,000 in March, 1930, when it was still planning on constructing the lodge.

As built, Sunrise Lodge was more like the proposed service facility than the luxury hotel designed by Russell, Lumm and Lance. The only section of the building completed--part of the western wing--never offered overnight guest accommodations. When it was opened in 1931, the concessioner intended to finish the building as soon as funds were available. In the meantime, the cafeteria provided hot food and a place to gather for meals, although the western extension of the eating area was not in place. Because the lounge area planned between the two wings was never built, a smaller version of the sales shop originally planned for the east wing was located in the basement.

5. **Alterations and Additions:** The decision to curtail construction of a full-scale hotel occurred during the early stages of building; upstairs bathrooms were left unfinished and work on the eastern wing and lobby was never begun. The foundation for the entire building remained until 1951.

The basement area was excavated about 1940 to accommodate the gift shop. A lean-to structure was removed and additional windows were made in the front facade. Visitors entered through a door on the east side. The room in the south basement was a later addition. In 1979, the curio shop was moved upstairs into the cafeteria space to "provide a more efficient operation and improved service" and the ranger station and maintenance facilities were relocated from the blockhouse to the basement. At this time, the east entrance may have been closed and a front window converted into the present basement entrance.

The first floor of the lodge was made handicapped accessible with the addition, in 1975, of a concrete ramp up to the west side entrance. In 1981, fire protection measures recommended by Thomas Vint in 1931 were finally put into effect. A fire detection and alarm system was installed, and fire escape chutes were added. Fire resistant partitions replaced previous walls between upstairs bedrooms. As part of the fire protection program, the exterior stairs behind the west side entrance were removed and replaced by a fire escape. The stairs that had previously

existed on the eastern facade were also replaced.

B. Historical Context

During the 1920s, the Park Service Landscape Division led by Landscape Engineer Charles Punchard, began to design distinctive buildings in a style that would become known as "Park Service Rustic." The administration buildings at Sequoia and Grand Canyon were among the first such buildings specifically intended for a "wilderness" setting. At Mount Rainier, the Longmire administration building and community building designed by Earnest A. Davidson became monuments of the new style. Featuring boulders and rough wood beams, these buildings demonstrated a sensitivity toward the surrounding environment new to Park Service architecture.

Thomas Vint, Punchard's successor in the Landscape Engineering Division, Davidson, and their colleagues created a unique style of park building, but their innovation was based on centuries of tradition, with precedents as distant as 18th-century English architecture. During the late 19th century, American architects reached back to their colonial predecessors for inspiration, and experimented with natural materials, such a rough cut shingles and river boulders. The shingle-style and 20th-century bungalows of the arts and crafts movement descended from these on-going efforts to establish a national architectural idiom using native materials. While Park Service architects developed a language of simple, "rustic" forms considered appropriate for the National Park setting, mainstream professional architects were trained in the art of creating shingled bungalows, Swiss chalets and Tudor mansions. The design of Sunrise Lodge relates more to these national architectural styles than to the rustic Park Service buildings across the plaza.

Although designed by private architects, Sunrise Lodge was planned as part of a new master plan, the first opportunity for the Park Service Landscape Engineering Division to design a tourist village on a site without any previous development. As early as 1926 landscape architect Earnest A. Davidson wrote to Thomas Vint, chief landscape architect, of the extraordinary views and scenery encircling the "wonderful development."

Before serious site planning could begin, the high plateau had to be made accessible. The construction of the fifteen and a half mile Yakima Park Road, a spur of the Naches Pass Highway, involved winding up a steep, rocky ridge. The Bureau of Public Roads conducted a preliminary survey

of the site in 1926 and construction began the next year. At its dedication in July, 1931, the local newspapers would describe the road as "the most scenic mountain boulevard in the world."

The Park Service benefitted from mapping coordinates established by the Bureau of Public Roads during its early road work in the area. Park Service Assistant Engineer H. B. Andrews surveyed the site in 1928 for a topographical map, and Davidson used his research to draw his own map of the park for planning purposes. In January 1929, Davidson drafted a series of possible development plans--lettered A through D--noting that "all plans used the same site for a proposed hotel, as this had practically been agreed upon long before by those interested in hotel development." The hotel stood on the rim of the plateau, looking out over the White River Valley.

The four plans presented to Superintendent Tomlinson, the Rainier National Park Advisory Board and the Rainier National Park Company gave rise to considerable discussion. Two additional plans, E and F, were created in response to the debate and pressure from Vint, who did not want to limit public access to the rim or to prevent cars from reaching the campground. Vint and Davidson were determined to minimize human impact, and their effort to preserve the fragile meadow ecosystem would shape the entire Park Service development. In response to their environmental concerns, the fourth and fifth plans moved the lodge to a mid-point in the plaza area. An additional conference on July 13, 1929, between Director Horace Albright, Tomlinson, Engineers Waterhouse and Hamilton, Davidson, General Manager Sceva, and Director Whitcomb achieved enough of a compromise to move forward with a new plan.

The "Area Designation Diagram" prepared by the Landscape Division on July 15th illustrates the issues of primary concern to the Park Service. The Landscape Division designated a series of sacred areas to preserve vegetation around development, as well as scenic mountain views. Site topography was a major factor in determining the type of facilities appropriate to a given area. Such landscape preservation concerns clashed with the concessioner's best interests, especially at a time when the RNPC imagined a luxury hotel complex.

Although limited in its planning capacity, the RNPC was responsible for the concession segment of Yakima Park. Civil engineer Hiram Chittenden explained that, according to its agreement with the Park Service, the RNPC was given complete autonomy regarding the design of the lodge building:

While there was mutual collaboration between the Landscape Division and the Park Company as to the design of structures, the company was to build and arrange these structures within the specified area set aside, no supervision whatever being exercised by the Engineering Division over the company's activities other than to see that they kept within the limits of an area specified and staked out for them.

The Park Service would extend water, power, sewer and telephone service to the general area.

At this point, in July of 1929, RNPC officials described their future development in Yakima Park to a Great Northern Railroad "investigator" interested in bringing railroad passengers to the new tourist village. It was to consist of a 300-room hotel, most rooms with bath, completely lighted and heated by electricity. There would be a central lodge building with cabins nearby to accommodate 300 guests, as well as 80 to 100 additional housekeeping cabins for auto tourists. Maintenance facilities would include a hydro-electric plant, garage and service buildings.

By October, 1929, local newspapers had announced the park's decision in the Tacoma News Tribune to spend \$335,000 on the new development. According to the newspaper, The RNPC facilities would include both a modern lodge with 75 to 100 rooms with bath, a dining room for 200 and a lobby. One hundred to one hundred and fifty cabins would be built next to the lodge. A "housekeeping service building" some distance from the lodge would contain a cafeteria and other conveniences. An additional 400 to 550 cabins were expected in the future, as the village would undoubtedly expand.

Meanwhile, on October 17, 1929, another planning conference was held between Park Service and RNPC personnel with the addition of "Architects Thomas and Bell of the Company." This meeting accomplished little except to underscore the need of yet another alternative plan. Davidson and Vint immediately prepared a draft of Plan H, described as a compromise between the demands of park and concessioner. Plan H was approved by February, 1930, but the RNPC still objected to the amount of undeveloped space along the road entrance and canyon rim--the area it had chosen for Sunrise Lodge. Despite approval of Plan H, discussion would continue into the summer.

Throughout the debate over the lodge and its cabins, the Park Service

Landscape Division was carrying out its master plan for the entire development. In December, 1929, Davidson made a preliminary sketch for the Park Service administration and interpretive center on the western end of the parking lot. The complex, modeled after a frontier blockhouse, consisted of southern and northern sections joined by a central museum building. A stockade surrounded the utility area behind the buildings. Plans for the Yakima Park Blockhouse were begun by architect A. Paul Brown in February, 1930, and finalized during the summer. As if anticipating financial difficulties, the Park Service executed its construction in three stages, beginning with the south blockhouse in the summer and fall of 1930. This administration building was equipped with two first floor offices, a living and dining room and a kitchen, with six bedrooms and a bathroom on the second floor. It was constructed of white pine from the White River area, about twelve miles away, and roofed in cedar shakes.

In his monthly report for March, 1930, Superintendent Tomlinson recorded that the RNPC had prepared a preliminary sketch of the Yakima Park Lodge, but that none of the plans were ready to be submitted to the Park Service Landscape Division. The exact locations of buildings were still unresolved. During this month, planning began for a construction camp mess hall and bunk house, similar to the buildings used during construction at Paradise. Once the development was complete, such facilities could house maintenance crews.

At a Public Utility Operators Meeting in San Francisco in April, 1930, the RNPC continued its debate over the master plan with Vint, Tomlinson and Chief Engineer Kittredge. President Rhodes of the RNPC argued for exclusive rights to the west end of the park for the new lodge, and additional land at the entrance to the park for cabins and the housekeeping service building. This 'merchandising arrangement,' would guarantee that concessioner facilities would be seen by all who entered the park. Vint preferred the placement of the housekeeping and auto camp to the west, in the area around Shadow Lake.

On June 15, the Park Service set up a construction camp in Yakima Park with accommodations for 75 men employed in building water and sewer lines, trails, roads and other aspects of site development. In July 19-23, Albright approved plan H, except for the lodge location, which he decided to move to the site for the public campground; Vint was told to make room for the camp between the Administration Building and the Lodge.

Once the Lodge site and orientation was finally agreed upon, the RNPC

hired the architectural firm Russell, Lumm and Lance of Tacoma to design the lodge building. Ambrose J. Russell, the principal of the firm, was in his seventies at the time and could actually remember when shingle-style architecture was the prevailing fashion. During the 1880s, he had worked for a year in H.H. Richardson's office and briefly with Bernard Maybeck, who later became a famous San Francisco area architect. Russell was trained at a time when eclectic styles abounded. The steeply sloped gable roof, which dominates the Lodge, was characteristic of famous shingle-style houses he would have admired--the William Low House, Bristol, R.I., by McKim, Mead and White, for example, and the W. Chandler House in Tuxedo Park, New York by Bruce Price, which includes similar exterior false timbering. During the early twentieth century, the Greene brothers in California and other advocates of the craftsman style, popularized the use of natural materials and fine craftsmanship. For Russell, who had been exposed to shingle-style resort casinos in the east and vacation houses, this use of local cedar must have seemed suitable for an alpine retreat.

Although the RNPC was given authority over the lodge design, it also benefitted from the expertise of the Landscape Division. Evidently, Park Service architects adjusted some of the plans, both to achieve "betterments in appearance" and to reduce expenses. The stone piers planned for the front porch were removed, as were the 'pent house' ventilators. The gas station was designed by Park Service architects, with minor alterations by architects from the Associated Oil Company.

Before construction of the lodge even began, the park arranged a special preview of the development for Director Horace Albright, the Rainier National Park Advisory Committee and nearly 1,000 guests in July, 1930. Albright took the opportunity to promote the park's modern approach to village planning. He noted that, in contrast to the crude facilities of previous wilderness destinations, Yakima Park was "ready from the first to give modern service." The much-publicized \$1,000,000 highway was remarkable in its width--24 feet--and its gentle 6.1 percent grade contained only two switchbacks. Once the state completed its Naches Pass Highway (renamed Mather Memorial Parkway) in 1932, access to the Yakima Park Road could also be considered modern.

The Housekeeping Service Building was conceived as the centerpiece for a neighborhood of cabins--once imagined to be as many as 600--which was considered the most fashionable resort layout of the day. The cabins were a standard Park Service plan, but the RNPC's desire to conserve space resulted in a grid pattern, rather than the curved 'streets' preferred by Park

Service planners. On August 20, work began on the construction of approximately 200 single room housekeeping cabins and what the Superintendent called "the cafeteria and service building." Like the cabins under construction in Paradise Valley, the Yakima Park cabins were built under contract with the John Dower Lumber Company of Tacoma. According to Tomlinson, the service buildings in Paradise and Yakima Park were constructed by day labor. The Sunrise cabins were completed within the month, but the lodge remained unfinished. The Superintendent expressed disappointment in the company's failure to meet the winter construction deadline, but held out the hope that the cafeteria would be sufficiently complete to offer service on the opening day in July. He attributed the company's problems to insufficient funds.

Meanwhile, in October, 1930, the RNPC demonstrated confidence in its resort development by offering \$500,000 in preferred stock. The stockholders at the meeting were particularly encouraged by the progress in road building and the resulting potential of increased tourism.

Roads were opened early, in May, for the RNPC's construction of both Paradise and Sunrise Lodges. Construction on the cafeteria and kitchen wing of the lodge was begun June 15 by "a large force of carpenters" in the hope that service could begin by July 3rd. That very day, the RNPC submitted plans for the lodge to the NPS. The project was revised by Davidson and Fire Control Expert Coffman, probably to meet code, and then sent back to the company.

June 20th marked the opening day for the new Paradise Lodge, a five-story building with thirty-five rooms, a rustic lobby, souvenir shop, fountain service, equipment counter, barber shop and laundry facilities, as well as a cafeteria with a capacity of 300. The lodge was accompanied by 275 housekeeping cabins. The Sunrise development had originally been planned to mirror the successful operation at Paradise--including both a luxury hotel and a lodge service buildings with cabins--but on an even grander scale.

Sunrise opened on July 15th, with the desired cafeteria service and housekeeping cabins. Newspapers contributed to the promotional effort by reporting on the scenic splendor, "the matchless sweep of natural grandeur that spreads out in a vast panorama," and "the sublimity of heavens in which the altitude and clearness of the air combined to make visible a vast multitude of stars not ordinarily seen...". Superintendent Tomlinson offered a more realistic assessment of the tourist's experience in his

monthly report: "Hundreds of visitors commented favorably to rangers and other officials on the facilities and scenic value of the area as compared to Paradise Valley. There was also considerable complaint on the lack of cooking and comfort station facilities for the week-end crowds." The opening of Sunrise resulted in a record number of visitors for the month of July: 105,218 people in 26,198 cars.

Sunrise Lodge offered accommodations on what was called the European Plan (as opposed to the American). A single guest staying at a room with a bath paid \$5, and was charged an additional \$3 for a second person. Without a bath, the rates were \$3 and \$2. Those who stayed in housekeeping cabins furnished with blankets and linen and a maid service paid \$3.75 for one or two people and \$1.50 for any additional. The most inexpensive cabins were without any services and cost \$2.75 a day, and \$1.25 for each extra guest. These rates were advertised in park brochures despite the fact that lodge accommodations were never completed.

Local politicians and dignitaries were among those who visited Sunrise during its first season. On August 7-8 a Congressional party including the Honorable Frank Murphy, Acting Chairman of the Sub-committee on Interior Department Appropriations, arrived at Yakima Park. The group was met by Governor Roland H. Hartley and State Highway Director Samuel J. Humes. The month closed with a visit from Director Albright Aug. 28-29 who examined the development and returned "highly pleased with the reception of this new area by the public." Thanks to the opening of Sunrise, the park's daily, monthly and annual travel records were broken. In his Annual Report for 1931, Superintendent Tomlinson reported on the grand opening:

Private automobile traffic continued to increase, with a corresponding increase in the use of the improved roads, trails and camping facilities. New and modern housekeeping cabins and European plan lodge accommodations were available to visitors for the first time. Judging from much favorable comment received, and the absence of complaints, these facilities added by the Public Utility Operator, allowed visitors to derive greater satisfaction from their visits to Mount Rainier National Park in 1931 than ever before.

The cafeteria's first season lasted less than two months, closing on September 8th. Business was so good that housekeeping cabins remained open throughout the month. Although hot food was not available, the

concessioner sold canned goods to those who needed supplies. During the regular season, the Sales Room in the lodge offered "cured and fresh meats, canned vegetables and staple groceries, prepared coffee, fountain service and photographic supplies."

Perhaps as early as that first season, horse back riding was a popular tourist activity in Yakima Park. Early brochures advertised rentals of saddle and pack horses, and newspaper articles described tours of the area on horseback. In 1933, the Rainier National Park Company advertised a summer Dude Ranch at Sunrise. The Seattle, Tacoma and Yakima chambers of commerce contribute to promotional literature, which advertised "trail rides to Sheep Skull Gap--where 2,000 sheep have died in a snow storm, Ghost Gold Mine, and Devil's Hole, a rustlers' den."

Throughout the 1930s, both the Park Service and the concessioner assumed that funds would be found to finish the lodge. At an Annual RNPC Stockholder's Meeting in October, 1934, members discussed the need to complete the lodge and estimated that the effort would cost \$75,000. In 1936 the Northern Pacific Railway sent tour parties through Sunrise, causing Sceva to hope for enough profit to complete the lodge. And in his annual report for 1937 the Superintendent noted that the completed lodge would have 100 rooms with baths, a lobby and a convention room.

In the summer of 1937, however, it became clear that the RNPC was in a desperate financial state. When Secretary of the Interior Harold Ickes visited the park, the RNPC asked him if the federal government could purchase the company's property and thereby solve its financial problems. Upon his return to Washington, Ickes investigated the issue only to find that a special appropriation from Congress would be necessary, a requirement difficult to achieve during the Depression. The potential "takeover" would loom over the RNPC for another fifteen years, as the company attempted to remain solvent in difficult times.

On a lighter note, Ickes described his visit to Yakima Park in his "Secret Diary:"

We went into a new section of the park where a camp called Sunrise was established only a few years ago. At this point there is a cluster of simple but attractive cabins and a central building for meals and other common services. A wonderful view of Mount Rainier can be had from this point. We were favored with clear

weather all the time we were in the park, and I came away from it with a better idea of its beauty and grandeur than I as the result of my short visit there in 1934 when I spent only one cloudy day in the park.

Ickes didn't seem to notice the unfinished state of Sunrise Lodge, but he may have observed preparations for completing the Park Service administrative complex. Work on the Yakima Park Blockhouse remained stalled until the late thirties, when Public Works Administration funds were finally obtained for building the north blockhouse and central community building. In 1939, construction began on the north blockhouse, a mirror image of the south built ten years earlier. Work also began on the central "camper's shelter" or "museum," a rectangular log building featuring a rough stone fireplace on the north end, clerestory windows and an interior roof truss system of rough logs. The complex was not entirely completed until 1943.

Between 1941 and 1945, RNPC manager Paul Sceva was able to ease the company's financial situation by putting the housekeeping cabins up for sale. The 400 housekeeping cabins at Paradise and Sunrise were sold to the real estate companies Washington Homes, Inc., and the RichHaven Company for between \$110.00 and \$125.00 each. The buildings contributed to the war effort by housing defense workers in the Puget Sound area and migrant farmers in the Yakima Valley. By October Sceva had sold 213 of the structures for \$150 each; all of the cabins were sold the next year, leaving only 10 at Longmire. The sale of the cabins allowed the RNPC to struggle on for a few more years, but by 1947 the company was again considering ending its operation.

Both Davidson and Tomlinson listed the "completion of the Operator Company Service Building" as the top priority for future development of Yakima Park. After the war, in 1946, the Park Service and Sceva, now RNPC president, agreed to open the lodge as a cafeteria without overnight accommodations. This decision set a precedent and completion of the lodge gradually ceased to be a pressing concern, especially as the company's financial state worsened. In 1949, the company once again approached the federal government with its problems. Washington Representative Thor Tollefson introduced a bill to the House that would allow the government to purchase the RNPC, citing average losses of \$18,000 per year since 1930 as proof of the company's plight. Three years later, in 1952, the Tollefson Bill passed and all RNPC buildings in the park became federal property.

During the 1960s, senator Warren G. Magnuson was reported as declaring that a new \$50,000 day use facility would soon replace the lodge. This may have been an effort at self-promotion, as nothing came of the plan.

In 1985 the Denver Service Center analyzed the situation at Sunrise and advised the park to destroy the lodge and build a new visitor's services building. Although the Washington State Historic Preservation Office and the Advisory Council on Historic Preservation advocated preserving the old lodge, the superintendent, Regional Office, and Park Cultural Resources Division favored a new building, only disagreeing on its location. During the early 1990s various alternatives were discussed and in 1995 a special report was written on the situation.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: As designed, Sunrise Lodge was a revival of the shingle style, popular in the 1880s and 1890s. The use of decorative wood half-timbering and the extreme slope of the roof are reminiscent of the Swiss style, first introduced in American pattern books of the 1840s, and the Tudor trim of 1870s stick style. Along with such historic influences, the architects of Sunrise benefitted from the Craftsman style promoted by Gustave Stickley at the turn of the century and the shingle-covered bungalows that proliferated along the Pacific coast from the 1920s through the 1940s. As an architectural fragment, Sunrise demonstrates the contrast between national building traditions and the Park Service Rustic style as exemplified in the adjacent blockhouse and stockade. Despite their documented cooperation in planning the tourist village, the park service and concessioner differed dramatically in the values they hoped to convey through architectural design.

2. Condition of fabric: Sunrise Lodge is in poor condition. The building was never properly maintained, probably because of its incomplete state, and the unfinished sections were not properly weatherized. Extreme weather conditions have increased the magnitude and extent of deterioration. One maintenance worker recalled watching the west wall move six feet on windy days and demonstrated how he fastened a chain to an attic rafter to hold the wall in place. Woodpeckers and other animals have created large holes in the exterior walls. For more detailed information on the extent of damage and repairs consult the building maintenance department in Longmire, which maintains current files on every park structure.

B. Description of Exterior:

1. Overall dimensions: The building is a two and a half story rectangle measuring approximately 50' x 137' and 48' in height from the ground to the top of the roof. The total floor area is 1,6540 square feet. The basement ranger station and utility room cover 3,905 square feet.
2. Foundations: The foundation is an 8" thick reinforced concrete slab. The footprint for a portion of the unbuilt structure existed until 1951. The foundation is 30" above the basement floor.
3. Walls: The exterior walls are plywood covered with cedar shingles. Decorative timbering separates the front facade into seven bays up to the second floor, above which a band of decorative criss-crossed timbers designates the beginning of the attic. The sides and rear of the building feature similar timber trim around the windows, from ground to eaves. The band of criss-crossing timbers on the front facade was originally planned for each gable.
4. Structural systems, framing: The lodge is a wood frame structure with basement posts measuring 10" x 10". The first floor features exposed interior timber post and beams, with two 8" x 8" posts spaced 12'-2" from similar wall beams, all perpendicular to 10" x 10" exposed ceiling joists. Seven pairs of the piers run the length of the first floor. Above the second floor, there is a wood stud frame, and built up trusses support the roof.
5. Porches: The main entrance on the west side has a porch covered with a shed roof. A porch measuring approximately 5' x 36' runs along the rear east facade kitchen area.
6. Chimneys: There is a brick chimney in the center of the rear half of the building. An exterior brick chimney in the east gable extends from the basement to the attic but ends before reaching the roofline. It is unused.
7. Openings:
 - a. Doorways and doors: The main entrance is a double door on the west side that opens into the center of the cafeteria. Access to the ranger station is through a door in the front facade. There is also a metal door in the rear of the east facade that leads to the kitchen utility area, as well as a "wood stile and rail" door on the north end providing access to the employee dining room. On the second floor of the west facade and north end are fire exit chute doors without stairways.
 - b. Windows and shutters: The first floor cafeteria has a row of three

casement windows flanked by single windows to form five bays of fenestration on the front facade; the casement windows rap around to either side, with three on the western side and one on the east. There are also casement windows under the shed-dormers on the second floor and at this level on the rear facade. New metal double hung windows were added in the east gable for second-floor rooms. Some original windows on the north, east and west elevations have been replaced by metal sliding windows.

8. Roof:

a. Shape, covering: The roof is a single longitudinal gable running north to south. An intersecting east-west gable, the roof of the eastern and western wings, was planned but never completed. The portion constructed does not extend beyond the rectangular north-south wing. The roof is covered with cedar shingles.

b. Eaves: The roof has projecting eaves supported by wood brackets described in construction drawings as "wood roof overhang supports."

c. Dormers: The second story windows on the eastern and western facades are shielded by shed roof dormers. Both the west side entrance and the basement ranger station entrance are covered by similar shingle-covered shed roofs. The east kitchen porch has a shed roof with a two to one pitch supported by four 8" x 8" piers.

C. Description of Interior:

1. Floor Plans: See Sketch Plans

2. Stairways: A stairway in the rear of the east side of the building leads from the basement utility room to the kitchen and on to the second floor hall. Access to the employee dining room is provided by stairs on the north end of the building. There is an exterior metal stairway in the center of the eastern facade.

3. Flooring: The basement floor is concrete in the utility room and wood on masonry blocks in the ranger station. The floors in the cafeteria and second floor area are tongue and groove fir.

4. Wall and ceiling finish: The ranger station walls are rough sawn vertical board and batten. Utility room walls are exposed concrete. In the cafeteria, walls are plywood with painted wood paneling up to five feet and 1/4" plywood on the

upper portion. The original celotex walls in the upstairs bedrooms were replaced with "fire rated type-x gypsum board."

5. Openings:

a. Doorways and doors: The second floor doors are modern metal fire doors.

b. Windows: The cafeteria windows are outlined in darker wood trim to match the paneled walls.

6. Decorative features and trim: The exposed beams and trusses are an ornamental aspect of the cafeteria space.

7. Mechanical equipment:

A. Heating, air conditioning, ventilation: The steam heating system was replaced in 1963. A coal bin remains in the utility room. Space heaters are used in the cafeteria and kitchen area; there are ceiling heaters on the second floor. A new oil-fired boiler was installed in 1983. Ventilation is provided by wood attic vents in the front and rear gables, as well as in the eastern and western ends.

B. Lighting: Electricity reaches the lodge via underground service lines. Electrical wiring is a combination of copper and knob-and-tube. The center of the cafeteria is lit by a row of seven electrical lanterns running the length of the room; bare bulbs are strung parallel to these on either side. Modern globular ceiling lights have been installed in the upstairs bedrooms, along with a "lithonia" emergency light on either end of the second floor. There are bare light bulbs in the attic space. Exterior safety lights illuminate the fire escape.

c. Plumbing: The water pipes are galvanized steel. Hot water is steam heated. In 1983 the asbestos insulation around the hot water pipes was removed. Wastewater pipes are cast iron.

D. Site:

1. General Setting and Orientation: Yakima Park is a plateau on the northeastern side of the mountain, elevation 6,400 feet, overlooking the Yakima Valley and the White River on the southwest. Sourdough Ridge marks the northern boundary of

the relatively flat meadow area, which is slightly under a mile long and half a mile wide. To the west of the developed area, the terrain rises in a series of "benches" between Frozen and Shadow Lakes. On the south side of the mountain is Emmons Glacier, largest in the forty-eight states and the source of the White River.

Sunrise Lodge is located in a fragile alpine meadow; over fifty years after the removal of the cabins, the scars left from their foundations are still visible. The Lodge faces south and is perpendicular to the main parking lot. The building is approached from the east, as drivers enter the parking lot from the Yakima Park Highway.

2. Historic Landscape Design: As previously discussed, Sunrise Lodge was part of a carefully coordinated master plan. The location of Park Service and concession elements resulted from compromises between what could be described as organizations with antithetical purposes. The Park Service was most interested in creating a tourist village with efficient services, but minimal development; buildings were to be in a simple, rustic style. According to Superintendent Tomlinson, writing his annual report in 1931, "The new Sunrise Area is perhaps the best example in this park of the influence of the Landscape Division. The trail system, camp grounds, picnic area, Administration Building, and the Public Utility Operator's lodge and cabin units were all located and arranged to the best advantage with respect to the topography of the area." In essence, the buildings were organized around a plaza, which was actually a central parking lot with a capacity of between 600 and 900 vehicles. The Park Service administration buildings occupied the west end and the concessioner's development the north side. The plaza was bordered in a curb of native basalt and a ten-foot walk was extended from the administration building to the lodge area.

Much of the early Park Service work on trails and service systems involved the use of pack animals that could traverse the steep slopes. When the park service began work on the water system in 1929, the road was not yet in place and supplies were brought up by mule train. Water pipes were transported by truck from Emenclaw to the closest point on the road, near the first loop below Sunrise Point, and then loaded into a horse-drawn wagon. Pack horses carried the pipe the remaining distance up to Frozen Lake Reservoir.

A system of 12.5 miles of six-foot wide equestrian trails was constructed in five areas around the plaza--along Sunrise Ridge, from Sunrise Point to Clover Lake, along the rim of the White River Canyon to the Shadow Lake picnic area, and past Frozen Lake down to Berkeley Park. The Borroughs Mountain Trail to the west included a scenic parapet fashioned from native basalt. A 3.8 acres campground

was located near Shadow Lake. The Park Service constructed comfort stations and community kitchens for campground use, as well as a Power House and Pump House serving the entire facility. More significant for the concessioner was the rustic duplex comfort station located on the northeast corner of the Plaza adjacent Sunrise Lodge.

The subsidiary road system, 2.62 miles of road in the park proper, was engineered both to handle slow moving traffic in either direction and to "avoid as much devastation as possible." Roads from the Plaza provided access to Lower Yakima Park, the Public campground and the Public Operator's Cabin Camp area. The Lower Yakima Park road, 2.25 miles, was primarily a service road providing access to the Power house, diesel generating plant, employee camp and garbage incinerator, the quarry and the reservoir. The loop road to the camp ground in the upper park was .37 miles from the plaza on the northwest corner. A very short road led into the cabin camp area, where it connected with the streets between cabins.

3. Outbuildings: The approximately 215 housekeeping cabins might be considered outbuildings, as they were not intended for use independent of the service facility.

Part III: SOURCES OF INFORMATION

A. Architectural Drawings: The firm of Russell, Lumm and Lance produced two sets of drawings for the Housekeeping Service Building. The title block for the first set of five undated drawings reads "Russell, Lumm and Lance, "Plans for Housekeeping Service Bldg. at Yakima Park for Rainier National Park Col, Rainier National Park." The second set, dated June 5, 1931, consists of seven drawings; two sheets of details were provided and other details included. The title block, "Plans for Housekeeping Service Bldg. at Sunrise for Rainier National Park Co., also indicates a later date, as the area's name has been changed to Sunrise. The latter drawings are initialed "A.G.L." and have been attributed to A. Gordon Lumm. Microfiche copies of the drawings are on file at the Denver Service Center Technical Information Center in Lakewood, Colorado. The location of the original drawings is unknown.

The Denver Service Center also has microfiche of a single drawing dated September 9, 1930 and labeled "Housekeeping Service Building Yakima Park." It is designated "sheet #4." The name on this drawing is illegible, and the others in the set have not been found. A topographical map completed in 1937, "Topography and Index/Yakima Park Area," provides a useful overview of the entire village, and shows the extent and organization of the cabin area behind the "cafeteria." This two-part document is also available on microfiche at the Service Center.

The Building Maintenance File for Sunrise Lodge contains copies of floor plans of "existing conditions" for each floor produced in October, 1974. These were measured by S. Tauscher, R. Hall and A. Heacock and drawn by S. Taushcher. They are labeled "drawing no. 105-60027," and are considered basic field documentation.

The Denver Service Center fiche collection includes drawings of the lodge preceding renovations in the 1970s and 80s. A set of eight drawings was completed in December, 1973. A second set of twelve drawings labeled "rehabilitate Sunrise Lodge" is dated November, 1984. There are also less technical sketches and plans illustrating the various "alternatives" posed for the lodge during the 1980s and 1990s. The footprint of the lodge is included in various topographical maps and site plans of the Yakima Park region.

B. Historic Views: Historic views of the construction of Yakima Park, the lodge, cabins, and other contemporary buildings can be found in the photo room at MORA, Longmire. Consult the Cultural Resources Department in the Administration Building at Longmire for assistance. See accompanying illustrations for examples of relevant views.

Additional historic views and drawings can be obtained from Record Group 79, National Archives, College Park, Maryland.

C. Bibliography:

Published Sources:

Bal, Peggy, "Ambrose James Russell--Tacoma Architect," City of Destiny Newsletter vol. 2, no. 2 (Spring 1994), 1-2.

"Circular of General Information Regarding Mount Rainier National Park," brochure, U.S. Department of the Interior, 1931.

Harrison, Laura Soulliere. Architecture in the Parks, National Historic Landmark Theme Study (National Park Service, Department of the Interior, November 1986), p. 331-342.

Ickes, Harold. The Secret Diary of Harold L. Ickes, vol. II, The Inside Struggle 1936-1939 (New York: Simon & Schuster, 1954), 453.

McClelland, Linda Flint. Presenting Nature: The Historic Landscape Design of the National Park Service, 1916 to 1942, National Park Service, 1993.

"Mount Rainier Roads and Bridges," brochure, U.S. Department of the Interior, 1992.

Thompson, Erwin N. "Mount Rainier National Park Washington Historic Resource

Study," Denver Service Center, Denver Colorado, October 1981.

Tweed, William, et al. "National Park Service Rustic Architecture: 1916-1942. National Park Service, Western Regional Office, February, 1977.

Unpublished Documents:

Carr, Ethan, National Historic Landmark Nomination, "Mount Rainier National Park," 1997.

Chittenden, Hiram Martin. "Development of a Mountain Resort at Yakima Park Mount Rainier National Park," Civil Engineer Thesis, University of Washington, 1935.

Cullen, Ann, "Ambrose James Russell, Architect," unpublished paper, Pacific Lutheran University, Tacoma, Washington, December, 1979; located in the Tacoma Public Library, architect files.

"Development Concept Plans for Carbon River, White River, Sunrise, Tipsoo Lakes," Mount Rainier National Park, Sept. 1979, Historical Architect's files, MORA.

"Excerpts From: Development Concept Plan Environmental Assessment, Draft August 1993," Sunrise, Mount Rainier, Historical Architect's files, MORA.

"The Historic Resources of MORA, National Register Nomination Form," Cultural Resources Division, Pacific Northwest Region, Seattle, Washington, 1990.

Huffman, Loren C. "Sunrise Lodge Chronology," Seattle Regional Office, Seattle, Washington, n.d.

Kapsch, Robert. "Evaluation of Steps Taken to Reach Present Decision to Remove Sunrise Lodge at Mount Rainier National Park, Washington," report to Katherine Stevenson, September 15, 1995. MORA Historic Architect's files.

"Landscape Work in Connection with Development of the Yakima Park Area including the Approach Highway within Mt. Rainier National Park," Report by Ernest A. Davidson to Thomas C. Vint, ca. 1932, Historical Architect's files, MORA.

Martinson, Arthur David. "Mountain in the Sky: A History of Mount Rainier National Park," Ph.D. diss., Washington State University, 1966.

Osborn, H. E. (Attributed author), "A History of the Organization, Operation, Activities and Aspirations of The Rainier National Park Company, Incorporated." ca. 1961.

Unpublished report on file in the Nisqually Plains Room, Mortvedt Library, Pacific Lutheran University, Tacoma, Washington.

"PNRO Inventory," Sunrise Lodge, National Park Service, Pacific Northwest Region, Cultural resources Division, Seattle Washington, MORA files.

"Preservation Maintenance Recommendations," Building Maintenance Division File, "Sunrise (S-601), Longmire, Mount Rainier National Park.

Superintendent's Annual Report, 1931. [Superintendent Owen A. Tomlinson] On microfiche, MORA library, Longmire. The original reports are held in the Federal Records Center, Seattle, Washington. The MORA library has an index to the records that have been filmed.

Superintendent's Monthly Reports, 1929-1931. On microfiche, MORA library, Longmire.

Newspaper Articles:

"Architect Has Many Buildings to His Credit," Tacoma News Tribune, 9 April 1929.

"Architect Is Stricken," Tacoma News Tribune, 19 March 1938, p. 1-2.

"Auto Caravan Takes 1,000 Over \$1,000,000 Scenic Park into New Wonderland on Mount Tacoma," Tacoma News Tribune, 21 July 1930.

"Big Lodge to Rise on East Side," Tacoma Ledger, 23 October, 1929, 1-2.

"First Party in Yakima Park!" Tacoma News Tribune, 21 July 1930.

"Many See New Mountain Road," Tacoma Ledger, 21 July 1930.

"Matchless Vistas Seen at Opening of Sunrise Park," Tacoma Ledger, July 20, 1931.

"Mount Tacoma is the Center of Wonderland," Tacoma Ledger, 29 April 1930.

"Mountain Provides Ideal Week-end Trip," Tacoma Ledger, 21 June 1931.

"New Lodge on Mount Tacoma to be Opened on June 20," Tacoma News Tribune, 19 June 1931.

"New Scenic Highway to Sunrise Opened," Seattle Times, 18 July 1931.

“Park Company to Float \$500,000 in Stock,” Tacoma News Tribune, 29 October 1930.

“Park Company Rates Slashed,” Tacoma Ledger, 25 April 1933.

“Park Director Arrives in City,” Tacoma Ledger, July 8, 1928.

“Park Director on Inspection Trip,” Tacoma Ledger, July 12, 1928.

“Park Company Plans Big Year,” Tacoma News Tribune, March 19, 1929.

“Rainier Park Company Will Offer Stock,” Tacoma Ledger, October 29, 1930.

“Sunrise Open to Travel Today,” Tacoma Ledger, 4 July 1933.

“Sunrise Park Opening is Set for Saturday,” Tacoma Ledger, 16 July 1931.

“To Spend \$335,000 In Park,” Tacoma News Tribune 23 October 1929.

“Tollefson Makes Plea,” Tacoma News Tribune, 27 July 1949.

“Will Open Park,” Seattle Times, July 11, 1928.

“Yakima Park Inn Waiting on Road,” Tacoma News Tribune, 2 February 1929.

D. Likely Sources Not Yet Investigated: The papers of Ashahel Curtis, chairman of the Rainier National Park Advisory Board, and other resources in the Manuscript Collection of the University of Washington in Seattle may reveal additional information relevant to the history of Sunrise Lodge. This collection includes letters by and to Curtis dating back to the early decades of the century; the author made limited use of the Curtis Papers through secondary sources. The Washington State Historical Society in Tacoma owns the Ashahel Curtis photographs, and may have important interior views of the lodge. The Society was closed throughout the writing of this report.

The records of the Rainier National Park Company have been sought by many scholars but remain undiscovered. In 1997, historians at the Tacoma Public Library were collecting information on the firm Russell, Lumm and Lance with the help of Russell's granddaughter. The firm's papers have not been found. The Tacoma Public Library is building a data base of local buildings by the firm, Russell, Lumm and Lance; information compiled for each structure includes address, date, patron and a list of additional sources.

F. Supplemental Material: The field records for this report consist of twenty-two color photographs of the interior and exterior of the lodge taken in September, 1997.

PART IV. PROJECT INFORMATION

This HABS documentation is part of the mitigation necessary for the future destruction of Sunrise Lodge, which is scheduled to occur when money is appropriated for a new visitor's center on the site. The project is being supervised by the Columbia Cascades Support Office in Seattle, Washington, assisted by the Cultural Resources Division at Mount Rainier National Park. Written documentation was completed by Sarah Allaback, Ph.D. Field work and research was undertaken in September-October, 1997, and the report was completed November 30, 1997.

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

SUNRISE LODGE
Mount Rainier National Park
~~Washington~~ *Sunrise*
Pierce County
Washington

HABS No. WA-237

John Stamets, photographer, September 1998

- WA-237-1 CONTEXT VIEW LOOKING SOUTHWEST FROM SOURDOUGH RIDGE SHOWS MOUNT RAINIER, SUNRISE LODGE AT CENTER LEFT AND STOCKADE GROUP SLIGHTLY FURTHER AWAY.
- WA-237-2 VISITORS PARKING LOT AS SEEN FROM TRAIL ON SOURDOUGH RIDGE. SUNRISE LODGE AT CENTER; STOCKADE GROUP ON RIGHT.
- WA-237-3 CONTEXT VIEW LOOKING SOUTHEAST FROM DEGE MOUNTAIN TRAIL SHOWS SUNRISE LODGE AT CENTER AND STOCKADE GROUP TO RIGHT.
- WA-237-4 ELEVATION VIEW OF WEST SIDE OF SUNRISE LODGE.
- WA-237-5 ELEVATION VIEW OF EAST SIDE OF SUNRISE LODGE.
- WA-237-6 OBLIQUE VIEW OF SOUTHWEST CORNER OF SUNRISE LODGE.
- WA-237-7 OBLIQUE VIEW OF SOUTHEAST CORNER OF SUNRISE LODGE.
- WA-237-8 UPPER SEGMENT OF FRONT (SOUTH SIDE) OF SUNRISE LODGE.
- WA-237-9 LOWER SEGMENT OF FRONT (SOUTH SIDE) OF SUNRISE LODGE SHOWS ENTRANCE TO RANGER STATION.
- WA-237-10 INTERIOR VIEW OF RANGER STATION, LOOKING NORTHWEST.
- WA-237-11 INTERIOR VIEW OF DINING ROOM, LOOKING SOUTH.
- WA-237-12 INTERIOR VIEW OF DINING ROOM, LOOKING NORTH.
- WA-237-13 INTERIOR VIEW OF NORTHEAST CORNER OF DINING ROOM.
- WA-237-14 INTERIOR VIEW OF KITCHEN, LOOKING WEST.
- WA-237-15 INTERIOR VIEW OF UPSTAIRS DORMITORY, LOOKING SOUTH.



HAAS No. 15A-233-1

W4-246-4



PAID No. CA-232-2

W. H. S. S.



FASSON, I.A. 287-3 WA-2215



1902-04 F. L. S. V. N. C. O. A.



PHOS. No. 128. 3

1917



HABSN. USA. 038-16

W. H. ...



HA 86 126. 128. 237-1 4/18-2/25-1



HABS U.S. - U.S.A. - 297 - 2 WA 297-2



SNACK BAR

RANGER STATION

↑
↓

MASS. HIST. SOC. 6. 18. 23. 1934



PAGE No. 62A-237-10

WA-237-10



HABS No. 10A-234-11 1A-234-11



Notice

WAGS No. 101-237-12

WAGS No. 101-237-12



HASS No. LA-237-13

7/1/1937



PHOTOGRAPH BY J. A. 289-11 4/18-22-11



HHS6 Dr. LA-237-15 H-275-15