



National Park Service

# Paradise Inn + Annex Restoration

## Paradise Inn and Annex – Project Fact Sheet

### **Paradise Inn: (includes Lobby, Dining Room, 42 guest rooms)**

Constructed: 1916 (opened for business July 1, 1917) by Rainier National Park Company

Number of guest rooms: 42 rooms

Date of most recent rehabilitation: 2006-2008

Cost of Rehabilitation: \$20,104,231

Rehabilitation done by: Watts/Korsmo joint venture

### **Paradise Inn Annex:**

Constructed: 1920 by Rainier National Park Company (opened in 1921)

Number of guest rooms: 79 rooms including suites and shared bath suites

Rehabilitation: August 2, 2017 - March 29, 2019

Total cost: \$24,581,206

Rehabilitation done by: Korsmo Construction

The entire Inn (including the Annex) is designated as a National Historic Landmark.

The Inn is within the Paradise National Historic Landmark District (NHLD).

### **Preservation highlights:**

- Preservation of exterior stone foundation appearance and location
  - All visible exterior stones were catalogued, tagged, removed, and reinstalled as a veneer in their original locations.
- Rehabilitation and reinstallation of 57 original historic windows including 19 guest room windows on 4th floor.



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- Rehabilitation and preservation of historic crown molding (3 ½ floors retained and preserved)
  - Restoration of original ceiling height helps guest rooms feel larger.
- Rehabilitation of historic door and window trim on guest room doors and windows.

### **Maintenance Backlog Highlights:**

- Cured more than \$5 million in identified maintenance backlog
- Project provided an opportunity to correct/replace some portions of aging infrastructure including new electrical conductors serving Inn, new water line for Annex, isolation of water supply between Inn and Annex

### **Improved Visitor Experience:**

- New, historically compatible interior finishes provide more open, inviting atmosphere
  - Lighter paint colors and higher ceilings
  - Operable screens on windows
- Improved thermal comfort (insulated)
- Sound dampening between guest rooms (resilient channels and drywall)
- Fresh air exchange/ventilation system in rooms.

### **Visitor Safety and Resource Protection:**

- Building brought up to seismic code including bracing, shear walls, strapping and clips
- Installation of new, code compliant fire suppression and fire alarm systems
- New code compliant electrical and plumbing systems
- Energy efficient light fixtures and insulation reduces energy consumption
- Dramatically improved drainage around building and underneath building protects and prolongs building life.