EL PASO & SOUTHWESTERN YMCA (DOUGLAS YMCA)



CONDITION ASSESSMENT REPORT

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Executive Summary

The El Paso & Southwestern Railroad YMCA (Douglas YMCA), located in Douglas Arizona, was built in 1905, to serve the employees of the El Paso & Southwestern Railroad, operated by the Phelps Dodge copper mining company. The two story, plus basement, brick and wood Mission Revival building was designed by Theodore Link, a St. Louis architect who did a number of railroad-related buildings throughout the United States. In 1918, a one-story gymnasium extension, designed by the El Paso firm of Trost & Trost, was built to the south of the original building. In 1984, the Douglas YMCA was nominated to the National Register of Historic Places for its contribution to community development in Douglas and as a significant example of the Mission Revival style of architecture.

The purpose of the Douglas YMCA Condition Assessment Report is to evaluate the existing conditions of the building and make recommendations for appropriate preservation treatments are necessary to utilize the building for future use. The report focuses on the architectural work required to bring the building to a state of utility by current standards without destroying the historic and architectural integrity. Based on an evaluation of the building's spatial and architectural qualities and potential programmatic uses, this Report concludes with a general recommendation to rehabilitate the Douglas YMCA as an assisted care facility for Douglas' elderly population.

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Introduction

The purpose of the Douglas YMCA Condition Assessment Report is to evaluate the existing conditions of the building and make recommendations to guide the future maintenance, preservation and rehabilitation efforts necessary to utilize the building for future use. The Condition Assessment Report establishes a baseline of information, both archival and field documentation, from which future actions can be taken.

The scope of the Condition Assessment Report was restricted to evaluating the architectural integrity of the building, i.e. the specific historic features that characterize the building's significance as documented by the National Register of Historic Places nomination form. The Condition Assessment Report does not make recommendations specifically addressing building code violations, structural, electrical, plumbing, or mechanical issues, as this was outside the expertise of the Report Team. Whenever possible, the CAR does document deficiencies in these areas, but does not make specific compliance recommendations.

This preparation of this report was funded in part by the PpeP, who provided housing, meals and office support, without which this project would not have been completed.

Methodology

This report was completed as part of the requirements in ARC 597j: *Documentation and Interpretation of the Historic Built Environment*, a Preservation Studies class in the College of Architecture and Landscape Architecture at the University of Arizona instructed by R. Brooks Jeffery. The work was done between March and June 2004, including two trips to Douglas in March and April. During the first trip, the building was generally assessed, photographed, and an inventory of visible characteristics and deficiencies was made. Interviews were conducted with Ken Friske, Virginia Jordan, Lyn Kartchner, and Roy Manley. A second trip was made a few weeks later to verify measurements on architectural drawings and an interview with the building's current caretaker, Curtis Foster was conducted.

Appended to this report is a folder containing all the primary and secondary information gathered for this project as a comprehensive resource for any subsequent work on the building. The Douglas YMCA files provided newspaper articles that help to shed light on the history of the building as well as several historic photographs of the building. Also included in the files were the original 1905 building specifications as well as the specifications for a 1918 addition. A comprehensive inventory and record of the building, conducted in 1930 by the Southern Pacific Railroad Company, is also included. The original 1905 specifications provided by architect Theodore Link are an invaluable resource to what materials and methods were used in the construction of the original building. Also, the 1918 addition specifications made to the building. Six years after the 1924 purchase of the El Paso & Southwestern Railroad by the Southern Pacific Railroad Company, a detailed description of the building was completed with drawings and notes assessing the condition of the facility. Curiously, this 1930 document did not record any

aspect of the 1918 addition, perhaps an indication that the gymnasium was not administered or managed by Southern Pacific. After 1930, there is relatively little documentation on the many changes to the building since then. Recording the dates of subsequent modifications proved to be a challenge, as much of the information came from interview without accuracy of dates. Therefore, in referencing these modifications, this report uses the decade (e.g. 1960s) in which there is some certainty that events took place.

A severe detriment to the project was the inability to locate either the original architectural drawings, or the architectural drawings for the 1918 addition. An exhaustive search was made for these documents that included the Douglas YMCA files, the City of Douglas files, the Douglas Historical Society Archives, the Cochise County Historical Society Archives (Bisbee), the Cochise County Recorders Office (Bisbee), the Arizona Historical Society Archives (Tucson), The Phelps Dodge Corporation Archives (Phoenix), the YMCA Archives (University of Minnesota), the Missouri Historical Society Archives (Theodore Link Collection), The Louisiana State University Archives (Theodore Link Collection), the University of Texas – El Paso Special Collections (Southern Pacific Railroad Company Collection), and the El Paso Public Library Archives (Henry Trost Collection). Floor plans therefore had to be created in CAD format from detailed measurements, representing the greatest allocation of time for the Report Team. To save time, scaled, composite digital photographs were used to evaluate the exterior elevations in lieu of annotated drawings.

This report attempts to present the assessment, and therefore its recommended repair and renovation, as both holistic building systems, as well as individual features as part of the building's exterior elevations and interior rooms. In each case, building features were analyzed according to significance, integrity, and priority. <u>Significance</u> is defined as a feature's association with the historical themes, namely, the YMCA's role in early community development in Douglas and as an example of the Mission Revival style of architecture. Historical significance is noted as High (1905 original building), Medium (1916-1932) or Low (after the period of significance).

<u>Integrity</u> is defined as the authenticity of a historic resource's physical identity evidenced by the survival of characteristics existing during the resource's period of significance and that has not been compromised through severe modification or removal. Integrity is noted as Good, Fair, or Poor.

<u>Priority</u> defines the urgency with which the feature requires treatment based on 1). The amount of time likely before that element will fail, 2). The present danger to life and safety, 3). Conformance with current requirements of regulatory agencies and codes, and 4). The degree to which the feature is critical to any new programmed use for the building. Priority is classified into three categories, High (representing those elements that need immediate attention to prevent further damage to the structure under its current use), Medium (required for any new use in conformance with code requirements and programmatic needs), and Low (non-essential, but required to maintain historic and architectural integrity).

Administrative Data

There were a number of key people that were involved in the initiation of this study, providing key documentation information and assisting in the logistics to complete it.

Report Team (under the supervision of R. Brooks Jeffery, Coordinator, Preservation Studies, College of Architecture and Landscape Architecture, University of Arizona)

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On site

Georgia Ehlers, University of Arizona South Virginia Jordan, PMHDC Lyn Kartchner, retired city civil engineer Roy Manley, Douglas Historical Society, town historian Ken Friske, YMCA board member Curtis Foster, YMCA building manager

Report Deficiencies

Although this report attempted to complete a comprehensive condition assessment report, the team was unable to provide all the elements expected of a Condition Assessment Report. The lack of baseline floor plans for the building required the team to do field measurements and create "as-built" drawings of the building as reference documents.

Specifically, the following items were not completed:

- 1. A comprehensive site plan, showing site drainage conditions and recommendations for site grading to alleviate water penetration through the building's foundation.
- 2. Room inventory for the Lobby and the Social Room, the two principal spaces of the first floor.
- 3. The Physical Description and Condition Assessment chapter of the report is inconsistent in the presentation of the deficiencies and recommendations between the Building Systems, Building Exterior and Room Inventory sections. All the information is there, but the format of its presentation is not consistent.

Photographic Documentation

Accompanying this report is a CD of labeled digital photos that represents a comprehensive photographic documentation of the building, its features and deficiencies. The photographs included in this report only represent a fraction of the hundreds of photographs taken by the research team. If serving no other purpose, this is the most thorough documentation of the Douglas YMCA that can then be used for future reference.

Developmental History

Historical Background & Context¹

The El Paso & Southwestern YMCA building was created in a historical context that is inextricably linked to the growth of mining in southeastern Arizona. Following the establishment of a nascent railway system in the Arizona Territory in the late 1870s and the 1880s, the mineral industries within the territory flourished beyond all expectations. Of particular importance was the mining of copper which increased rapidly over a relatively short period of time. Mining activity in the Arizona Territory, begun on a small scale in the 1850s, increased enormously in the 1870s due to the discovery of large deposits of copper in the Jerome, Bisbee, Globe, and Morenci districts. The Copper Queen Mine in Bisbee, located in the southeastern corner of the territory, became one of the richest producers, yielding over one hundred million dollars worth of ore during its peak production years.

In 1885, the Phelps-Dodge Corporation, still one of the leading copper producers in the world today, acquired Bisbee's Copper Queen Mine upon the recommendations of Dr. James B. Douglas, a metallurgist and mining engineer associated with the company. In 1896, the Phelps-Dodge Corporation also acquired a small copper mine at Nacozari in the northern Mexican state of Sonora, close to the border with Arizona.

As mining activity increased in Bisbee, the need for a larger smelter to process the ore was realized. Because of the geographical limitations of the hilly town, Dr. Douglas searched for a site, which met the criteria of abundant water, close proximity to the two mining communities, and a fair purchase price. Such a site was found 35 miles southeast of Bisbee. In 1900 work began on the construction of the new smelter and its corollary town site, named in honor of Dr. Douglas, and built adjacent to the US-Mexico border, midway between the two large mining areas.

Because of the need for rail transportation to link both Bisbee and Nacozari with the site of the new smelter, Dr. Douglas, who was also the president of the existing Arizona and Southeastern Railroad, sought to have a branch line built to Douglas. This railroad was largely financed in 1889 by the Copper Queen Consolidated Mining Company, in which the Phelps-Dodge partners held shares. The 36.2 mile rail line connected Bisbee with the town of Fairbank to the northwest.

Due to the concern over construction costs and a lack of cooperation from the Southern Pacific Railroad Company in relation to the larger endeavors of the A & SE, Phelps-Dodge resolved to build its own rail line. Consequently, the Southwestern Railroad of Arizona was incorporated in 1900.

The long term regional goals of Dr. Douglas were revealed after a stockholders meeting in New York in 1901 when the name of the railroad was changed to the El Paso and

¹ Unless otherwise cited, the following has been excerpted from El Paso and Southwestern Railroad YMCA nomination form to the National Register of Historic Places Nomination Form, prepared in 1984.

Southwestern Railroad Company. Construction of the line through New Mexico was undertaken in the name Southwestern Railroad of New Mexico until 1892 when it and the Arizona and Southeastern were sold to El Paso and Southwestern. For the next thirty-two years, the EP & SW grew to major proportions under the new direction of Dr. Douglas. It ultimately stretched across Arizona, New Mexico, Texas, and into Mexico, totaling 1200 miles in length. During this time, the railroad carried not only mining-related freight but also collected revenues from passenger and express services.

The town of Douglas grew in correlation to the continued mining and railroad activity in the Arizona Territory and was quickly established as a major strategic location in the southwest. It provided necessary services to both smelter and railroad employees as well as an ever-increasing number of tourists.

Following the lead of many companies of the period, the El Paso and Southwestern Railroad Company established a workers' welfare program and in 1905, the company built their own YMCA on the edge of its large rail yard complex. The YMCA building is located on the western edge of the Douglas townsite on the site of a former depot, and is aligned north-south corresponding to the alignment of the railroad tracks, whose principal facades face east (toward the town) and west (toward the tracks). Following the dedication by Dr. Douglas on February 1, 1906, the YMCA quickly began to serve a recreational and social function for the general public in Douglas, in addition to the employees of the railroad. In 1913, the El Paso & Southwestern Railroad Depot was built just north of the YMCA building, though using the more stately Beaux Arts style of architecture. Perhaps in response to the increased use, the railroad enlarged the facility with the construction of the large gymnasium addition in 1918.

Architectural Significance²

The Douglas YMCA is significant as a distinctive local example of Mission Revival Style architecture, whose origins lie in the 18th and 19th century Spanish missions of California. The revival of the California mission style of architecture gained national recognition during the 1893 Columbian Exposition in Chicago where the California Building, designed by A. Page Brown, demonstrated the ideals of the Mission Revival Style to the nation. Typically employing semicircular arches, tiled roofs, curvilinear parapets and smooth plastered walls, the style became popular in California beginning in the 1890's and spread throughout the southwest during the first three decades of the 20th century.

Within the context of the architectural history of Douglas, the Mission Revival Style is relatively rare. Apart from the Douglas YMCA, the only major appearance of the style is on a few residential properties constructed by the Phelps-Dodge Company. The YMCA building with its extensive use of elaborate curvilinear parapets, semicircular openings, and stuccoed surfaces, precisely embodies the distinctive characteristics of the Mission Revival style. Furthermore, the YMCA, constructed in 1905, represents a very early appearance of the style in Arizona. It was not until the second and third decades of the

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20th century that Spanish-derived revival architectural styles gained widespread acceptance in the central and southern regions of Arizona.

The architect of the Douglas YMCA building was Theodore C. Link of St. Louis, Missouri. Link was prominent in St. Louis before the turn of the 20th century, and is responsible for the design of the Missouri State Capitol as well as the 1923 campus plan for Louisiana State University. His most renowned building is Union Station in St. Louis (**date**), another railroad-related structure. He also has the unique distinction of being generally regarded as the first architect to decoratively use electrical lighting. (St. Louis Walk of Fame website, accessed 5/5/2004) The work he did for the railroad in St. Louis may have secured his commission for the Douglas YMCA, but this has not been corroborated.

The architect of the 1918 addition was the El Paso firm of Trost & Trost, headed by their chief designer, Henry Trost. Trost was educated in Ohio and relocated to Chicago in 1888, where he worked in the office of the influential American architect Louis Sullivan, possibly while Frank Lloyd Wright was also employed there. While his buildings demonstrate a unique architectural language, the evidence of his debt to those two architects is present in many of his later works. In 1899, Trost relocated to Tucson, via Colorado, where he executed several buildings, many of which still contribute to Tucson's unique architectural identity. In 1903, Trost moved to El Paso and formed a partnership with Robert Rust to maintain the Tucson office, which in 1905, was forced to close after Rust's sudden death. In El Paso, Trost formed, with his brother, the firm of Trost and Trost, for which Henry Trost served as the chief designer and produced over 200 commissions spanning a wide range of building types and styles. With distinguished designs not only in Arizona and Texas, but in New Mexico as well, Henry Trost became prominent as a regional architect of great merit. (Nequette and Jeffery, p.254) In 1907, Trost designed what is perhaps Douglas's most recognizable architectural icon, the Gadsden Hotel, an unadorned poured concrete with an ornate lobby. Trost was commissioned to design the addition to the YMCA building in 1916 and construction was completed in 1918.

Chronology of Development and Use

The Douglas YMCA building is as old as Douglas itself. The city was incorporated on May 22^{nd} , 1905. Plans for the YMCA were conceived in 1904 with construction running until the building's opening on February 1^{st} 1906. The building was situated at 1085 F Avenue (later changed to 1000 Pan American Avenue) on the site of the old railroad depot facing east between a north-south railroad alignment to the west and the historic commercial heart of the city to the east.

The original building consists of two stories and a basement. It is roughly 53 feet by 150 feet. The Main (East) elevation of the original 1906 structure is symmetrically massed, three bay composition featuring ashlar capped curvilinear parapets on projecting gable ends and a centrally positioned dormer on the building's recessed north-south axis. The first floor of the original building consisted of a gymnasium in the south bay, a lobby and office in the central bay and a reading room in the north bay. The basement had a

bowling alley and billiards room in the central bay and a social room in the north bay. Directly south of the central staircase in the basement was a coal room. Also located in the basement was a locker room, heater room, bathrooms and a shower room. On the second floor there was a section dedicated for bedrooms and also a board room, linen room, class rooms and bathrooms. (Theodore Link Architect Office, 1905)



Composite photograph of the east facade showing original 1906 structure and 1918 addition

In 1918 an addition was built to provide a larger gymnasium and pool. The gymnasium was located in an approximately 53 feet x 70 foot new building connected to the south end of the original building. A pool was inserted in the southern bay of the original building, where the previous gymnasium had been. A large underground passageway was added through the west side of the southern bay in the basement to allow access to the new gymnasium from the basement. It appears that the stairway leading from this passageway up to the pool level and then on to the lobby was added at this time. Whether the entire stair system traversing all three floors on the north side of the south bay was added at this time is difficult to determine without further information. It is known that additional locker rooms were added in the 1960s (Douglas Dispatch, 11/2/1962) but the extent to which this changed the configuration of this area is not known. The 1918 specifications are ambiguous in defining the scope of work being done, but it is unlikely that the YMCA would have had the funds to execute such major changes to the building at any time after the 1918 addition. In 1924, the El Paso & Southwestern Railroad was purchased by the Southern Pacific Railroad Company, and in 1930, a detailed description of the building was completed with drawings and notes assessing the condition of the facility. Curiously, this 1930 document did not record any aspect of the 1918 addition, perhaps an indication that the gymnasium was not administered or managed by Southern Pacific, or perhaps, as the Report Team discovered, the area's layout was too complicated to be addressed in their inventory at that time.

Between 1929 and 1930, \$13,000 was spent on alterations to the building. These alterations included the amplification of three rooms on the second story, the rewiring of the entire building, installation of maple hardwood floors on the first floor, and decorative wall elements. (Kuebler and Williams, 1930)

After these changes little documentation was kept on renovations, alterations or modifications made to the building. It is known that the YMCA went through financial

troubles during the 1930s and 1940s and had to cut many programs. It appears that there was resurgence in YMCA activity in the 1950's thanks to a \$15,000 donation made by Cleveland Dodge and the Dodge Foundation. Despite the impetus gained from this donation, memberships continued to decline due to larger and newer recreational facilities available in Douglas. (Douglas Dispatch, 2/7/2001)

In 1961, a major fundraising campaign was undertaken, led by Douglas YMCA director Frank Hatt. The goal was to raise \$75,000 dollars to "modernize" the facilities, of which \$30,000 would be allocated for building renovations and \$45,000 for operational costs over the next three years. (Douglas Dispatch, *\$75,000 goal set by YMCA*, date unknown) It is not known how much money was actually raised in this campaign, but over the next few years, several minor modifications took place in the building. In 1962, the wooden porch and columns on the first floor of the central bay were replaced with a concrete porch and ornamental iron columns and railing. (Douglas Dispatch, 4/8/1962) Later, glass doors were added to the entrance and new women's and men's locker rooms were installed. (Douglas Dispatch, 11/18/1962) Also during this period, the mechanical systems were brought up to date and perhaps the current roof was installed. (Douglas Dispatch, 9/20/year unknown)

The YMCA property was sold by the Southern Pacific Company to the Douglas YMCA (a local group not affiliated with the international YMCA organization) in 1967 and since then it has served various functions. In 1969, the building stopped functioning as a recreation facility and was used as a warehouse for the Douglas Industrial Development Corporation (Douglas Dispatch, 2/7/2001). In the 1970s, the dormitory rooms were remodeled and new ceilings were added in most of the rooms. During the 1970s, and into the early 1980s, the building was used as by a sewing cooperative. When the sewing cooperative left, the original wainscoting that covered the walls of the social room in the basement was removed, damaging much of the plaster underneath. (Virginia Jordan interview, 3/16/2004) After the sewing cooperative left, the gymnasium was partially rehabilitated and since then the room has been used by different groups within the community. In the 1980s, the swimming pool was covered and a handicapped accessibility ramp was added to the east façade of the south bay.

In the early 1990s, the City of Douglas purchased the building from the Douglas YMCA for \$10 in the hopes that the city would rehabilitate the building to its original function as a community recreation center. During a decade of ownership, the City did minimal regular maintenance work and made some alterations. (Curtis Foster, 4/10/04) In the late 1990s, the central interior stairway was enclosed for fire safety purposes. The maple floor on the first level was refurbished and a suspended acoustical panel ceiling was added in the reading room. (Lyn Kartchner interview, 3/15/2004)

In the early 2000s, the Douglas YMCA bought the building back from the City. Since then, the building has been used as a recreation facility for individuals and groups who use the gymnasium. Also, it is used for community events such as dinners, parties, and Boy Scout meetings. These activities are confined mainly to the lobby and reading room. In addition to the deteriorated physical condition of many unusable parts of the building, the absence of liability insurance limits its use for anything other than storage in many cases.

Period of Significance

In order to guide any future maintenance, preservation, or rehabilitation in a historic building, it is necessary to identify the period of significance. The period of significance is defined as the timeframe during which the building achieved the historic and architectural significance for which it was nominated to the National Register of Historic Places. Establishing the period of significance focuses the preservation treatment recommendations to the specific character-defining features of that period. Any alterations, additions or other modifications that took place after the period of significance will be removed and the features will be restored to the designated period of significance.

The period of significance for the Douglas YMCA is 1905-1932, defined by its original construction, through the completion of the 1918 Trost addition to the year the Douglas High School won the state basketball championship, bringing statewide attention to the building. The 1920's was also the period in which the YMCA played its biggest role in the community, accommodating approximately two thousand members during this period with 500 men a day coming from a nearby U.S. army camp to use the shower facilities and engage in recreational activities. (Douglas Dispatch, 2/7/2001) After 1932, national economic trends started a gradual decline in YMCA activity that lasted until the building stopped functioning as a YMCA recreational facility entirely in 1969. In addition, there is little documentation after the 1930 Southern Pacific report to guide preservation treatment recommendations, with most of the information on changes made after 1930 having been culled from interviews and newspaper articles.

Physical Description & Condition Assessment

This section divides up the building into an analysis of the building based on a holistic understanding of its historic and architectural character. Following the identification of the building's condition and deficiencies, a list of recommendations is provided. All recommendations refer to the Secretary of Interior Standards for the Treatment of Historic Properties, as the source for any preservation, restoration and rehabilitation treatments required for the building. Although each section provides descriptive text of the features, deficiencies, and treatment recommendations, each section presents them in a slightly different format.

Building Systems

Building systems refer to the integrated elements of the building that apply throughout the building and are not isolated to one elevation, one floor or one room, including structural, plumbing, electrical, heating ventilation & cooling (HVAC) and drainage systems. Although the scope of this report does not include professional evaluation of the code compliance of these systems, this report does identify the current condition of these systems and makes recommendations as they pertain to preserving the building's historic and architectural integrity.

Structural System

The structural system includes foundations, exterior and interior bearing walls, floor and roof support structure.

The foundation at the basement level is a large concrete footer, formed in place and at least six feet in height that is the perimeter wall of the basement's building. The ceiling of the basement is framed with steel I-beams running north-south and wooden joists eastwest. The timbers appear sound in most locations. Concrete column footing in the ballroom are part of the foundation system in conjunction with the perimeter walls and concrete floors. In addition, the building is supported by columns that extend from the basement through the first floor, but not the second floor. With the exception of minor, non-structural cracking and minor water damage, the foundation is good condition.



The first floor exterior walls are constructed of triple wide brick, supported by buttresses on the north and south walls. The sheathing on the exterior walls is a combination of exposed brick and stucco. There is severe damage to these walls caused by water damage from the roof drainage system, holes punched through to support a variety of pipes, evaporative coolers and other items that compromise the architectural and structural integrity of the building. The floors are supported by steel "I" beams on the first and second floors, some of which are sheathed and others that are completely exposed.

The second floor exterior walls are constructed of wood frame that sits on top of the first floor brick walls. It appears that the interior hallway walls are also load-bearing, sharing the weight of the large trusses above. There appears to be a great deal of water damage to the exterior wood frame walls due to the broken roof drainage system.

The roof is supported by four major truss systems. All of these systems appear to be structurally sound and in a good condition. They are made of wood and they appear to be original dating to 1905 and 1918. Yet, the roof sheathing material seems to have been replaced. Links specifications indicate using tin sheets, from which remnants were found in the building, although his original rendering for the building showed metal Spanish tile. The 1930 specifications indicate the use of 3-ply asbestos. There is no record of when the original roof was replaced nor the specifications of the current roof sheathing. Currently, the roof is covered with rolled asbestos roofing with holes punched through for various ventilation pipes. It suffers from major leakage problems at times of rain, especially in the southwestern end of the gym and over the pool.



Recommendations:

- 1. A structural engineer should be consulted for a complete report on the condition of the structural system.
- 2. Repair or replace the existing roof to prevent any further water damage that threatens the structural (and architectural) integrity of the building. **This is a top priority.**

The original roof Link specified (metal Spanish tile) should be further investigated as a potential replacement sheathing. Alternatively, an unobtrusive metal tile, matching the original red specified, could be used. Unless absolutely necessary as a temporary roofing solution, this report does not recommend rolled or shingled asphalt roofing.

Plumbing & Plumbing Fixtures

The Plumbing system consists of the water supply system, fixtures for its use, and the sewer system for its disposal.

It has been many years since the plumbing system in the building has been functional. Even though there are still water, storm and sanitary sewer services evident in the building, there is no assurance they are code-compliant. Most of the hot and cold water piping has been removed or abandoned. There are cast-iron sanitary sewer lines between the basement and the first floor that appear to serve the men's and women's rooms on the basement, main floor, and second floor. There are cast-iron and PVC storm sewer lines buried throughout the building between partition walls as well as hanging and floating throughout the structural retaining floors. Many of the lines appear to be discontinuous and may no longer be functional. It appears that the main sewer line is in good condition because water does run to two bathrooms located off the lobby and two bathrooms and a drinking fountain located in the room above the pool. There is an old boiler, enclosed in brick, in the basement on the west side of the building where the line exits the lower level.



Most of the fixtures have been out of use for many decades and are unsalvageable due to corrosion and animal damage. The toilets and sinks are no longer functional, except the two next to the main floor office. Many original fixtures have been removed without having been replaced. None of the operating fixtures are original and there are even problems with these, such as occasional flooding caused by the women's room off the lobby.



There is evidence of substantial amounts of water infiltration at all levels of the building, possibly from both pipes and lack of proper roof drainage.



Recommendations:

- 1. A plumbing engineer should be consulted for a complete report on the condition of the plumbing system.
- 2. City Engineer's Office should be contacted to determine the location and status of the water and sewer systems for the building for current and any future use. The plumbing systems should be tested to determine whether they are still functional and free flowing. The water line could be opened to determine the available flow and pressure. The sanitary and storm water lines can be dye tested to determine whether the connections are still complete.
- 3. The entire interior plumbing system may need to be replaced to accommodate any new Future Use, especially that which would require a large assembly of people, including concerts, weddings and receptions with food service capabilities. Replacement fixtures should be white porcelain, unless otherwise noted, simple and contemporary.
- 4. The boiler should be removed since it is no longer needed.

Electrical System

The Electrical system consists of all electrical wiring, outlets, and lighting inside the building and on its elevations.

There is currently electricity available throughout most of the building, but it is not codecompliant. Water leakage inside the building raises safety issues with the existing electrical system that has not been maintained for many years. Many light fixtures are missing especially on the second floor, often exposing raw wires and in the basement and many others simply do not work. Electrical outlets were not tested. Electrical conduits and extension cords have been added to interior walls or exterior elevations in a way that threatens the integrity of the building due to inappropriate location, size, or color.



No documentation has been found on original lighting fixtures. In the original Link specifications, fixtures were omitted from the contract. The 1930 inventory provides some description for lighting fixtures, especially in the lobby and reading room where lights seemed to be an essential part of the design.

Recommendations:

- 1. An electrical engineer should be consulted for a complete report on the condition of the electrical system. Evaluation and updating of the electrical system should be a top priority as in its current state it is a major safety hazard.
- 2. Additional research should be conducted on Link's decorative electric lighting fixtures as he was portrayed as a pioneer in his time. The selection of new lighting fixtures, based on this research, should be consistent throughout the building. Alternatively, new lighting that is not historically accurate should be consistent in its simplicity and contemporary design and not distract from the extant character-defining features of the building.

Drainage System

The Drainage system consists of all fixtures used to draw rainwater off of the roof and away from the building.

There are currently two gutters on the building: one on the north façade and one on the west façade, both of which are in critical condition. Significant water damage has been caused to the building were a downspout has broken halfway up on the west façade. Another source of drainage problems are cast iron leeders that run through the interior of the building, that when they leak, cause damage on the interior surfaces.



Recommendations:

1. Remove and replace existing gutter system. New gutters should be placed wherever necessary to ensure the prevention of further water damage to the building. New gutters should be comparable to the original design. The 1918 addition specified no gutters but if it is deemed necessary to provide gutters on this section to minimize water damage they should be of the same design as the gutters on the original building. **This is a top priority.**

Heating, Ventilation, and Cooling (HVAC) System

The heating, ventilation, and cooling system consists of all swamp coolers, air conditioning units, furnaces, fans, boilers, ductwork and all attached fixtures in the building.

The original heating system included steam heating through radiators in each of the building's rooms. The 1905 specifications called out an American radiator furnace and a water heater stove in the basement. Neither of the two systems is currently functional. These radiators have been removed and compiled in the staircase in some instances while others remain in their original location. No systematic survey was done to determine how many radiators are still in each of the rooms. The 1930 inventory shows the number of radiators in each room but does not show the location. Subsequent heating or cooling appliances were installed on the second floor and in the basement, but none are functional. The building is currently heated through separate gas furnaces in the Social Room, the new room above the pool, and the Lobby. There is no heating in the Library or in the Office. Also, there are two free-standing heating units in the Gymnasium, neither of which is original. Furnaces and free standing heating units are located throughout the building and threaten the architectural integrity the building.



The building originally had no cooling system and it depended on exterior windows, transom windows that exited the air through the hallways and roof vents for air circulation and ventilation. Currently, there are four swamp coolers; two in the Gymnasium, one in the Social Room, and one in the Lobby. In addition, there is an air conditioning wall unit in the Office. These cooling units damage the exterior appearance of the building as well as the interior spaces. Also there are a number of ceiling fans in the building, (e.g. four in the Social Room). These fans do not date to the period of significance and threaten the historic integrity of the building.



Recommendations

- 1. Remove and replace existing HVAC system under the consultation of a mechanical engineer. Disparate systems should be unified and designed to maintain the architectural integrity of the building. Priority shall be given to removing the cooling and heating appliances from the exterior elevations due to the conspicuous visual damage they cause to the building's overall appearance.
- 2. Installation of HVAC system in Second Floor dormitory should be done to comply with the original spatial quality of the hall and rooms. The most efficient method, however, may require a duct system that is suspended from the hallway ceiling with individual registers positioned in the transom opening of each dormitory room.

Building Exterior

In lieu of drawing elevations, the team used digital photography and tiled together composite elevations to which the following notes refer. In addition to the elevations imbedded in this document, larger versions of these elevations are located in the appendix.

The following deficiencies were observed as threats to the historic and architectural integrity of the building. These deficiencies have been categorized as *major* or *minor*. Classification is based on appearance only since and not to the structural integrity or safety codes of the building. Priority shall be given to the major deficiencies since they impose a larger threat to the integrity of the elevations. In addition to listing the deficiencies, specific recommendations are provided.

East Elevation



- A. Pins and holes were added. All holes shall be filled in with bricks of compatible size, color and texture. (Major)
- B. Windows were boarded up. Boards shall be removed and new glass shall be installed without destroying the original sills. Frames for windows shall be white painted wood similar to the original ones. (Major)
- C. A handicapped-accessible ramp was added. The ramp is needed to meet the ADA code. A handrail that matches the one in the porch needs to be added in the side of the ramp. (Minor)
- D. Window at the end of the ramp was transformed into a fire exit and an inappropriate door was added. The door opening needs to be kept to comply with the code. Yet, the door shall be replaced with another one of an appropriate material i.e. glass with white painted wood frame. (Major)
- E. Cooling unit was added and has severely affected the appearance of the building. It shall be removed and holes shall be filled and walls restored to original condition. (Major)
- F. Inappropriate door was added. The door is painted and does not match the adjacent windows. New glass door and white painted wood frame shall be used instead. (Major)
- G. Rust stains and other markings were caused by exposure to rain and wind. Cleaning and painting is needed. (Major)

- H. Window glass was replaced with Plexiglas. This does not threaten the integrity of the building since it is not highly distinguishable. (Minor)
- I. Crack running down from oculus. New plastering and painting will cover the crack. Yet, structural engineer shall inspect any structural deficiencies. (Major)
- J. In appropriate pipe has been attached to the wall. The pipe shall be removed or replaced with another one of a matching color and appropriate location. (Major)
- K. Pigeon holes that lead to the pigeon room in the second floor have been opened. These shall be filled and treated with painting. (Major)

West Elevation



- A. Window was converted to a fire exit and an inappropriate door was added. The door opening needs to be kept to comply with the code. Yet, the door shall be replaced with another one of an appropriate material i.e. glass with white painted wood frame. (Major)
- B. Slight damage to entablature was caused by unknown causes. The entablature shall be restored carefully to get it back to its original condition. (Minor)
- C. Cooling unit was added and has severely affected the appearance of the building. It shall be removed and holes shall be filled and walls shall be restored to original condition. (Major)
- D. Windows were boarded up. Boards shall be removed and new glass shall be installed without destroying the original sills. (Major)
- E. Electrical wiring was added inappropriately. It shall be removed and relocated in discrete location. (Major)
- F. Water damage was caused due to water leakage from roof and to the interior side of the wall. Installation of a new roof as recommended will prevent future water damage. Replace all brick whose water damage compromises the structural integrity of the wall
- G. Holes punched through for pipes. All pipes shall be removed and relocated in discrete location. All holes walls shall be filled in with bricks or stucco of compatible size, color and texture. (Major)
- H. A group of boxes for electricity were added and have severely affected the appearance of the building. These boxes shall be removed and holes caused by their removal shall be repaired and walls restored to original condition. (Major)

North Elevation



- A. Holes were opened for pipes. All pipes shall be removed and relocated in discrete locations. All holes shall be filled in with bricks or plaster of compatible size, color and texture. (Major)
- B. Windows were boarded up. Boards shall be removed and new glass shall be installed without destroying the original sills. (Major)
- C. Windows covered with plywood, and/or other materials. All windows need to be reopened and glass might need replacement. Also white painted window frames shall be secured. (Major)
- D. A concrete planter seems to have been removed. It shall be reconstructed just lie the one in the right side of the elevation, which also needs plastering and painting.
- E. Concrete crumbling spreads all over the lower part of the elevation. New plastering and painting shall be applied. (Major)
- F. Crack running down from window. New plastering and painting will cover the crack. Yet, structural engineer shall give inspect any structural deficiencies. (Major)

South Elevation



- A. Pins and holes have been added. All holes shall be filled in with bricks f compatible size, color and texture. (Major)
- B. Oculus was boarded up. Boards shall be removed and new glass shall be installed without destroying the original sills. (Major)
- C. Water damage was caused due to water leakage from roof and to the interior side of the wall. Installation of a new roof as recommended will prevent future water damage. Replace all brick whose water damage compromises the structural integrity of the wall. (Major)
- D. Concrete crumbling in the lower part of the buttress. New plastering and painting shall be applied. (Major)
- E. Holes punched through for pipes. All pipes shall be removed and relocated in discrete location. All holes shall be filled in with bricks of compatible size, color and texture. (Major)

General Recommendations

- 1. The brick should be cleaned and pointed generally throughout the exterior of the building
- 2. The stucco should be painted generally throughout the exterior of the building.
- 3. All holes in the exterior brick walls shall be filled in with bricks of compatible size, color and texture
- 4. All boarded windows shall be opened up and reversed to their original condition.

All units for cooling and heating units installed on elevations shall be removed. The same applies to plumbing and electrical conduits that appear on elevations and threat the integrity of the building.

Room Inventory

The interior of the Douglas YMCA includes a full basement and two stories. The original finishes include the wood floors on the upper stories and a concrete floor in the basement. All interior walls are of lath and plaster.

The inventory is structured first by floor, outlining general conditions, deficiencies and treatment recommendation, then by room for a specific inventory unique to that space. Unless otherwise noted, the deficiencies and treatment recommendations listed for the general floor inventories are to be applied throughout that floor.

Basement Level

Significance: High (1905 period) Condition: Poor Priority: Low Character Defining Features: -Spacious quality of openness between Ballroom and Bowling Alleys; -Wooden floors -Ballroom fireplace -Ceramic tile Swimming Pool

BASEMENT 2004



Basement Plan; North is to the right.

Deficiencies	Recommended Treatments	Priority
General erosion of exterior wall surfaces due to	Repair rain drainage and grade site to allow	High
water penetration.	run-off water to flow away from the	
	building.	
Basement Showers 1 is in state of disrepair.	Remove showers and reuse room for new	Low
	purpose.	
Boiler Room is no longer used.	Remove boiler and reuse room for new	Low
	purpose.	
Wooden window sashes, glazing and hardware	Replace, restore and repair wooden window	Low
have been removed or covered to facilitate the	sashes, glazing and hardware.	
installation of swamp coolers.		

Doors are missing to several rooms, have	Retain and restore doors for priority spaces	Low
peeling paint and missing hardware, but	in the building. Replace removed doors	
generally are in fair condition.	with contemporary yet compatible doors.	
Lath & plaster walls have large fissures and	Restore plaster walls and paint.	Low
hairline cracks.		
Wooden floors have been removed and	Remove VAT and replace wooden floors as	Low
replaced with either painted concrete or vinyl	appropriate for designated future use.	
asbestos tile (VAT).	Otherwise, remove VAT and finish concrete	
	floor.	
Pipes below ceiling are intrusive and insulated	Remove obsolete pipes, remove/conceal	Low
with asbestos.	asbestos and repair all holes created in walls	
	from pipes.	
Damaged suspended ceiling.	Remove suspended ceiling and restore	Low
	plaster ceiling.	
Many partitions and panels have divided up the	Remove inappropriate partitions and return	Low
originally open spaces.	openness to Basement spaces.	
Trim around openings is damaged.	Repair or replace all trim around openings.	Low

For the purposes of this document, the Basement floor includes the Swimming Pool that was built in 1918 in the former gymnasium space that was replaced by the 1918 Gymnasium addition. The Basement also includes lockers and showers, and to the north a large Ballroom. The Bowling Alleys room is large and open once having several smaller bowling alleys in the center, which have since been removed.

The Basement is entered by the main stairway from the first floor lobby. The ceiling is approximately 12 feet high, though it is unclear if that was the original finished height of the ceiling. Very few of the historic details still exist, but the original specifications for the space indicated a level of elegance, particularly in the Ballroom.

The interior walls and partitions were originally finished with a lath plaster system typical of the late 19th century. Remnants of the historical themes, wrapped around the entire space, are still in evidence.

The Basement Showers 1 is approximately one foot above the level of the original floor, presumably to accommodate plumbing when the showers were built sometime after the period of significance. North of the shower room is a defunct boiler and coal room; its presence in the room poses difficulties for future use and should be properly discarded.

The Link specifications outline yellow pine floors throughout the Basement, but none are mentioned in the 1930 Inventory. It documents the floors as being painted concrete, and mentions that there is maple flooring covering a portion of the otherwise concrete floor, perhaps referring to the former Bowling Alleys. Currently, the floors are tiled and may contain asbestos. Depending on the future use of the Basement space, the wooden floors may want to be replaced. When the wood floors and their framework were removed from the majority of the Basement is unknown; nothing remains as evidence of the original—only a concrete surface. The wood tongue-and-groove boards used for the flooring in the first floor Social Room are similar to the flooring used in the Basement.

The priority level for the Basement is low relative to the architectural quality of the other floors of the building and the amount of work required restoring the Basement to its original character.

Swimming Pool (including room above pool) Significance: High (1918 period) Condition: Good Priority: Third Tier

Deficiencies	Recommended Treatments	Priority
Pool area is covered with a false floor and	Remove false floor and restore pool to	Medium
partitions for new functions.	working order.	
Historic windows are partially boarded up.	Remove suspended ceiling and restore	Medium
	arched windows to working order.	
True ceiling is deteriorated.	Restore ceiling with plaster appropriate for	Medium
	pool area.	





The Swimming Pool, constructed on the site of the old gymnasium was the center of activities at the YMCA through the 1970s when another community pool was constructed in Douglas. It was covered in the 1980s with a false floor (sub-flooring supported by the pool edges and wooden columns), on top of which room partitions were constructed to accommodate new activities at the YMCA. The original room was naturally lit by east-facing arched windows that have since been boarded-up. In addition, the space has been compromised by a suspended ceiling (covering the upper portion of the windows) above which is a passageway allowing access between the lobby and the gymnasium balcony. The passageway remains the only interior access to the Gymnasium. The Pool is in remarkable condition with little damage to the ceramic tile. The water supply and drainage systems were not evaluated. The priority of this room will depend on what future use is determined for the YMCA and whether a swimming pool is integral to the programming of that use. The following recommendations assume incorporation of pool area, as it was during the designated period of significance.

Bowling AlleysSignificance:High (1905 period)Condition:PoorPriority:Low

Deficiencies	Recommended Treatments	Priority
Original wooden floors have been removed and	Install wooden flooring to match	Low
some used in first floor Social Room	specifications.	
Basement Showers 1 is in state of disrepair.	Remove showers and reuse room for new	Low
	purpose.	
Boiler Room is no longer used.	Remove boiler and reuse room for new	Low
	purpose.	
Wooden window sashes, glazing and hardware	Replace, restore and repair wooden window	Low
have been removed or covered to facilitate the	sashes, glazing and hardware.	
installation of swamp coolers.		
Doors are missing to several rooms, have	Retain and restore doors for priority spaces	Low
peeling paint and missing hardware, but	in the building. Replace removed doors	
generally are in fair condition.	with contemporary yet compatible doors.	
Lath & plaster walls have large fissures and	Restore plaster walls and paint.	Low
hairline cracks.		
South wall carelessly removed.	Restore south wall.	Low
Arched openings on eastern wall have been	Restore arches.	Low
partially filled.		
Opening between Bowling Alleys and	Remove north wall restoring the open	Low
Ballroom infilled with partition wall.	connection between the two rooms.	



The Bowling Alley is a large and open room once interrupted by several smaller bowling alleys in the center, approximately 11 feet or 12 feet in height. The eastern wall is brick masonry clad with plaster. It contains four openings of varying size, each topped with a segmented arch, that lead to the exercise room. All but one opening has been altered in some way. The composition of the western wall is unknown; in some places it appears to be brick, while others to be lath and plaster. It is also possible that the two steel "I" beams exposed in the Social Room continue through as a cap to this wall. This would imply that, whatever the wall composition, it is structural. According to the 1930 Inventory, the north wall separating the Bowling Alleys from the Ballroom was not original. The original bowling alleys were removed and remnants remain in severely eroding boxes.

Basement Storage

Significance:	High (1905 period)
Condition:	Poor
Priority:	Low

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Deficiencies	Recommended Treatments	Priority
Missing and broken wooden dowels in east and	Repair and replace wooden grates.	Low
south grates.		



This small storage room has an exterior wall on its east side with high windows protected by wooden grate. There is also a wooden grate on the south partition wall.

<u>Kitchen</u>

Significance:Medium (1930 period)Condition:PoorPriority:Low

Deficiencies	Recommended Treatments	Priority
Plumbing fixtures no longer functional	Remove plumbing fixtures and use room as storage only.	Low
Considerable water damage to exterior wall	Exterior walls need to be repaired and sealed	High



When the sewing co-operative occupied the basement, they used this space as a kitchen. It was used as a private room and had a toilet according to the 1930 Inventory.

Ballroom

Significance:High (1905 period)Condition:FairPriority:Low

Deficiencies	Recommended Treatments	Priority
Windows on east, north and west elevations	Remove window coverings and restore	Low
have been boarded up.	windows.	
Decorative brick fireplace has been painted.	Remove paint and restore exposed brick on	Low
	fireplace.	
Suspended pipes distract from architectural	Remove pipes to the degree possible	Low
character of space.		
Extensive water damage on walls and ceilings	Repair source of water damage, remove	High
	flaked plaster, seal wall and plaster	



Spacious room with a modest but elegant fireplace revealing the status of its original function as a ballroom. It was the principal workroom for the sewing cooperative (much of their equipment is still there), but is currently used for storage.

First Floor (including Gymnasium)

Significance: High (1905 & 1918 periods) Condition: Fair Priority: High Character Defining Features: -Social Room spacious quality, wooden floors, and fireplace -Lobby spacious quality

-Openness between lobby and stairway

-Window forms and decorative details

FIRST FLOOR 2004



First Floor Plan; North is right.

Deficiencies	Recommended Treatments	Priority
Plaster partition walls throughout the floor are	Repair and restore plaster walls.	Medium
in various states of deterioration		
Original Lobby openness has been	Remove partitions unless absolutely	Medium
compromised by non-historic partitions to	necessary to accommodate future use.	
Library, Stairway, Office, Lobby Bath and	Replace stairway partition with code-	
Lobby Storage.	compliant glass partition.	
Decorative trim in various degrees of disrepair	Restore or replace decorative features	Low
Many windows are covered up and are in	Remove windows covers. Restore or	Medium
various states of disrepair	replace windows with existing hardware	
	when possible.	
Plaster on exterior walls deteriorating due to	Repair rain gutter system on exterior of	High
moisture content.	building and install climate control in	
	building's interior.	
Original doors are missing or stored in other	Identify original doors from the building	Medium
parts of the building.	and prioritize their placement to the public	
	spaces.	
	Restore plaster walls and paint.	Low
	Restore south wall.	Low
	Restore arches.	Low
	Remove north wall restoring the open	Low
	connection between the two rooms.	

The rooms of the first floor have remained relatively intact spatially throughout most of its history. The entry sequence has not changed radically, though it has been impacted by security bars on all the openings. The decorative scheme and treatments of the interior first floor for the most part has not changed, even after the 1918 Gymnasium was added. Tall windows punctuate the walls on the east and west elevations, many of which have been covered.

The walls of the first floor are sheathed in plaster in varying states of disrepair. The walls are in fair condition, mostly suffering from the deterioration of the paint layers. The partitions are in fair condition as well, having suffered normal wear through the years. Peeling paint over all the wall surfaces is due to high moisture levels, lack of maintenance and climate control. Areas of deteriorated plaster should be removed and repaired using the lath and plaster method.

The windows openings are simple forms with wooden frames and glass, covered on the exterior with iron security bars with pulley hardware and unadorned recesses in the thick walls of the building. The frames and sash should be conserved and re-glazed. Restoration or salvaged glass should be selected depending on the decorative scheme. Any missing elements and hardware should be restored.

The priority level for the first floor is high due to its greatest potential to accommodate public events with the least amount of preservation treatment.

Gymnasium

Significance:	High (1918 period)
Condition:	Good
Priority:	High

Deficiencies	Recommended Treatments	Priority
Gallery space is perceived to be structurally	Determine structural integrity and provide	Medium
unsound.	access to Gallery if possible.	
Chicken wire detracts from character of interior	Remove chicken wire.	Medium
space.		
	Restore or replace decorative features	Low
Arched windows on east elevation are filled in	Remove windows covers. Restore or	Medium
and not visible.	replace windows with existing hardware	
	when possible.	
Water damage on exterior walls	Repair rain gutter system on exterior of	High
	building.	
Original doors missing	Identify original doors from the building	Medium
	and prioritize their placement to the public	
	spaces.	
Lack of connection between Gym and other	Remove north wall restoring the open	Low
parts of YMCA Building	connection between the two rooms.	
Wall-mounted heater and cooler distracts from	Install climate control in building's interior.	Low
character of space.		



The gymnasium should be used as it was historically to maintain its distinctive materials, features, spaces, and spatial relationship to the building. The exposed heavy timber roof structure and Gallery surrounding three sides of the Gym provides much of the character to that space. It is unclear if there is access to the Gym from the Lobby, or as it is currently, the only access to the Gym is through a separate outside entrance on the east side of the Gym building. The wood floor in the gymnasium appears to be structurally sound and is level.

Social Room

Significance:	High (1905 period)
Condition:	Good
Priority:	High

Deficiencies	Recommended Treatments	Priority
Fireplace brick and stone have been painted.	Remove paint from both materials to return	Medium
	fireplace to its original condition.	
Heater closet compromises character of space	Replace heating closet with central	Medium
	mechanical system	
Many of arched windows have been infilled	Open up windows as they were originally to	Low
	greatest extent possible.	



This room has the highest potential for community events, as it has throughout the building's history. This room has been the focus of much of the current restoration efforts as a fee facility for various events. The acoustical ceiling tiles appear not to be original, though they provide the only acoustical absorbency in a room of hard surfaces and loud activities. Room contains a brick fireplace with stone mantle and tile inset flooring. Brick and stone have been painted white. Two window openings have been filled with boarding. Two pilasters and surface mounted conduit.

<u>Central Stairway</u> Significance: High (1905 period) Condition: Fair Priority: Medium

Deficiencies	Recommended Treatments	Priority
Many components, risers, treads, railings,	Restore and replace damaged components.	Medium
balusters and posts, are in severe state of		
disrepair.		
West doorway locked up	Restore west entry based on programmatic	Medium
	use of facility.	
First floor lobby entrance filled in with fire wall	Restore original lobby entranceway to	Medium
partition	stairway by providing transparent firewall	



The Central Stairway provides access between all three floors. On the landing between the Basement and First Floor levels, there is an exterior entrance on the west façade facing the tracks that historically was used by the railroad workers as their entrance, in contrast to the raised public entrance on the east façade facing the town. Whereas the general character of this wooden stairway is still intact, it is in a severe state of disrepair. Pieces of the balusters, railings and newel posts are missing. The nosing of the treads has worn off, as have the tread returns that anchor the balusters. The transition from the main first floor lobby is disrupted by fire-code-compliant partition blocking off original visual access between stairway and lobby. In contrast, the second floor stair lobby is in its original form and is in good condition.

Locker Room & Stairway Significance: Medium (1918 period) Condition: Fair Priority: Medium

Deficiencies	Recommended Treatments	Priority
Access is restricted and convoluted	Remove existing stairway and replace with	Medium
	one more accommodating to new	
	programmatic use.	
Stairway to pool is blocked	Restore access from locker room to pool	Medium
	based on new program for pool space.	
Oculus window boarded up.	Repair oculus window	Low
Bathrooms are sub-standard	Upgrade bathroom to code-compliance and	Medium
	based on new programmatic use.	



Another staircase along the south wall of the lobby leads to the upstairs men's locker room. The ante-room is now a storage area and blocks the entry to the stairway. Each of the interior wood staircases is simply constructed with a wood stringer and treads and risers. The locker room is a vast space with adjoining showers, toilets and another set of concrete stairs that lead to the pool area. All the corridors are quite tight, and unidirectional and a new access scheme should be designed.

Second Floor Dormitories

Significance:High (1905 period)Condition:PoorPriority:MediumCharacter Defining Features:
-Corridor punctuated by doors with transom ventilation

-Individual naturally-lit rooms with windows

SECOND FLOOR 2004



Second Floor Plan; North is right.

Deficiencies	Recommended Treatments	Priority
Plaster in walls and ceilings are cracking,	Remove damaged plaster and makeshift	Medium
peeling and in some rooms, missing and	acoustical ceiling tile; replace with plaster	
replaced with acoustical tiles.	to match historic treatment.	
Dormitory room doors are missing or broken,	Retrieve or replace missing doors; repair	Medium
often replaced by non-historic hardware.	existing to match historic door design.	
Carpeting is laid throughout the floor.	Remove carpeting.	High
Wood floors are in various states of disrepair.	Repair/restore wooden floors	Medium
Some transoms above doors are broken or	Repair transoms mechanisms, replace	Medium
boarded up.	glazing and remove coverings.	
Water damage in ceilings and walls	Repair roof and water drainage systems;	High
	replace incompatible acoustical tile with	_
	plaster ceiling and walls	
Wooden baseboards are missing or broken	Repair/replace baseboards	Low
Window units (frames, glazing, hardware) are	Restore windows to operable status.	Medium
in various states of disrepair.		
Windows on west façade are boarded up.	Remove window coverings.	Medium
Common Bathroom is non-functioning.	Repair Bathroom and replace fixtures with	Medium
	contemporary fixtures to be compatible with	
	historic character of building. See Plumbing	
	System recommendations.	
Electrical system is sub-standard and is	Disconnect existing electrical system on	High
currently a fire danger.	Second Floor until code compliant system	
	upgrade can be implemented. See Electrical	
	System recommendations.	
Room 20 is sealed due to bio-hazardous build-	Remove pigeon nests, secure the windows	High
up of pigeon waste.	and other wall openings to prevent the	
	pigeons from entering and perform	
	biohazard abatement to remove waste.	

The Second Floor is divided into four spaces. The Central Stairway and only access to the second floor from the first floor leads into the dormitories. South of the stairway are the majority of the dormitories and a common bathroom, while north are the remaining dormitories and an area that includes a storeroom and common room. The outdoor deck is accessible from a hallway east of the Central Stairway, but it was not evaluated for structural integrity. This deck is not currently being used, but historically was used as a terrace or outside sitting room. The floor has a utilitarian feeling because of its function as a 21-room dormitory. There is also a Common Room (Room 21) that has windows facing east and south.

The structure of both the exterior and interior partition walls is wood-frame, and is the only part of the building that is entirely wood-frame construction. The interior wood-frame walls throughout are plastered and painted.

A typical dormitory room is small with wood floors covered with non-historic carpeting. It is entered through a single paneled wood door (though the original doors may have had some glazing) with a single doorknob set and clasp. Above the door is a glazed transom that was originally operable permitting ventilation when opened and permitted borrowed light into the hallway. The walls and ceiling are lath and plaster over wood frame with a wood baseboard at the intersection of the wall and floor. The original windows are double-hung wood frame with a six-over-six glazing configuration operated by a rope/pulley mechanism. Each room included a closet with a door (not shown on floor plan), though now many of those doors have been removed. The room was heated by a radiator connected to a central steam heat system that is current inoperable. There is no mechanical cooling system. There are electrical outlets distributed throughout the room and a ceiling light fixture connected to a switch next to the door. There is no plumbing in the dormitory rooms with the exception of Room 7 that was modified to include a partition to create bathroom with a shower, toilet and lavatory, the fixtures for which have been removed. Stored within the rooms are a great number of furnishings and important artifacts, including what appear to be original doors and windows.



General Deficiencies

There is a great deal of water damage on the ceilings from a roof that is not watertight and rain drainage system that is broken, both causing moisture entrapment in the walls and ceilings. In some rooms, the original ceiling plaster has been removed or fallen and replaced with modular acoustical ceiling panels.

The rooms with doors have non-historic latch sets and clasps with padlocks. All original doors are single panel doors (with evidence that there was frosted glass in the doors originally) with transom windows, with a single doorknob set and clasp. Many doors have been removed from their door frame, the glass insets have been removed or covered, and the transoms windows have been either removed or boarded up.



The windows on the west wall are all boarded up; the windows on the east wall are all exposed, with sash weights, locks, and other hardware remaining on the windows. The trim at the windows and doors is wood with a molding profile.



Most of the electrical wiring in the dormitories is built into the walls, with few exceptions. The south dormitory hall houses an electrical sub-panel, which leads to several light fixtures to some of the rooms. Much of the aged wiring and lighting in these rooms is limited and makeshift, consisting of the running of extension cords, often from other extension cords, through doorways and walls.

At the very south end of the dormitory hall is the Bathroom that retains much of its

original character, though it contains no toilets. It is unknown whether the plumbing for the bathroom is operational.

Specific Room Descriptions and Deficiencies (Numbers refer to room numbers on floor plan):

- 1. Door removed but present; plaster & lath ceiling needs repair; cracked paint on walls
- 2. No closet door; water damage on ceiling plaster near window
- 3. No entry door; no closet door; no outlets in junction boxes; capped wires; minor holes in south wall plaster; window frame has hole
- 4. No entry door; no closet door; minor holes in N & S walls; minor vertical plaster cracks
- 5. Entry door needs repair (knob & panes); no closet door; ceiling has water damage and plaster is buckling; minor wall plaster repair
- 6. Inaccessible; Door knob missing, could see that closet is on S wall with no door
- (Beginning west side of hallway) separate bathroom (added later?); door to Room 8, bath has no fixtures; telephone jack; light switch removed; pigeon droppings on door to Room 8; bath has linoleum flooring over wood slat floor, ceramic bath tile around shower removed exposing lath now boarded up.
- 8. Closet facing S, back to back with Room 9's closet; Room 8 & 9's closets protrudes into Room 8; window glass all broken; 8" x 16" acoustical tile laid over ceiling plaster; no light or outlet; window trim adjacent to partition wall; water damage on ceiling
- 9. Door pane missing; exterior structural pilaster on W wall with cast iron pipe (rain leeder) on S side of pilaster; water damage at ceiling, 12" x 12" acoustical ceiling tile over plaster; bottom window frame missing.
- 10. Panes missing from entry door; closet space protrudes;
- 11. Entry door needs replacement; no light switch
- 14. No entry door; closet in rear of room; partition with Room 15 removed; ceiling plaster removed near partition probably due to water damage that is evident; electrical wires exposed; no light switch
- 15. Entry door missing panes; partition removed with Room 14; ceiling replaced with gyp. Board probably due to water damage; no closet door
- 16. Panes missing on entry door; no closet door; minor plaster repair needed.
- 17. No entry door; no closet door; provisional closet built; ceiling plaster heavily damaged from water; furring strips added with 8" x 16" acoustical tiles, also damaged and removed; wall plaster removed due to water damage; broken window frame
- 18. No entry door; window is 1-over-3; no closet door; chimney stack from below takes up large portion of room; minor plaster repair needed; no light switch; smaller transom than on other rooms in this part of hallway.
- 19. Radiator removed and lying on floor; door jamb cracked; no closet door
- 20. "Do not Enter" tape over doorway; pigeons nesting in rafters; droppings cover floor; door jamb cracked; windows intact & slightly boarded up; ceiling replaced with gypsum board, partially removed revealing roof rafters and pigeon nests; wall plaster repair needed. Room sealed from entry due to the potential for hazardous bio-waste caused by the continued occupation of pigeons in that room over a long period of time. Immediate action is recommended to remediate the current damage and prevent future damage.
- 21. Large common room; missing entry door; no transom; plaster ceiling replaced with gyp board; significance plaster damage; paint falling off walls; water damage to NE corner of ceiling; no switch on light; has doorbell on W wall; 7' tall door with no panes

Storeroom: Large original door opening reduced to standard door; has many loose doors stored there from rooms; 2 closets added at N end; sliding aluminum window added at S end; no steps as shown on 1930 plan; ceiling has new gypsum board.

Storeroom (labeled 12 on door): water damage on ceiling; minor plaster/paint repair

- South Hallway: linoleum rolled flooring over wood; linoleum is ripped in places; ceiling paint peeling; electrical panel located S of Room 11; minor plaster cracking; new fluorescent light connected by extension cord; hole for electrical conduit in floor outside Room 8; plaster missing above stair foyer; foyer has double door and window; wood trim at 36" above finish floor runs entire length; trim around all doors; evaporative cooler ductwork protrudes from ceiling
- North Hallway: Plaster ceiling replaced with 8" x 16" gyp board with water stains near foyer; plaster still present on northern-most end; transom & double doors (removed) to Room 20 Hall; window at end of hall.
- Room 20 Hall: gypsum board ceiling

Balcony Access Hall: plaster repair needed

Common Bathroom: located at S end of hall with raised floor; showers above floor level even more; tile in good shape; former marble countertops removed (one is located in the basement in the unfinished spa).

Stairway: first and second floor have wood slats and rubber matting on steps.

The Second Floor is designated a medium priority overall due to its potential use as an income-generating housing facility, but would require an initial, then incremental capital investment to make it operational. This priority is below the need to make the First Floor operational, but above that of the Basement Level.

General Recommendations & Conclusions

The Douglas YMCA is a building worthy of preservation, but the building is deteriorating rapidly due pest infestation, water damage, random and short-term occupation, and poor maintenance.

This report identified areas where immediate remediation should be a priority:

- 1. An electrical engineer should be advised on the total electrical system;
- 2. A roofing contractor should be advised on any further deterioration of the building and water infiltration;
- 3. An immediate clean up and removal of the pigeon and pigeon droppings and other debris. Regular maintenance should be brought up-to-date and maintained on a regular basis;
- 4. A professional asbestos abatement team should evaluate the hazardous material on the roof and the asbestos pipe lagging that is found on the plumbing pipes throughout the structure.

These reports should accompany this Condition Assessment Report, which provides a detailed inventory, assessment and preservation treatment recommendations for the building's systems, rooms and features following the Secretary of Interior Standards for the Treatment of Historic Properties.

The integrity of the Douglas YMCA retains a high level of physical integrity even though the structure has not been used to its fullest potential since the late 1950's. Furthermore, the building remains structurally sound, although it is clearly in need of a regular maintenance program.

In general, we recommend the use of this report, and the Standards, as a guide to any future decisions regarding the maintenance, restoration or improvement of the building to ensure the architectural and historical integrity are maintained. We also recommend this report be used as a reference when decisions of future use are discussed. It is imperative that the future user and programmatic needs provide an appropriate "fit" to the existing building, respecting its plan configuration, and architectural features.

Based on an evaluation of the building's spatial and architectural qualities and potential programmatic uses, this report concludes with a general recommendation to rehabilitate the Douglas YMCA as a facility that can take advantage of the dormitory configuration of the second floor, as well as the more public rooms of the first floor. An example of such a programmatic use is an assisted care facility for Douglas' elderly population. In this scenario, the current dormitory rooms could be preserved as single-room-occupancy units, perhaps requiring the combining of two rooms together and providing integrated bathrooms. Another example of a programmatic use for this building is as a hotel or hostel that could accommodate a shared bathroom facility. In both cases, the public

rooms of the first floor could be maintained as they were historically.

The Gymnasium appears to serve a vital community function and could continue to do so, perhaps with an enhancement of the current program of outreach activities to be inclusive of all age groups. The Swimming Pool is an amenity that should be considered for re-use. Although this report does not document the condition of the pool's plumbing system, nor perform a test to determine its capacity to hold water, these should be investigated to provide critical information to enable a permanent decision to make regarding the feasibility of the pool for any future use.

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