

SECTION 1. DIGEST OF ACHIEVEMENTS

Part A. DIGEST OF ACHIEVEMENTS

IRIS S. ALEX
(name of nominee)

NEW YORK, NEW YORK
(city and state)

Nominated by NEW YORK CHAPTER

Achievements in SERVICE TO THE PROFESSION

Sponsor: JUDITH H. EDELMAN, FAIA, 434 Ave. of the Americas, New York, N.Y. 10011

Service to the Profession

Iris Alex's contributions to the profession have been in the areas of communication, standards and client education.

Her 20 years of experience as an architect with such firms as Skidmore, Owings and Merrill, Klein and Kolbe, Kahn and Jacobs, Joseph Neufeld, combined with her life-long interest in social welfare have given her the unique ability to mediate between architect and client, interpreting each to the other, benefiting both.

As the first national architectural advisor for the YWCA of the USA (which commissions an average of \$10,000,000 worth of new buildings and renovations annually) she set up procedures and guidelines to help YWCA building committees in their dealings with project architects; which in turn provided a more knowledgeable client and thus the environment for a better architectural solution.

Unable to fulfill the burgeoning demands for consultation, yet aware that both agency people and architects needed tangible guidelines for identifying, clarifying and pursuing building needs, she wrote the book. Her two-volume handbook, A Building Manual for the YWCA, has filled its need so well that not only the YWCA, but many other building-centered social welfare agencies have relied on it since its publication in 1978.

In her role as consultant on specific projects she was responsible for a significant number of outstanding community buildings, including the Houston YWCA Masterson Branch and Metropolitan Office Building which was the recipient of both a 1980 Progressive Architecture Design Award and a 1983 AIA National Design Award.

Part B. REFERENCES

Name	Address	Relationship to Nominee
1. Chloethiel Woodard Smith, FAIA,	1056 Thomas Jefferson St., Wash., D.C. 20007	YWCA project architect
2. Gerald L. Clark, FAIA,	1130 East Missouri, Phoenix, Ariz, Zip: 85014	YWCA project architect
3. Anna M. Halpin, FAIA,	Sweet's Division, 1221 Ave. of the Americas, New York, N.Y. 10020	Colleague
4. Robert T. Coles, FAIA,	730 Ellicott Square, Buffalo, N.Y. Zip: 14203	Colleague
5. Natalie de Blois, FAIA,	608 W. 32 St., Austin, Texas 78705	Colleague
6. James R. Vaughan, ASID, IBD, Ed.,	Related Designs, 104 W. 27 St., New York, N.Y. 10001	Colleague
7. Ruth Lane, National Board YWCA,	135 W. 50 St., New York, N.Y. 10020	Executive, National Personnel

SECTION 2. NOMINATION

1. IRIS S. ALEX, of the THE NEW YORK CHAPTER and member of the AIA since
(name of nominee) (chapter assignment)
FEB. 17, 1967, is nominated for Fellowship for notable contribution to the advancement of the profession of
(election date)
architecture in SERVICE TO THE PROFESSION
(category -ies; see Principles Underlying Advancement to Fellowship for a complete listing)

The nomination is made by:
(check and sign either A or B)

A. Vote of governing board of THE NEW YORK CHAPTER/AIA
(name of component organization)

Theodore Lieberman Pres. 9.30.83
(signature and title of chapter president or secretary) (date)

B. Individual corporate members and/or Fellows as follows:

Written Signature and Date	Typed Signature and Chapter

2. The nominators designate the following member to be the sponsor of the nomination:
Name Judith H. Edelman FAIA
Address 434 Avenue of the Americas, N.Y.C. 10011 Phone Number 924-4818

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SECTION 3. PROFILE

(Additional sheets may be inserted, but please be concise.)

TYPEWRITING ONLY

1. Nominee's name: IRIS S. ALEX
2. Nominee's mailing address: 100 BEEKMAN STREET
NEW YORK, N. Y. 10038
3. Nominee's firm name and address: STATE OF NEW YORK FACILITIES DEVELOPMENT CORPORATION,
909 THIRD AVENUE, NEW YORK, N. Y. 10022 Phone: [212] 593-7842
4. Nominee is registered or licensed to practice architecture in the states or territories of: NEW YORK
+ NCARB CERTIFICATE #20,723.
5. Nominee is engaged in the profession of architecture as: ADMINISTRATIVE ARCHITECT
6. Nominee's date of birth: JULY 12, 1926
7. Place of birth: NEW YORK, N. Y.

8. Nominee's education:

A. High school, college or university, postgraduate school, etc. (in chronological order):

<i>Location</i>	<i>No. of Years</i>	<i>Year of Graduation</i>	<i>Degree</i>
WALTON HIGH SCHOOL BRONX, N.Y.	4	1943	ACADEMIC DIPLOMA
BROOKLYN COLLEGE BROOKLYN, N. Y.	4	1947	B.A.
THE INSTITUTE OF DESIGN OF ILLINOIS INSTITUTE OF TECHNOLOGY CHICAGO, ILL.	3	1950	B.A. IN ARCHITECTURE

B. Scholarships received by nominee:

INSTITUTE OF DESIGN TUITION SCHOLARSHIP, 1949

9. Other data concerning nominee's record:

1967: 12 CREDITS TOWARD MASTER IN URBAN PLANNING,
NEW YORK UNIVERSITY GRADUATE SCHOOL OF PUBLIC ADMINISTRATION.

(see attached 4 pages)

Section 3 PROFILE, Continued

9. Other data concerning nominee's record:

Nominee has traveled in the following countries:

North America: U.S. (35 States), Canada, Mexico
Caribbean Islands

Europe: England, Belgium, Netherlands,
France, Italy, Greece, Switzerland,
Finland, Sweden, Denmark, Germany

Middle East: Israel

Far East: Japan (one year), Hong Kong, Taiwan,
Thailand, Cambodia, Philippines

Africa: Kenya, Tanzania

IRIS ALEX · AIA

ARCHITECT · 100 BEEKMAN STREET · NEW YORK CITY · NEW YORK 10038 · TELEPHONE 212 571 7824

RESUME OF PROFESSIONAL EXPERIENCE AND EDUCATION

Licensed Architect: State of New York, 1964: NCARB Certificate, 1978

SUMMARY:

Comprehensive background in project management and administration, construction documents, field supervision, client programming, writing, space planning for health, educational, recreational, commercial, residential construction.

PROFESSIONAL EXPERIENCE:

1981 - Present

State of New York
Facilities Development Corporation
909 Third Avenue
New York, N. Y. 10022

Development Administrator:

Administration of architectural and engineering projects for N. Y. State psychiatric and developmental centers.

Responsibilities include managing projects from inception through construction: expediting consultant proposals, contracts, design document submissions, approvals, payments; establishing design and construction schedules; reviewing submissions for conformance to codes, client agency programs and budgets.

1970 - 1972(part-time)

1972 - 1981(full-time)

National Board of the Young Women's
Christian Association (YWCA)
135 W. 50 Street, N.Y.C. 10020

National Architect: Originated and administered building advisory service for nation-wide network of 400 YWCAs with 650 owned buildings.

Supervised work of local architects: reviewed programs and plans; attended on-site meetings with building committees, architects, engineers, contractors.

Responsibilities also included writing articles and books, preparing feasibility studies, space projections, schematic sketches of building layouts and site coverage and cost estimates.

1970 - 1976
(Part-time)

Related Designs, Inc.
247 W. 27th Street
New York, New York

Vice President, architectural consultant for commercial and institutional interiors. Project Manager on large scale projects such as Steelcase showroom, N.Y., Butterick/Vogue Patterns showrooms and offices, N.Y.

Responsibilities include budgeting, supervision of production drawings, writing specifications, field supervision, contract administration.

1969

Klein and Kolbe, Architects

Chief of Production, Project Manager
Office interiors, institutional, commercial buildings.

1956 - 1969

Skidmore, Owings and Merrill, Architects
400 Park Avenue
New York, New York

Assistant Job Captain (began as draftsman). Supervision of draftsmen, coordination with engineers, field supervision. Work on diversified projects from design and working drawings through shop drawings and construction stage, including: Mary Imogene Bassett Hospital, Cooperstown, New York; Macy's, Queens; Chase Manhattan Bank, Red Cross Headquarters; N.Y.U. Graduate School of Business, New York City.

1950 - 1956

Varied experience in Chicago and New York offices: hospitals, industrial, residential, store buildings, interior design and urban planning:

Theodorus Hofmeester, William Deknatel (Chicago), Morris Lapidus, Voorhees Walker Foley & Smith, Bechtel Corporation, Town Planning Associates (Sert & Weiner), Joseph Neufeld, Michael Saphier, Kahn & Jacobs (New York).

PROFESSIONAL AFFILIATIONS:

1967 - Present

Member: American Institute of Architects
New York Chapter, (1979, Chapter Secretary)

1977 - 1981

New York Regional Representative:
American Institute of Architects, Committee
on Architecture for the Arts and Recreation

PUBLICATIONS, EXHIBITIONS:

- 1979, 1981 Two-volume, 345 page publication:
A BUILDING MANUAL FOR THE YWCA
Vol. 1 Guide which explains the building process to the owner's building committee.
Vol. 2 Design guide for owner and architect, covering design criteria, programming, site design, specific building areas, materials, systems, safety, energy, handicapped access.
- 1973 Article on YWCA Buildings in TIME-SAVER STANDARDS FOR BUILDING TYPES, published by McGraw-Hill
- 1974 Exhibitor, New York Chapter AIA exhibition. Women in Architecture
- 1982 Exhibitor, Alliance of Women in Architecture, 1972 - 1982 Exhibition.

CIVIC ACTIVITIES:

- 1971 - Present Member, Community Planning Board #1, Manhattan
- 1976 - 1982 Member, Board of Trustees, New York Infirmary Beekman-Downtown Hospital, New York

EDUCATION:

- Continuing Education: Courses in hospital design, building technology, energy conservation. Foreign study tours: Japan, Mexico, Europe, Scandinavia.
- 1967 12 Credits toward Master of Urban Planning New York University, New York
- 1950 Bachelor of Arts in Architecture, Institute of Design of the Illinois Institute of Technology, Chicago, Illinois
- 1947 Bachelor of Arts, Brooklyn College, New York

SECTION 4. SERVICE TO THE PROFESSION

(Additional sheets may be inserted, but please be concise.)

1. List the offices and committees in architectural organizations occupied by the nominee and the period each was held:

<i>Office or Committee and Its Origin</i> (e.g., AIA, state or chapter)	<i>From</i>	<i>To</i>
New York Chapter: Equal Opportunity Committee	(1969 -	1971
Historic Buildings Committee	(1978 /	1979
Urban Planning Committee	1973 -	1975
Chapter Secretary	1973 -	1975
	1978 /	1979
National AIA: N.Y. Regional Rep: Committee on Architecture for the Arts and Recreation	1976 -	1981

2. Describe the nominee's specific achievements in the field of service to the profession that are considered notable contributions to the advancement of the profession:

Iris Alex brought 20 years of architectural expertise to a building-centered social welfare agency which, along with a dozen other similar non-profit organizations own and operate thousands of buildings. These buildings represent an enormous investment of effort expended by volunteer committees in raising capital funds, choosing sites, selecting architects and operating the facilities.

(continued on separate sheet)

3. List the significant awards, honors and recognition accorded by the Institute and other professional, governmental or civic organizations for the nominee's work in service to the profession:

4. List the books or articles written by the nominee in connection with service to the profession:

<i>Title of Book or Article</i>	<i>Publication Date</i>	<i>Publisher</i>
<u>Time-Saver Standards for Building Types: Article on YWCA Buildings</u>	1973	McGraw-Hill
<u>A Building Manual for the YWCA</u>		
Volume 1	1978	YWCA
Volume 2	1980	YWCA
Co-author: Chapter on <u>Agency Pools for 4th Edition of Swimming Pools, A Guide to their Planning, Design and Operation.</u>		Hoffman Publications

SECTION 4. SERVICE TO THE PROFESSION

2. (cont'd.)

As Consultant on Buildings to the National Board of the YWCA from 1970 to 1981 (on a part-time basis since then), she created a consulting process that expedites the accomplishment of building projects in two important ways: by educating building committees in their responsibilities and contribution as owner toward a successful project; and by providing locally-hired architects with a knowledgeable and interested client backed up by a national supporting service of advice, design review and standard setting.

After several years of on-site consultations, assistance in developing long-range plans, functional and space programs, cost estimates and reviewing designs, there was so much demand on her time that it became desirable to supplement personal services with written material.

Because clear and precise documents for this process did not exist, she created her own. Finding no satisfactory guides to help building committees handle their considerable responsibilities with confidence, she wrote a manual for this purpose. Finding a scarcity of resource material and design standards for architects commissioned to design human service agency facilities, she wrote a design manual providing information on the complex combination of recreational, educational and residential elements needed for this building type. These YWCA Manuals have been distributed to and used by many other national agencies.

As a member of the Task Force on Buildings of the National Assembly of National Voluntary Health and Social Welfare Organizations, she initiated and collaborated on several projects with representatives of the other building-centered national agencies: YMCA, Goodwill Industries, Salvation Army, Boy Scouts, Boys' Clubs of America, The Jewish Welfare Board, Girl Scouts, Girls' Clubs, Junior Achievement, which commission several hundred building projects annually.

The most significant of these projects has been a training program in energy management, funded by the Exxon Corporation.

With Educational Facilities Laboratories as consultant, the Task Force produced an educational slide/tape featuring the Hartford, Conn. YWCA building's energy conservation program, a manual written specifically for agency buildings, and, in conjunction with the United Way of America, ran 30 regional workshops across the country using these specially-developed tools to train building personnel in ways to cut down on fuel and electricity costs.

Another significant project of the Buildings Task Force was a multiple-agency survey of swimming pool design characteristics and their suitability for program use. Recommendations from this survey were incorporated into a jointly-written new chapter on Agency Pools for the proposed fourth edition of Swimming Pools, A Guide to their Planning, Design and Operation, to be published by Hoffman Publications, Fort Lauderdale, Florida.

(continued)

SECTION 4. SERVICE TO THE PROFESSION

2. (cont'd.)

As a member of the National AIA Committee on Architecture for the Arts and Recreation for five years, she contributed her expertise in recreation and aquatic facilities design to the profession by chairing the subcommittee that reviewed, upgraded and corrected the pages on sports, games and swimming pools for the Seventh Edition of Architectural Graphic Standards. She also made a major contribution to the Arts and Recreation Facilities Index which the committee assembled and presented to the AIA library.

Unquestionably, the architectural profession has gained clearer insight into the nature of building for social welfare organizations as a result of the work of Iris Alex.

SECTION 4. PUBLIC SERVICE

(Additional sheets may be inserted, but please be concise.)

1. List the offices and committees in civic organizations and voluntary governmental positions occupied by the nominee and the period each was held:

<i>Office or Committee and Its Origin</i> (e.g., federal, state or local government)	<i>From</i>	<i>To</i>
Community Planning Board #1, Manhattan, * Member:	1971 -	present
Chair, Housing and Real Estate Committee	1973 -	1976
Vice-Chairman, Board	1976	
Member, Civic Center Committee	1976 -	present
Member, Social Service Committee	1979 -	1982
Trustee: Beekman/Downtown Hospital	1976 -	1982

2. Describe the nominee's specific achievements in the field of public service that are considered notable contributions to the advancement of the profession:

Iris Alex, as the only architect appointed to her community planning board, has brought her professional expertise to the positions the Board takes on planning, zoning, real estate and transportation issues, among them the proposed Westway, the Lower Manhattan mixed-use zoning district, and the South Street Seaport development.

As the sole architect on the Board of Trustees of her community hospital, Ms. Alex contributed her architectural expertise to the long-range planning and building committees over an 8-year period.

3. List the significant awards, honors and recognition accorded by the Institute and other professional, governmental or civic organizations for the nominee's work in public service:

4. List the books or articles written by the nominee in connection with public service:

<i>Title of Book or Article</i>	<i>Publication Date</i>	<i>Publisher</i>
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* One of 59 planning boards in New York City with appointed, unpaid membership, charged with examining planning needs of each district, reviewing all planning and zoning actions, and representing the district in the city's decision-making processes.

SECTION 4. EDUCATION

(Additional sheets may be inserted, but please be concise.)

1. List the educational positions held by the nominee and period each was held:

<i>Position</i>	<i>From</i>	<i>To</i>
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2. Describe the nominee's achievements in education that are considered notable contributions to the advancement of the profession:

Because of her expertise in the design of social agency multi-purpose buildings, Ms. Alex has been a visiting critic in design studios at the University of Pennsylvania, and at Pratt Institute, when buildings of this type have been presented to classes as design problems.

3. List the significant awards, honors and recognition accorded by the Institute and other professional, governmental or civic organizations for the nominee's work in education:

4. List the books or articles written by the nominee in connection with education:

<i>Title of Book or Article</i>	<i>Publication Date</i>	<i>Publisher</i>
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SECTION 5. EXHIBITS (PHOTOGRAPHIC)

List the photographs which follow this page:

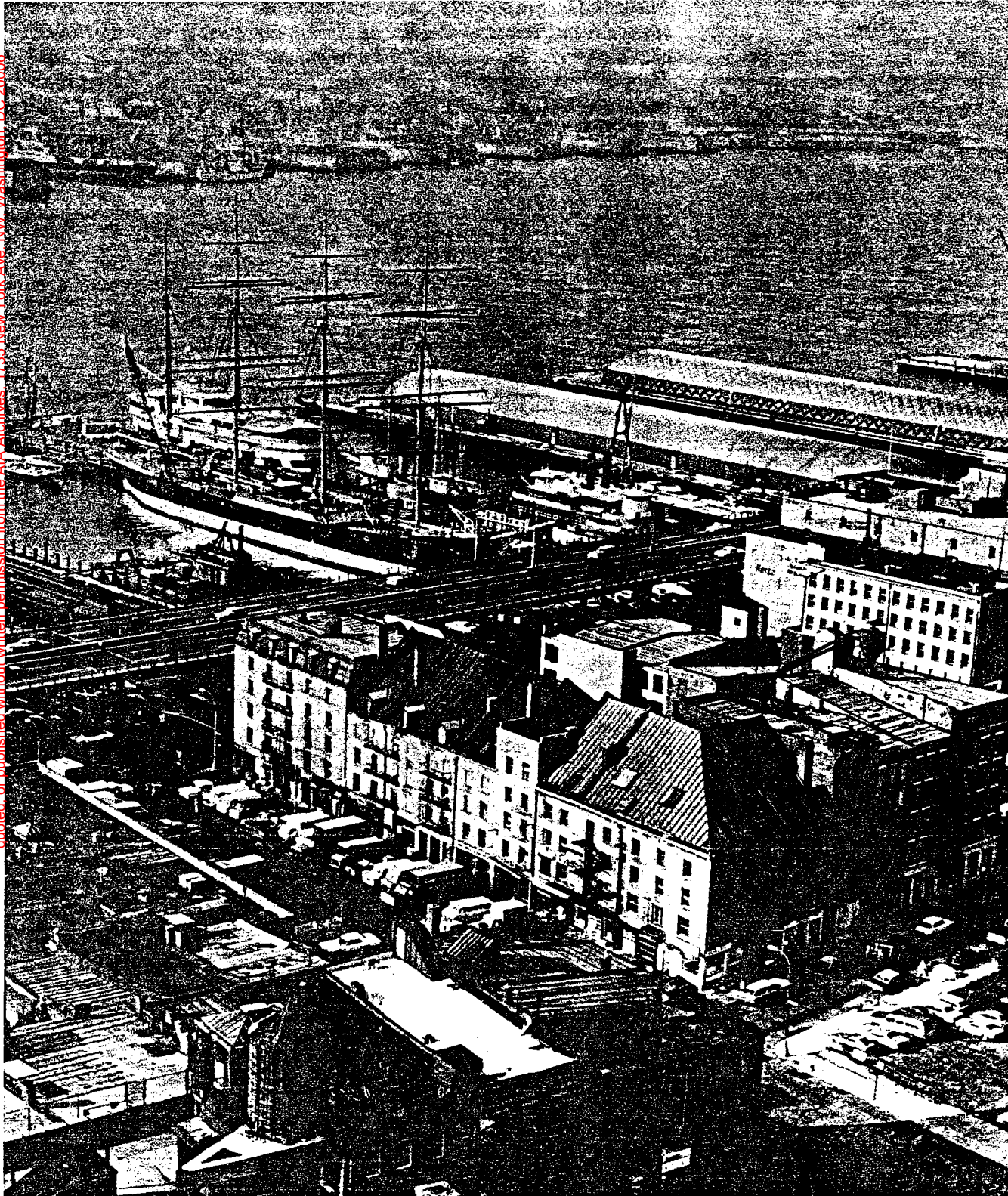
<i>Project</i>	<i>Location</i>	<i>Year of Completion</i>
1. Macy's Queens	New York City	1967
2. Mary Imogene Bassett Hospital Addition	Cooperstown, N. Y.	1969
3. Butterick/Vogue]	New York City	1972
4. Pattern Co.]		
5. Steelcase Showroom	New York City	1973
6. Christian Science Reading Room	New York City	1969
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OCULUS

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The New York Chapter of the American Institute of Architects

Volume 43, Number 7, April 1982



The South Street Seaport Area.

Volume 43, Number 7, April 1982

Oculus
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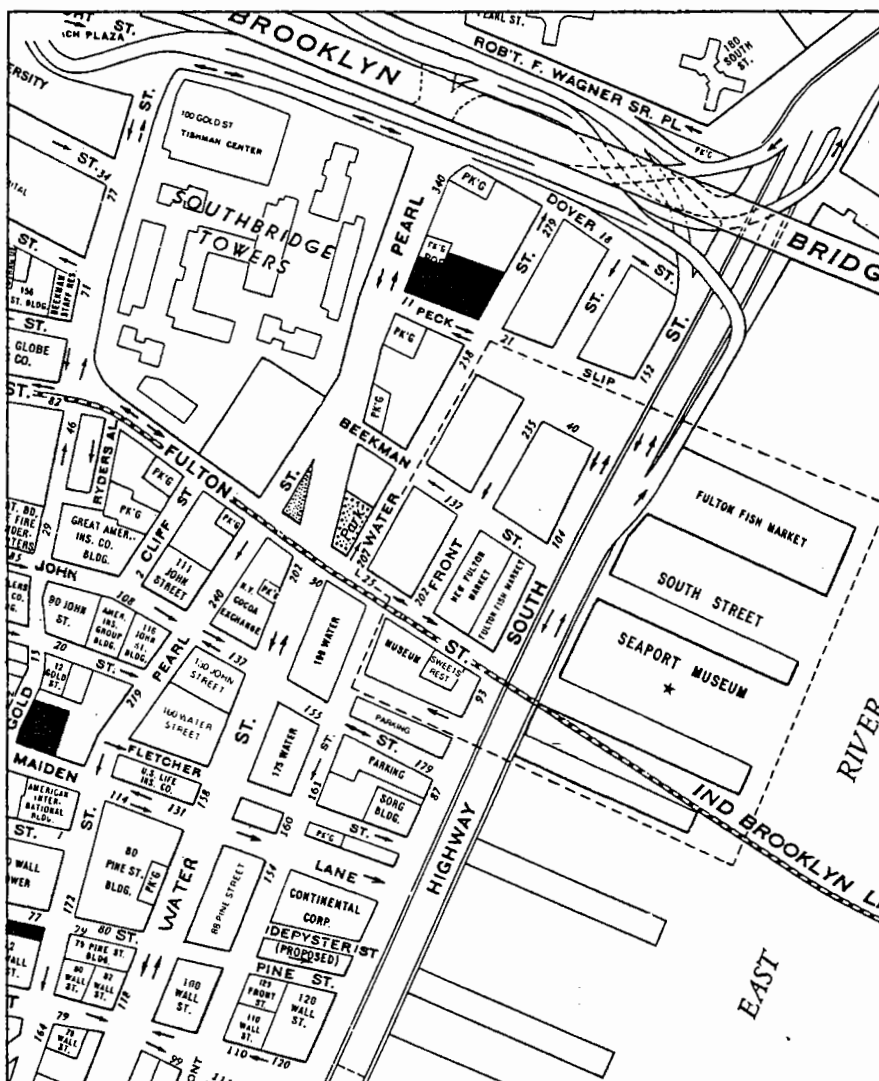
John B. Hightower is *President of the
 South Street Seaport Museum*

Philip E. Aarons is *President of New York
 City's Public Development Corporation.*

Iris Alex, AIA, is a *member of Community
 Board 1.*

Laurin B. Askew, Jr., AIA, is *Vice
 President and Director of Design for The
 Rouse Company.*

In early December 1981, several kilos of lease documents were signed by officials of the South Street Seaport Museum, the City of New York, The Rouse Company of Maryland, and the State's Urban Development Corporation. The ceremony was a rite of passage that was not unlike a birth at the end of a long, difficult, and exhausting labor. The tangible result will be an active, ongoing revitalization of the Seaport district located along downtown Manhattan's waterfront just below the Brooklyn Bridge. The December agreements took four years to complete. They comprise, what some have called, "the most complex real estate development in the United States." The agreements, nevertheless, still present questions about Preservation, Community, Parking, Developing, and Profit, as representatives of the various interested parties discuss in the Seaport Update that follows.



Map of the South Street Seaport Area

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The Cost of Commerce and Culture at South Street

by John B. Hightower

It all began in the spring of 1977. At the invitation of the South Street Seaport Museum, the legendary Jim Rouse visited the Seaport district to see if it were possible to establish a marketplace in the area that would spin off enough income for the Museum to pay the staggering costs of restoring and maintaining its historic ships and buildings. The question was not casually answered. For \$250,000 cash from the Museum (provided by the Astor Foundation), the Rouse Company agreed to spend an equal amount to answer that \$500,000 question. Eighteen months later, the answer was, in military parlance, affirmative. At that point, the complexities began.

The result will become evident next year. The Marketplace and the Museum on opening day in the summer of 1983 will be a bonanza for the City of New York on several different levels—financial, architectural, cultural, and political. And yet, the City of New York came perilously close to losing it all.

Every time a city official left his or her post, all bets were off and agreements had to be renegotiated. The Museum's basic agreement with the City had to be renegotiated five times. The resulting delays grossly exaggerated the costs of realizing the project and put the precarious finances of the Museum in distress. The legal bills alone are more than \$400,000—over 20 percent of the entire annual budget of the museum.

The City came close to losing an extraordinary area, a special institution, and an exciting project for a series of apparently rightminded reasons that all together were profoundly wrong. The reasons are part and parcel of why New York City is simultaneously magnificent and mad. Its public and bureaucratic procedures may be democratic, but ultimately they are self destructive, inconsistent, and arbitrary.

In the name of preservation, the defenders of the cause created an unwitting alliance in New York City

with a well intentioned bureaucratic curse. It is New York's Uniform Land Use Review Process, more commonly known as ULURP—and always pronounced as a single word. The process is just as dispeptic as it sounds, involving thousands of tedious technical steps before the Community Planning Board, the City Planning Commission, the Landmarks Preservation Commission, and finally the Board of Estimate. Sign-offs from a myriad of other departments—Fire, Sanitation, Borough President, Ports and Terminals, Transportation, Housing, Environmental Protection—guarantee costly delays. The only virtue of ULURP is that it contains the process to a finite period of time.

In the Koch administration, self-styled bureaucratic heroes lurk who want "to cut the best deal for the City" often at the expense of what is in the City's best interest. The delays these bureaucratic wunderkind created at the Seaport nearly cost the City the project; they have also virtually caused bankruptcy at the Seaport Museum. The public approvals process is bad enough. The compromises that public and bureaucratic review produce rarely create a product of distinction. There are too many voices with varied versions of excellence predicated on the interest the agency must defend to justify its existence. Too often, mediocrity results, which is usually seen in solutions that conform to architectural formulae designed to allow building projects to crawl through the City's legal and bureaucratic hurdles, certainly not leap over them with any degree of grace.

The plans for the South Street Seaport Museum are not without inventive distinction. The spirit of the City will be improved in much the same way that Boston's revival of its waterfront has uplifted that city. The Seaport's contribution to lower Manhattan will provide the kind of public gathering place that downtown has lacked during this entire century. New York needs to be able to convince its cynical critics throughout the country that it can both replenish

REMINDER

The Spring Celebration Dinner/Dance on April 22nd to celebrate Romaldo Giurgola's Gold Medal and the Plaza's 75th Anniversary will also toast the 125th Anniversary of the founding of the National AIA here in New York.

itself as well as provide positive models for other American cities to follow.

If the Seaport development does go through with the plans to reestablish a marketplace and fit it into the glove of the Museum's neighborhood, it will truly be one of the City's most exciting projects despite the City government's interest in it only as an economic development project at the expense of the Museum.

Nevertheless, the South Street Seaport Museum may also be the model for a new museum—one that exists within its original skin—not one that can only be cloned from another culture.

The prospects for success at South Street are excellent. They are also challenging to a fault. Occasionally, one wonders if New York City has to be quite so devoid of boredom. Still at the Seaport the advantages are compounded. The past will be preserved. Buildings will be restored to full and active use not unlike the times of their busiest days a century ago when a market was the district's central focus. And the South Street Seaport Museum will receive a predictable stream of income to support its activities and to cover the expensive requirements of maintaining its buildings and ships.

The Role of New York City

by Philip E. Aarons

The concerns and objectives of New York City with respect to the development of the South Street Seaport historic district have changed many times during the project's fifteen-year history. Unlike the South Street Museum, which wanted to provide financial security and an area context for its museum activities, or The Rouse Company, which, once involved, wished to generate both profits and a flagship development for the company in the country's largest retail market, the City has not maintained a consistent rationale for its involvement in the project.

During the late 1960s, the reason for the City's initial involvement was the desire to preserve a significant cluster of 19th-century commercial buildings that had survived along the waterfront south of the Brooklyn Bridge. As the downtown office boom of the late 1960s matured, substantial pressure for new office development was generated at sites comprising the historic area. Since the South Street Seaport Museum was organized under the motto "To recreate in the heart of our City the old seaport of New York," the original request of the City was to designate the area a historic district with landmark preservation status. The City's role was one of passive protector/facilitator of a privately funded museum district.

By 1972, the role of the South Street Seaport Museum and the City of New York had changed. The concept of a private preservation/cultural project had disappeared, and the City was heavily involved in reviewing financing alternatives that would allow for the preservation of certain properties and the redevelopment of other properties. The City, through use of its urban renewal powers and its capital budget, undertook a complex financial transaction that resulted in the acquisition by the City of a number of blocks in the area, a lease-back to the South Street Museum of most of the property, and the creation of a substantial bank of development rights, which could be sold to neighboring developers. The
cont'd. p. 8, col. 1

The Community View

by Iris Alex

The South Street Seaport Museum has lived fairly peacefully with its neighbors for many years in the quiet enclave where gulls feast on leftover fish in the morning, where Wall Street workers bask on the peaceful piers at noon, where local artists and old seamen drink together in the neighborhood bars while uptowners dine at Sweet's and Sloppy Louie's in the evening, where visitors come on weekends to see the Museum ships and listen to concerts on the piers. The pattern of night-time fish market, daytime office worker recreation and weekend tourists has "worked." There have never been too many people or too much activity going on to destroy the fragile, shabby remnant of the old seaport.

The community — which includes loft and apartment dwellers, studio artists, the Fulton Fish Market, local shops and restaurant owners, and the financial and insurance districts — wants the Museum to survive and expand, wants the fish market to remain, and wants the district to be preserved.

We worry that the huge scale of the proposed retail marketplace may overwhelm the Museum, disrupt the fish market, and destroy the authentic character of this special place. We wish that preservation could have been achieved with smaller scale development.

We're concerned about the artists, businesses, and residences already occupying the old buildings. They've been there a long time and have fought several attempts to evict them.

We wonder where the millions of anticipated visitors to the new marketplace will park their cars — or, where they will walk, since the streets are narrow.

We hope that easy access to the public piers won't be cut off, and that people can continue to relax and watch the river traffic go by.

We worry that the Fulton Fish Market
cont'd. p. 8, col. 2

Rouse Company Statement on the Seaport

by Laurin B. Askew, Jr., AIA

The South Street Seaport project will reflect some of the principles that guided the creation of The Rouse Company's Faneuil Hall Marketplace in Boston and Harborplace in Baltimore. One essential principle is that these projects serve as festive public places, rather than places merely to shop or eat.

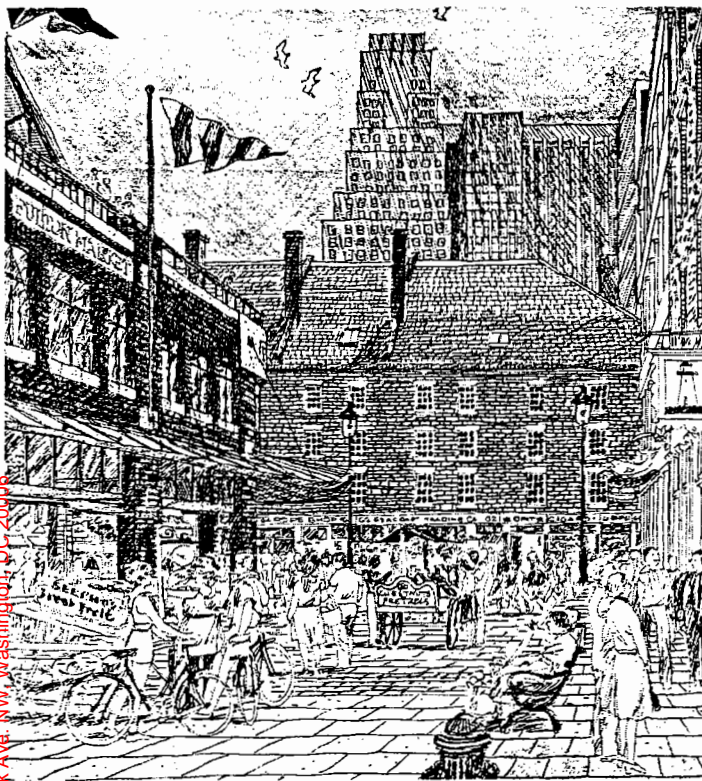
The Seaport project will not be a repetition of the Baltimore or Boston experience, because it is by its very nature and location different from both. Nor will the Seaport project be self-consciously a pretense at that which is exclusively New York architecture, because the City does not have and never had a limited or defined scheme. The market building and the architectural preservation surrounding it, comprising the Seaport project, will speak and relate to its particular place at this particular time with a clear understanding of the past and accommodation for the future. Just as developer Peter Schermerhorn did not intentionally mock grand buildings, but built with integrity that which would serve the purpose of his project in 1811, so will The Rouse Company.

As an urban project, set amidst existing buildings, the Seaport project must relate to its environment and therefore must belong to the present urban fabric. The project's environmental edges have to be understood and appreciated. For the architects, these edges provide a point of reference.

In the case of the Seaport, the 1811 commercial development called Schermerhorn Row provides such an edge that answers questions of scale and texture. Schermerhorn Row architecture is comprised of detailed, delicate buildings massed together in a very human, unimposing scale.

Phase I of building program

Where previous market buildings have stood across Fulton Street from the Row, a new market building will be of a similar height and constructed with materials that can be seen in
cont'd. p. 8, col. 3



Front Street looking south along Market Building on left to Schermerhorn Row.

A central market will be rebuilt on the site of the lost 1822, 1882, and 1954 Fulton Market buildings. The Fulton Marketplace of 1983—Phase I of the Rouse Company's building program—will be, as the previous 1882 market building was, a three-story rectangle that opens to the street on four sides. It will be faced with brick and granite. Porchlike pediments or dormers will interrupt the hipped metal roof to identify major entrances. Flags will fly from the gabled peaks.

Fulton Street will become a pedestrian street leading visitors to a waterfront pavilion of shops, restaurants, and promenades along the East River. This will be Phase II of the building program. The Museum's gallery, study, and storage space will quadruple.

The State owns a critical block of structures known as the Schermerhorn Row. The buildings, which date back to the early 1800s, are among the area's most architecturally distinctive and historically important. The City owns everything else in the Seaport area. The South Street Seaport Museum holds the lease not only for properties it gave to the City in the 60s but for several piers along South Street as well. In effect, the Museum is subleasing spaces to The Rouse Company for a percentage of the economic performance of the marketplace.

The financial result for the Museum, says John Hightower, will mean that 75 percent of its income will be earned and only 25 percent will have to be contributed. At present, 40 percent of the Museum's income is earned and 60 percent has to be raised in contributions.

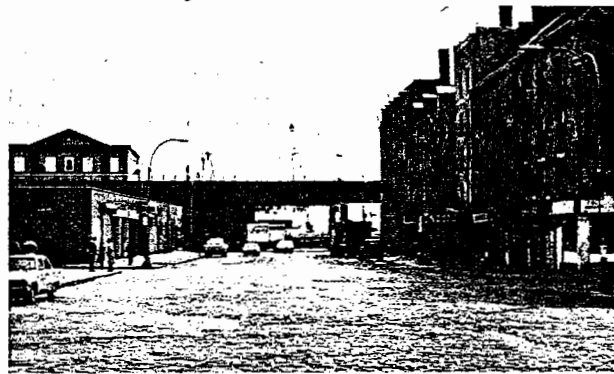
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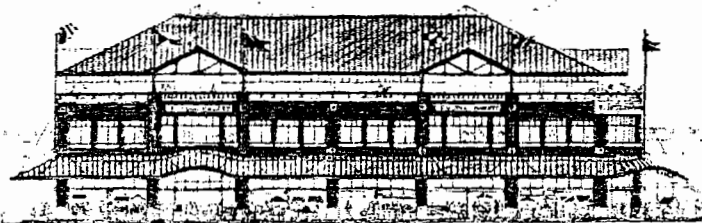
Fulton Street looking east: Market Building on left, Schermerhorn Row on right.



Fulton Street looking east 1882-1952.



Fulton Street looking east 1954-82.



MARKET BUILDING - FRONT STREET ELEVATION

Market Building: Front Street Elevation.



Typical awnings over NYC market buildings.

The Role of New York City

cont'd. from p. 4

City's increased role in the project came about for several reasons:

First, the Museum was unsuccessful in its attempt to manage and develop the property on its own.

And, second, the development of a 24-hour relatively low-density area featuring a mix of retail, residential, and cultural activities was responsive to public policy concerns. These were generated by the completion of a number of major office buildings near Wall Street, which threatened to turn the entire downtown into a 9 to 5 community.

With this approach, the City became the financing vehicle for the acquisition of the buildings in the historic area and the Museum took on the responsibility for its own development and for the development of the commercial areas surrounding the Museum.

By 1977, it appeared that this strategy was also failing. The City, once again, determined that it must take a more active role in the development of the South Street Seaport district. By this time, the concept of economic development — with its potential for adding new jobs and new tax revenues for a City strapped for income — suggested the possibility of a major commercial development at the South Street Seaport district. The Rouse Company, the preeminent inner-city mall operator, was selected by the Seaport Museum as developer and negotiations were begun on a \$230 million construction project involving a new pier in the East River and 240,000 square feet of retail space spread among the historic buildings. This focus on large-scale development also reflected the City's desire to put those cultural institutions that remained dependent on City funds on a self-sufficient basis through the dedication of income from new commercial development.

The present City-Seaport Museum-Rouse Company agreement was concluded last December on the basis of these principles. The importance of City control over the new development, and the need for guarantees that the commercial project would be a compatible — and not overwhelming — part of the district's historical nature became critical issues in the final stages of the negotiations. Fortunately, these protections were provided in the final documents.

What started as an attempt by a few individuals to save a group of historic and architecturally distinguished buildings, turned into a massive commercial development project seeking to satisfy the City's plans for the lower Manhattan area and the generation of much needed revenues.

The Community View

cont'd. from p. 4

may not survive. The ages-old, intricate system of night-time truck parking is in jeopardy because of proposed street closings. New parking space is to be provided. We hope it works. Some fish dealers have to be relocated. If new quarters aren't suitable, they may go out of business.

We're nervous about the complex lease and management arrangements, involving State, City, Museum, and The Rouse Company. We hope the Museum will be able to hold up its end and manage the huge enterprise.

We wonder what the impact of the new marketplace will be on nearby shopping districts — the Nassau Street Mall and the World Trade Center Concourse.

We are looking forward to new restaurants overlooking the river, and more evening activity and liveliness downtown.

Maybe some of the wonderful projects that have had to be abandoned will come to life again — a ferry boat plying the river between Fulton Ferry in

Brooklyn and the Seaport, a hydrofoil traveling up and down the East River, a swimming pool in a barge, an expanded cultural center to bring together the downtown arts community.

Rouse Company Statement

cont'd. from p. 4

surrounding historic buildings. Forms, materials, and techniques that have been comfortably and successfully used in this environment before — such as brick, granite-trimmed windows, metal roofing, and canopies suspended by cables — will be incorporated into the new market building.

Flagpoles will be affixed via metal fastenings to granite blocks inset into the brick skin of the building, a technique similar to that used in the late 1800s. It is in such ornamentation and detailing that the structure's antecedents are revealed and acknowledged. However, "ye olde" and "post-modern" architecture will not be the limit, definition, or content of the building's form. It will respond in direct, honest fashion to the intended contemporary uses.

In order to achieve authenticity, our design considerations have been activity integration, honesty, and directness. Barriers between shops and people will be minimized. With restraints placed on counters dividing and defining vendors and customers, the social roles will become fluid and interaction will become primary. In the Seaport context, people as well as goods and offerings of the shops will flow and connect.

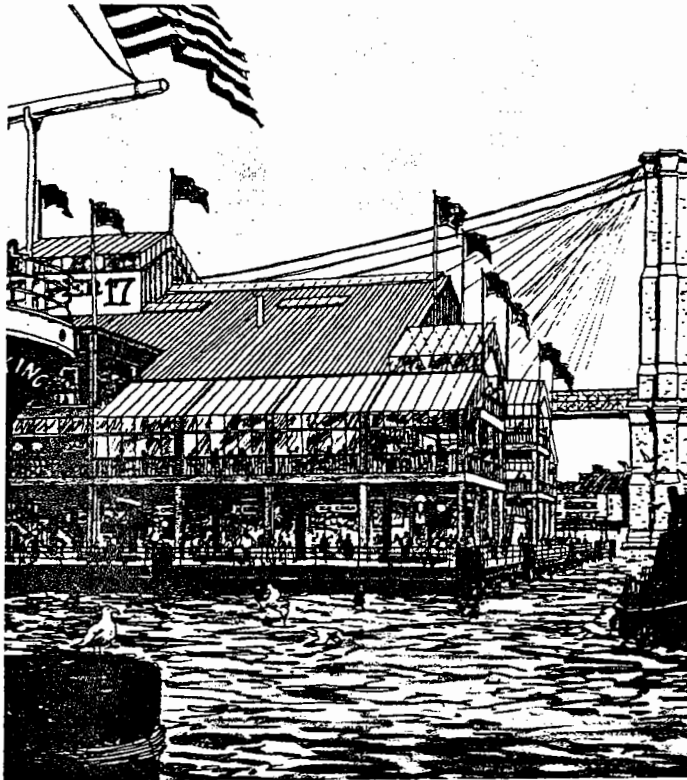
Merchant goods will speak clearly and simply for themselves in a setting that accommodates and welcomes the distinctive ethnic cultures by which the goods were created. Perhaps this will provide what is characteristic of New York most of all — people honestly and frankly showing who and what they have been and are.

Human activity based on the exchange
cont'd. p. 11, col. 1

The Pier Pavilion—Phase II of the Rouse Company building program—will be a three-story shed, modified by arcades, crossings, and open porches to facilitate the placement of retail and restaurant areas for maximum waterfront exposure. The architects believe "it will recall the 19th century recreation piers that once provided New Yorkers with large park-like spaces on upper levels of East River docks. "These were," they say, "the public roof gardens of the city."

In approaching the design of these two new structures, according to the architect, "Benjamin Thompson & Associates was presented with more restraints than freedoms. Givens: exact boundaries of the site, height and FAR limits, detailed historic requirements and review procedures, exacting functional, code and cost requirements. And, in the case of the Market Block, the need to plan and build around existing fish stalls now occupying half the block so the purveyors could stay in their original locations during and after construction."

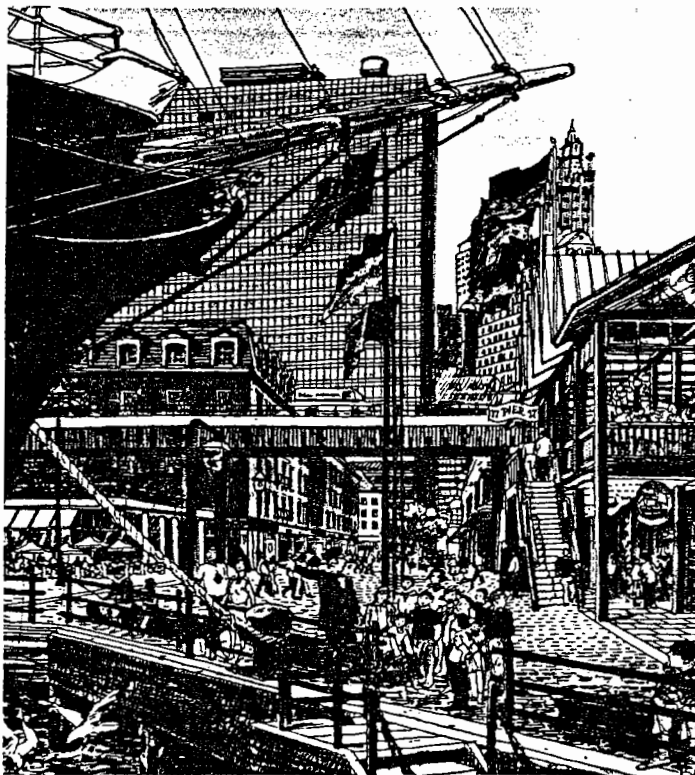
The Fulton Fish Market adjacent to the Pier Pavilion, will stay in place and receive improvements for the first time in more than 25 years.



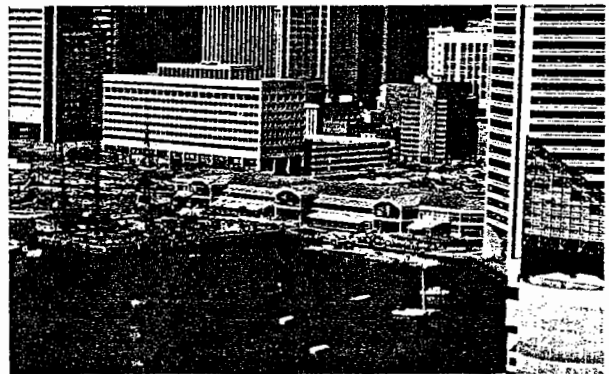
Pier Pavilion seen from the south.



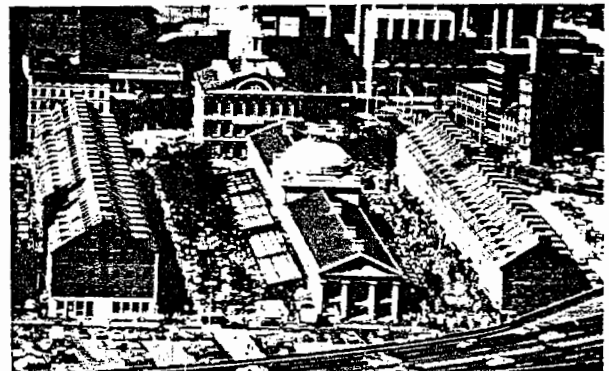
Looking east toward the Pier Pavilion.



View west along Fulton Street with Pier Pavilion right, Schermerhorn Row left.



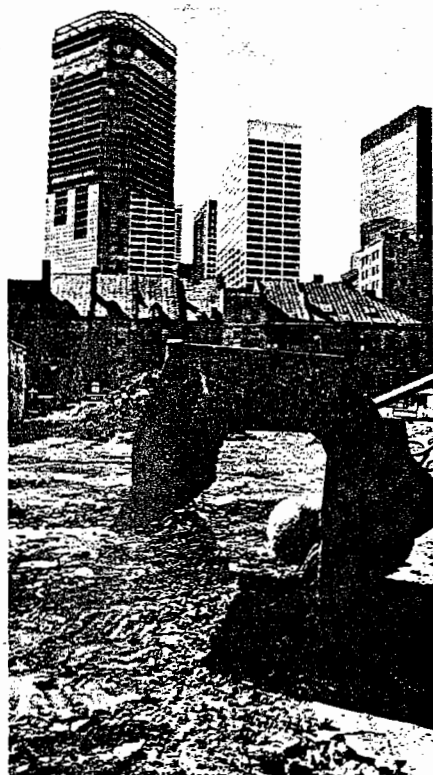
Aerial view of Baltimore's Harborplace.



Aerial view of Boston's Quincy Market.

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Continental Center over demolished Market and preserved Schermerhorn Row.

cont'd. from p. 8
of goods will be the focus, not the building itself. Therefore the building must be a comfortable and forgiving building, not precious or fussy, capable of graciously coping with frailties of human behavior or the occasional speck on the floor.

The treatment of the three-story market building's relationship to the ground plane is important since street activity will integrate the several components of the Seaport project. The streetscape will be inviting and foster a sense of festivity. Because the Seaport district is one of the few remaining enclaves of low-rise buildings in lower Manhattan, it has light, air, and a feeling of expansiveness not seen elsewhere in the Wall Street area. Stores will be entered from the street in both the restored Schermerhorn Row and Water Street blocks, allowing access from both indoors and outdoors and reinforcing streetscape activity.

After the experts on the Seaport have been heard from, we must conclude that, when all is said and done, there is, as usual, more said than done.

Still, on the plus side we will have a preserved remnant of the city's 19th century waterfront, shipping, fishing business, and architecture. The city has gained financially through thumbscrew tactics again. The Seaport Museum will gain enough revenue from the Rouse shopping-eating center to feel secure. And preservationists, historians, and educators will feel, to some degree, that the Rouse enterprise will be a sugar-coated pill of sufficient lure to expose more of our citizens to the merits and pleasures of the Seaport area.

On the other side, however, as John Hightower points out, we must lament how much has been lost. Although grateful for Philip Aarons' honest confession of the city's financial expediency, we must lament it is not much comfort: The concrete cavern has closed in on the fragile little remnant in a gross and regrettable way. We must appreciate Laurin Askew's good intentions but still be apprehensive that the Seaport Marketplace will be more of a safe-and-sanitized Disneyland Main Street than anything the Seaport area ever saw before—or needs to see. And we must be cautioned by Iris Alex's gentle—but serious—questions about what more will be lost.

Who can serve as gadfly and monitor to ensure saving the rest? Is it too late? The spirit of the place, the scale, the genial hustle and bustle—can they be preserved for our edification and pleasure? Or must we be content with the preservationists' old reconciliatory proverb: Things aren't what they were—and they never have been.

CRS

The Spring Celebration Dinner/Dance on April 22nd to celebrate Romaldo Giurgola's Gold Medal and the Plaza's 75th Anniversary will also toast the 125th Anniversary of the founding of the National AIA here in New York An edited version of the Chapter's Overseas Practice exhibit is being shown at the National AIA headquarters through the end of April Arthur Rosenblatt is planning a fall series of lectures that the Chapter will co-sponsor with the Metropolitan Museum. Watch for flyer

Fellowship guidelines for the 1982 Architectural Fellowships administered by Educational Facilities Laboratories are now available. Deadline for applications is June 1. For info: EFL/AED, 680 Fifth Avenue, 10019

The following Chapter members have been elected Fellows of AIA: Jonathan Barnett, William N. Breger, Charles Hughes, Leonard Jacobson, Frank W. Munzer, Arthur Rosenblatt, and Paul Silver Richard Meier & Partners has appointed the following new associates: Philip H. Babb, Susan M. Berman, Steven Forman, Michael J. Palladino, and Gunter R. Standke

Martin Bloom is the designer of the Theater Museum, a satellite of the Museum of the City of New York's Theater Collection, which opened last month in the Minskoff Theater Arcade, 1515 Broadway between 44th and 45th Streets Keith Kroeger has joined Ulrich Franzen and Associates as a partner. The firm's new address is Ulrich Franzen/Keith Kroeger and Associates, 228 E. 45th Street An advance planning note: The Richard Neutra Retrospective will open at the Museum of Modern Art on July 17 Weiss Whelan Edelbaum Webster has been commissioned to design an 88-unit condominium, "Chappaqua Mews," in Chappaqua; a 101 housing unit for the elderly, "Maple Terrace," in New Rochelle; and a 100-bed skilled nursing home conversion in the Bronx for the Jewish Home and Hospital for the Aged The theme of the International Design Conference in Aspen (June 13-18) is to be "The Prepared Professional." The National Trust for Historic Preservation has launched a bimonthly publication *cont'd. p. 12, col. 1*

South Street Seaport Opens

A waterfront is restored with enterprise and taste

As Le Corbusier once observed, New York City appears as landlocked as Moscow. Through a combination of greed and neglect, the cityscape has steadily obscured the drama of ocean, port and rivers. Until last week, there was not one public place on the island of Manhattan where people could sit in sheltered and stimulating surroundings, to eat, drink and enjoy the life of their waterfront.

But that was before the South Street Seaport opened with a bash of festivities,

in the museum's flotilla. Also to come are more outdoor cafés, commercial offices and an apartment house.

The new South Street revival is the result of a 16-year struggle by a persistent group of citizens. Out of a love of old ships and the gritty charm of old buildings and streets, they began a unique route to urban renewal. The first step, in 1967, was the establishment of the South

Street Seaport Museum, led by Advertising Executive Peter Stanford, and supported by Shipping Magnate Jakob Isbrandtsen. The pooling of resources from the private sector helped make the institution more than a collection of artifacts. Among the principal contributors: Laurance Rockefeller, the Astor Foundation, RCA, Exxon and Time Inc. The museum, now headed by Christopher Lowery, began to acquire ancient real estate along with old vessels and naval paraphernalia.

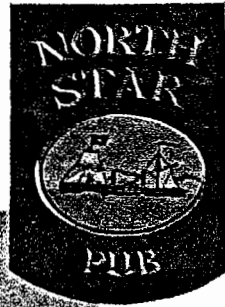
Twelve years later a partnership was created among the museum, the Rouse Co., a real estate development firm, and the city and state of New York. The intention: to extend the museum's influence over the entire Seaport area, incorporating a marketplace that would pay the staggering cost of restoration and maintenance. It was rough going; the dream often threatened to capsize in the winds of New York bureaucracy. But four years later, a host of political figures and visitors gathered to ratify the occasion.

Nevertheless, the fresh blend of history and commerce has brought mixed reviews. The marketplace may "destroy the authentic character of this special place," complained Neighborhood Spokesman Iris Alex. South Street is picking up on traditional values "in a way that destroys history," asserted Historian Thomas Bender. The harrumphing seems a bit overstated. Would it have been more authentic to leave the special place to rats and rapists? Are the historic values better served if they are bulldozed for parking lots or office towers? What is wrong with turning a once rowdy commercial area into a less rowdy commercial area?

Moreover, from the first festivities, it was obvious that the developers and their principal architects, Benjamin Thompson & Associates, Inc., had overcome excessive commercialism with enterprising taste. Thompson is the creator of the festive markets in Boston, Baltimore and the Old Post Office Building in Washington, D.C., due to open in September. The success of these places derives mainly from the mix and quality of the products sold and the people who sell them. Says Thompson: "We try to make shopping pleasurable and personal again. People dealing with people, with smells, movement, things to touch and taste—a full and free exposure of foods, flowers, goods. For some that's almost a shock that brings the senses to a heightened awareness."

Like other celebrated markets, South Street Seaport is far more than a tourist attraction. In time it seems likely to become a habit for the region's residential and Manhattan's working populations, bringing a welcome new taste to the Big Apple.

—By Wolf Von Eckardt



PHOTOGRAPHS FOR TIME BY TED THAM



Opening day at South Street Seaport

celebrities and rush-hour crowds. In the shadow of the 100-year-old Brooklyn Bridge, the festival market now offers a trove of cultural attractions in a handsome historical resetting. A new Fulton Market is its centerpiece. Built of brick and granite with a hipped metal roof and wide-open entrances, the new market is just that: a bold, shirtsleeves kind of place for honest food without cellophane and a variety of eateries for all tastes and pocketbooks—some 40 establishments in all.

A tool shop, an English pub and other commercial ventures are moving into the restored Schermerhorn Row of counting houses, which dates from 1811 and shows off the simple charm of the period. The Museum Block, in contrast, includes 14 buildings in a medley of styles, all exuberantly restored. By next summer "Pier 17 Pavilion" will be installed. The Victorian-style steel-and-glass shopping arcade will jut into the East River alongside the four-masted sailing ship *Peking* and other craft



Interior of the new Fulton Market

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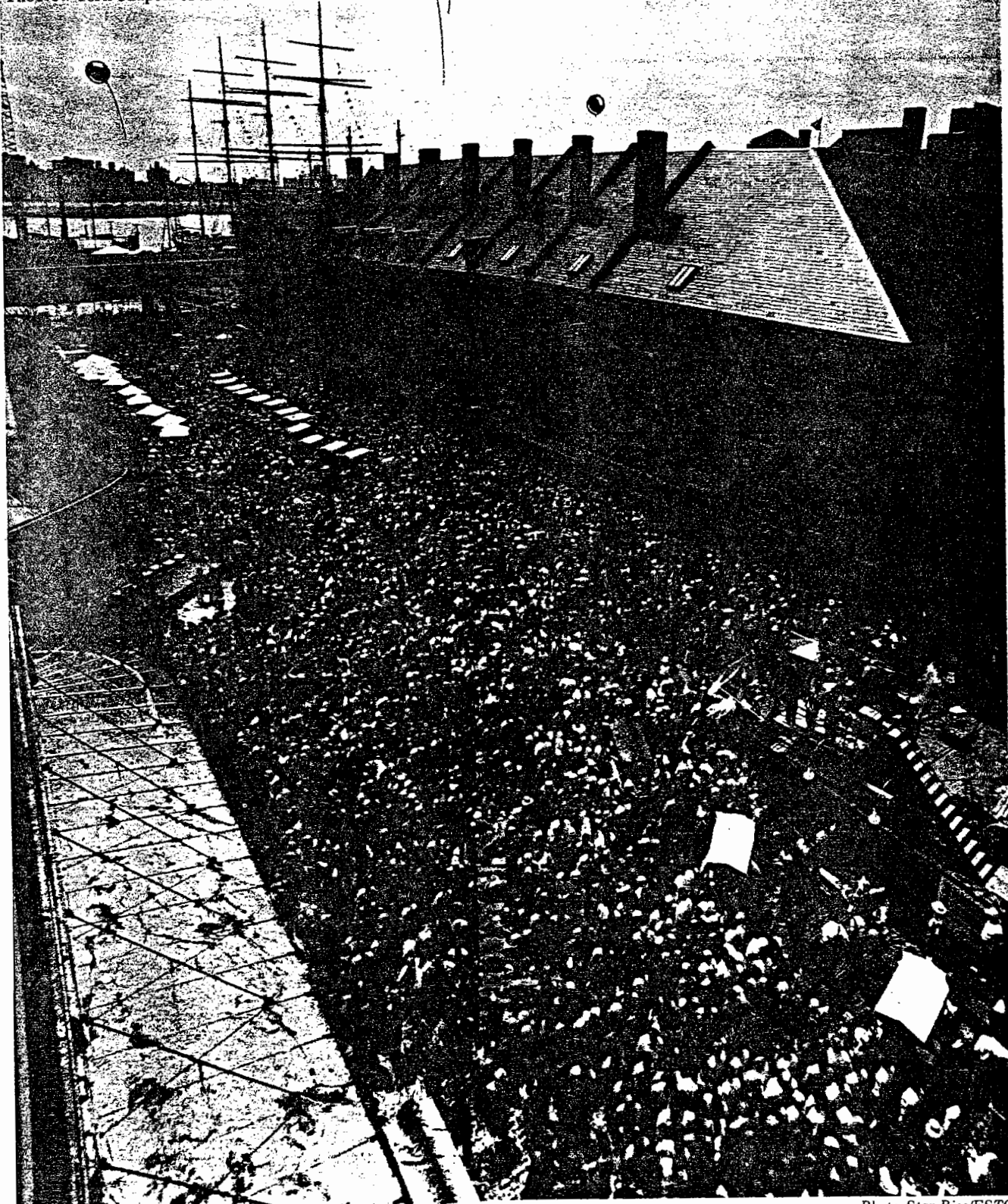
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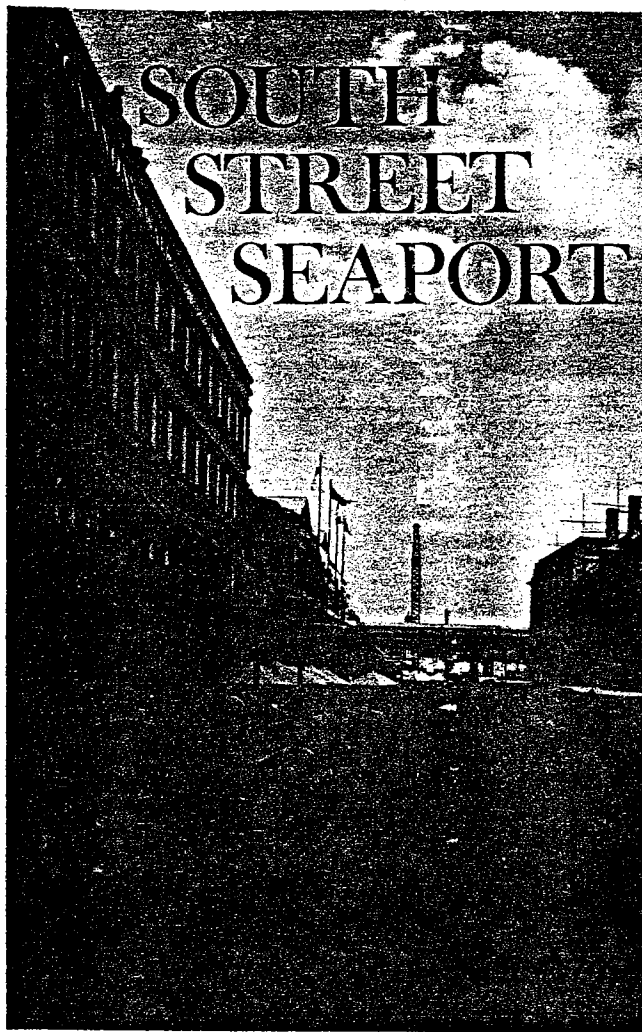
Volume 45, Number 1, September 1983

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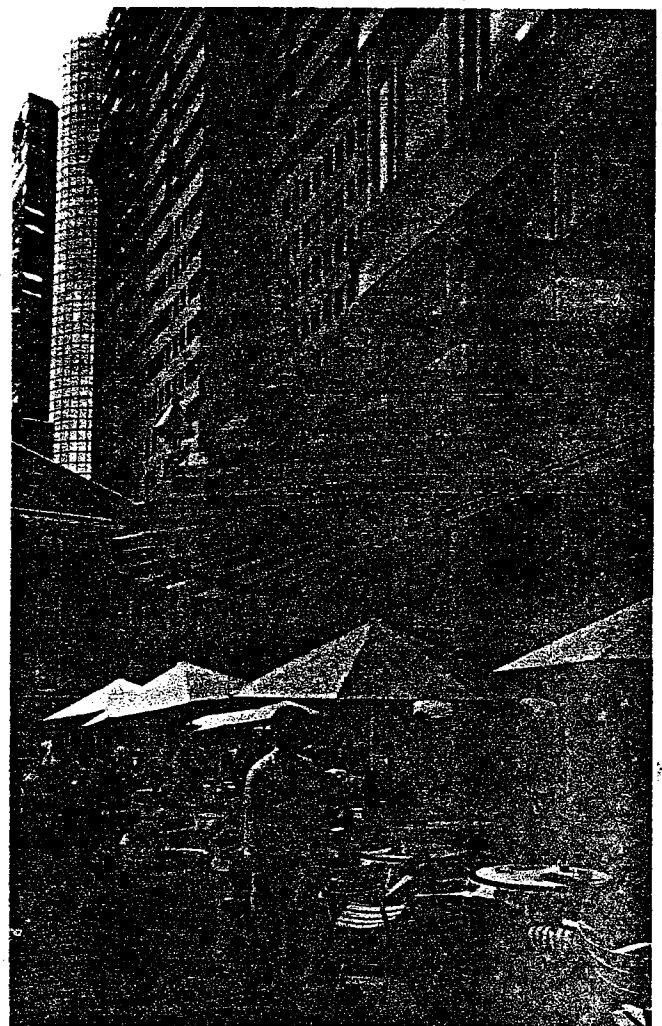
The South Street Seaport development on opening day, July 28, 1983.

Photo: Stan Ries/ESTO



South Street Seaport.

Photos: Stan Ries/ESTO



The Bogardus building reinterpreted by Reyer Blinder Belle, Architects.

Editorial

The best thing we can say about the South Street Seaport development is that it is a wonderful thing. It brings new life and a festive carnival atmosphere to an old area, so that many more people will come to know a fragment of our early 19th Century seaport heritage.

And the preservation efforts have, overall, succeeded in fitting in with the existing fabric. Without the quality of original buildings to restore that Boston offered in its Quincy Market buildings, Benjamin Thompson's design of the new Fulton Market, which is the Rouse Company's main shopping structure of phase one, compassionately recreates the features, textures, and color of those old New York buildings that we have come to associate with the Seaport area. In this it wins hands down over Baltimore's handsome but non-contextual pavilions. Fortuitously, Schermerhorn Row, across the street, set an inescapable and remarkable standard as a national treasure—a unique blockfront of consistently

designed buildings that have been restored (with one silly exception) almost to their 1810 origins.

So it seems caddish to criticize. Besides, it is too late—at least for now. But there will be another round, another time when the lessons from this first round will need to be remembered—or the same results repeated.

So the worst we can say about the new Seaport development is that the scale of the Market building is overpowering, that it is a floor too tall, mushrooming up over the old Seaport relic. Even worse in that regard is the new jail-wall of office buildings to the west. They are excruciating—dwarfing, overpowering, terrifying the poor little relic. And so ugly—insensitive in both massing and materials. Our planning vision too clearly failed there.

Those buildings make us feel that the people of the City have been tricked.
cont'd p. 8, col. 1

The Role of New York City

by Philip E. Aarons

The opening of the first phase of the South Street Seaport project provides an excellent opportunity to assess the architectural success of the City's largest public and private development partnership.

From a participant's point of view, the long, arduous, (in fact, even tortuous) planning, design, and approval process has resulted in an overall urban environment that is spectacular in and of itself. And it is far superior to what would have occurred had not the project required the participation of so many public and private parties. It is customary to think that design by committee results in banal architecture. In the case of the Seaport, however, the give and take among the diverse architects of the Rouse Company (Benjamin Thompson & Associates, Jan Hird Pokorny, and Beyer Blinder Belle), the extensive materials and its demarcation
cont'd. p. 8, col. 2

Philip E. Aarons is president of New York City's Public Development Corp.

South Street Seaport

1. View south along Front Street with Schermerhorn Row on left, 199 Water Street on right.

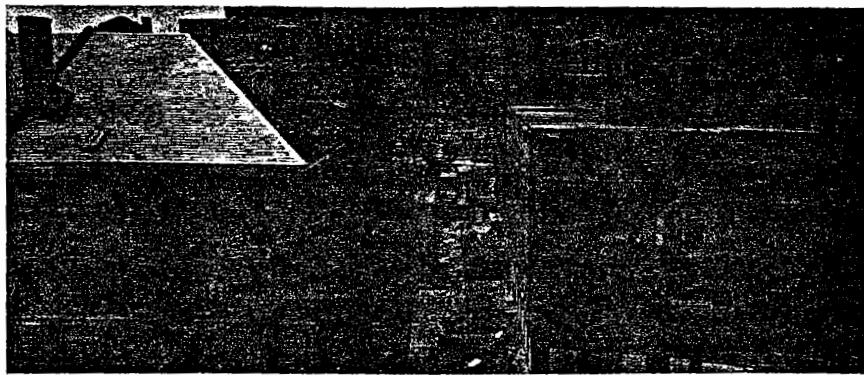


Photo: Stan Ries/ESTO

Editorial

cont'd. from p. 6

A big giveaway by the City in development rights, they are ever present witnesses to the sad fact of how little the City gives to a worthy cause in comparison with how much it takes for itself.

It is the New York lesson: nothing is good enough by itself for the City to gain; it has to be supported by money changing hands—optimally to the City's hands. The visions of the original directors of the Seaport Museum was not the vision executed by the directors of NYC government. And whose fault is it, all this trickery?

We herewith present several contributors to help answer this question. Two of those who commented on the Seaport development plans in Oculus April 1982—Philip Aarons and Iris Alex—now comment on those plans as realized. In addition, we include an interview with Jan Pokorny about the process of renovating Schermerhorn Row—and about the silly decision to restore back to 1868 rather than to the original 1810 construction, which now more obviously appears as a lost opportunity. Still, the restoration of Schermerhorn Row is the crowning glory of the whole project—as the view eastward from the roof terrace of Benjamin Thompson's Fulton Market fully reveals.

So too, John Belle speaks about the Museum Block, the tale of the stolen Bogardus building (twice stolen), and the (again) silly decision to reinterpret it where such a building never was. Though it must be emphasized that the texture and scale of Beyer Blinder Belle's silvery Bogardus interpretation is completely effective in warding off the Williamsburg/Disney syndrome of newness—and its streetfront cafe is the ideal of the European sidewalk cafe.

Now, the Seaport is no longer merely a relic. It is spruced up with cleaning and the addition of some rich

1. *materials—such as the luxurious granite curbs and flagstone sidewalks—and the fresh new recreation and shopping center will, in a few decades, settle into being real looking. Would that visitors also tour the real thing at the still-working “undeveloped” market area in the blocks immediately to the north.*

And would that, in our future planning, we remember—especially in approving the Phase Two Pier 17 Pavilion, which will be more than twice as long as the Fulton Market. Can we insist that the City preserve the open view of the river—that connection which is the very idea, soul, and life of the Seaport?

Aarons

cont'd. from p. 6

involvement of the South Street Seaport Museum and the New York City Public Development Corporation, and the active participation of the Landmarks Preservation Commission has produced a diverse, historically appropriate, and remarkably appealing grouping of buildings and connecting streetscape.

It is useful to remember that the original Rouse Seaport design called for a linear mall from Water Street to the East River with a new interior, enclosed pedestrian passageway running parallel to Fulton Street and bridging Front and South Streets. The decision to abandon the enclosed mall concept and to use three architectural firms for the three different complexes of buildings provides variety and excitement to what otherwise might have been a sterile shopping plaza. The final result looks as though different owners and architects had constructed buildings within a common design framework of the period while preserving individual distinctions that provide visual interest. This gives the Seaport project a stronger visual impact than would have been achieved under any single architectural plan and it creates a more realistic “urban” feel than either of the earlier but similar Rouse

projects—Quincy Market in Boston and Harborplace in Baltimore.

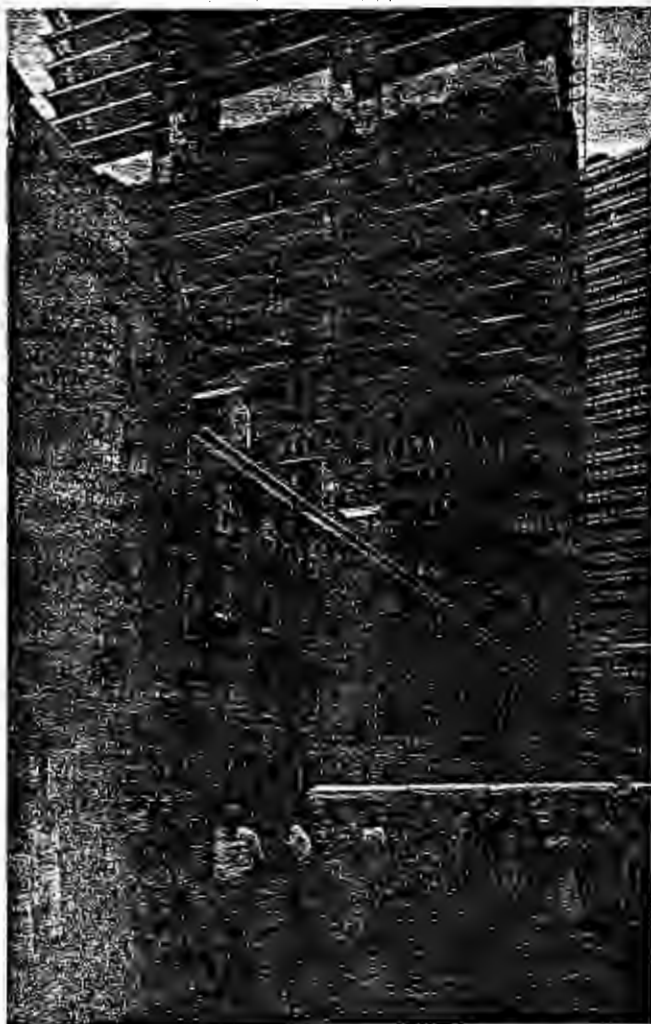
Contextual Response

In the case of the three major groups of structures—Fulton Market, Museum block, and Schermerhorn Row—unusual program, site, or historical factors have resulted in environments that are more appealing and interesting than might otherwise have occurred. For example, following the theft of the facade of the James Bogardus cast iron building that was to be rebuilt as part of the Museum block, it was decided that the steel skeletal frame on which the Bogardus facade was to be hung should be used as a facade. This glass-and-steel building beautifully sets off the adjoining brick-and-masonry buildings. The utilization of a small interior yard in the Museum block as a public courtyard has created one of the finest urban spaces in Lower Manhattan. Similarly, the need to cantilever the Fulton Market building over a row of existing fish market stalls resulted in a compact and vertically oriented central food market filled with light and activity. The restoration of the harmonious and elegant facade of Schermerhorn Row provides an excellent foil to the diversity around it.

The Streetscape

Nowhere has the inter-relationship of the private architect, museum, and City agencies had a better effect than in the design of the streetscape. It was originally designed as a unified flat pedestrian thoroughfare of brick paving with no distinction between sidewalk, curb, and street bed. After months of review the redesign resulted in an elegant streetscape of bluestone, granite, and cobblestone, that reflects the street as it may have been at the time the surrounding buildings were first constructed—but also allows pedestrians free and easy access throughout the project. While the original design may have been more efficient from a merchandising point of view or more in common with the interior of a modern shopping mall, the final design, in its use of

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Schermerhorn Row, looking west along Fulton Street.



Front Street looking south along Market Building to Schermerhorn Row.

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The Community View

by Iris Alex, AIA

There goes the neighborhood—the way it used to be. Too soon to tell how it will be, since the Seaport Market has only been open for four days at this writing. Setting an opening date produced the required miracle. Last minute round-the-clock work brought the seemingly endless construction to a state of near-completion for the opening festivities.

It's been an unsettling experience for the local apartment dwellers to see throngs of people coursing along Fulton Street on Saturday and Sunday, and to see cars lining up to get into the parking lots and garages now open on the weekend. Where will visiting relatives park?

The Rouse Company and the Seaport Museum have put together a very attractive package. The new market building fits beautifully into the surrounding scale, and spills activity
cont'd. p. 14, col. 1

Iris Alex, AIA, is a member of Community Board 1.

The Restoration of the Schermerhorn Row Block

Schermerhorn Row consists of the 12 harmonious buildings on Fulton Street constructed by Peter Schermerhorn in 1810-12 for lease. Jan Hird Pokorny Architects and Planners were responsible for the restoration of all 19 landmark structures on the block bounded by Fulton, South, John, and Front streets. The architects' original client was the New York State Office of Parks and Recreation; they were superseded as client by the New York State Urban Development Corporation. Excerpts of an interview with Pokorny and project director Robert Motzkin (taped on 26 July 1983) follow.

Q: Why was the roof of the building on the corner of South Street not restored to its original roofscape?

Pokorny: While there was no objection to lowering the 1930s attic extension of No. 12 Fulton Street, lowering the roof of Sweet's attic extension split the preservation profession in half.
cont'd. p. 14, col. 2

The Restoration of the Museum Block

The Museum block consists of 14 buildings, none of them from any one period. They range from almost 200 years old to 77 years old. Beyer Blinder Belle Architects and Planners, with John H. Beyer as partner in charge, were responsible for the restoration of the exteriors of all 14 buildings on the block bounded by Fulton, Water, Beekman, and Front Streets. The architects' client was the South Street Seaport Museum. Later, the Rouse Company became the client for some of the interior spaces. Excerpts of an interview with John Belle follow:

Q: How did the Bogardus building get to be there?

Belle: There was an empty lot above an MTA airshaft where there had been no buildings for years. Initially the Seaport had assumed that the gap would be filled with buildings of brick facades, like the other buildings on the Museum block. We did dozens of studies of brick facades, none of which
cont'd. p. 16, col. 2

South Street Seaport

Aarons

cont'd. from p. 8

between sidewalk and street bed, makes a more consistent and attractive statement considering the historic nature of the complex and buildings. The common and connecting streetscape provides an important element of continuity for the project as a whole, tying the diverse structures together as a single urban environment. The elegant urbanism of the Seaport district would not have been possible without the coordinated efforts of architects, developer, Museum, and City.

Alex

cont'd. from p. 7

and light out onto the streets. The new shops in the old buildings are nicely designed with bright casework set under exposed old joists.

The place has been uncomfortably mobbed, but a late Sunday evening stroll revealed a less crowded, quite pleasant setting for leisurely outdoor drinking and dining.

The merchandise, market food, and fancy snacks are meant for tourists, but nearby office workers also will enjoy the restaurants and pubs. Local residents can now lay claim to a bakery and a retail fish store. Architects note: the Seaport boasts a Brookstone hardware store—in New York City at last.

The community concerns mentioned here in April of last year were about interference with the wholesale fish market, increased traffic, and whether the Museum would hold its own. Fish market truck parking has been disrupted. Parking space has been lost to the pedestrian streets, and visitors' cars are in the way. This causes some fish trucks to have to circle around until a spot opens up and causes other trucks to park much further away from their usual spaces. Car traffic has increased enormously on the weekends. Since the Museum has not

opened its new facilities, it's too soon to know how it will fare.

Now, the nearby residential community is concerned that unwanted peddlers or trouble-makers might be attracted to the edges of the market and invade nearby streets. The Community Board was not successful in a recent attempt to work out an agreement with the Rouse Company to extend their security patrol beyond their boundaries in return for the Board's approval of an application to demap sidewalks—that is, to designate the sidewalks as Rouse Company property, not New York City property—for control purposes.

Everybody downtown wants the Museum to succeed, and the market to succeed as well, but not at the expense of the fish market, the existing retail trade, the residents, or the remaining remnants of the old district.

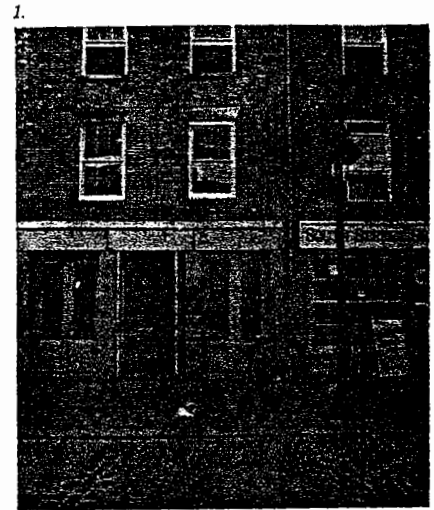
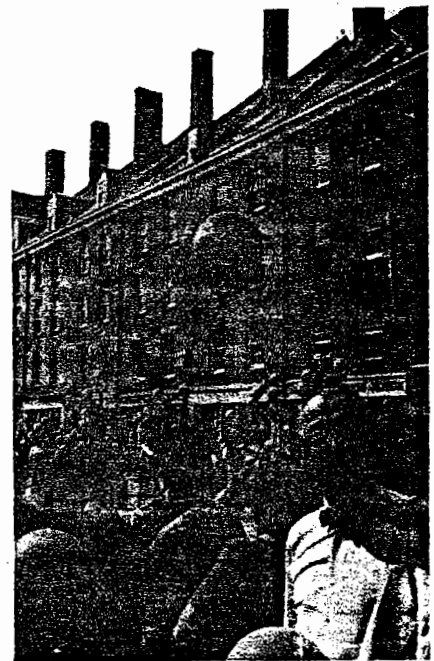
Pokorny

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The argument for keeping the higher building as it now stands was that the roof extension dates from 1868, the year in which the then hotel occupant expanded by adding the two stories. It is, therefore, part of history, having been there for 120-odd years.

The argument for taking it down to the original height of the other 1810 Schermerhorn Row buildings was also a historic one. The original builder, Peter Schermerhorn, intended the whole facade to be unified—a monumental facade. The individual buildings had a domestic scale—two bays wide. It was a prototype for warehouse structures that were built on many other blocks in Manhattan, but this is the only instance where we have a complete block left.

There were two approaches to the controversy: the architectural approach believed this to be a monumental facade that should be restored to its monumental proportions. The accretionist approach considered the extension of

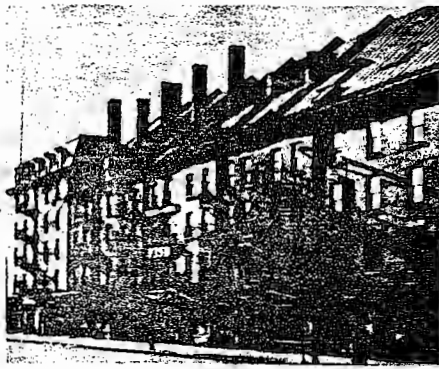


2.

Photo: Stan Ries/ESTO

the Sweet's building to be part of the history of Manhattan. The accretionist theory is the prevailing one among today's preservationists. It is amusing that all the accretionists came out of Columbia where Jim Fitch preached his theory.

We said from the beginning that the roof should be taken down to show the uniqueness of the row, and Fitch agreed. He felt this should be made an exception to the general theory. But the bureaucrats were afraid to agree because it would have set a precedent. Fitch sent strong letters to everybody for the removal of the attic extension. But while admitting it was a difficult decision, Parks and Recreation developed a principle called "simultaneity." That meant they could not live without the mansard roof and that anything that coexisted at the time of the mansard roof was considered within the historic time period; anything that existed prior to it but could not be proved to have existed simultaneously or subsequently to it was not in the



1. Jan Hird Pokorny in front of Schermerhorn Row, which his firm restored.

2. Detail of Schermerhorn Row restoration.

3. 1930 photograph of Schermerhorn Row.

4. 1848 drawing of Schermerhorn Row.

5. Pokorny's working drawing of Schermerhorn Row; dark tones show new construction.



historic time period. For example, there were shutters on the building prior to 1868 but it couldn't be proved they were still there in 1868 or thereafter, so we couldn't put shutters on the front facade.

It was a very difficult theory to handle from our point of view. Then, we said, we might as well keep the 1935 roof on No. 12 Fulton Street as an example of Depression Modern. They responded that there had to be *some* editing. It was a question of where you edit to, and they decided it should be 1868.

The accretionist argument — that the changes should be kept — is generally a good one, because if you apply the theory of stripping back to the original period you usually have to assume a lot and therefore make mistakes. But in our case it was very simple. The fabric was there. All that needed to be done was to cut off the top two floors. Even many of the original roofing timbers were incorporated into the addition.

Q: What did your contract include?

Our first mandate was to stabilize the structure — to examine all the party walls and the wood framing. First, we had to document everything that was there. Moreover we had to work around the existing tenants. We didn't have access to their spaces because they were afraid of being thrown out. So we documented only what we needed to restore the facade and stabilize the structures. We felt that if they were going to do interior work, for which we did not have a mandate, they would need further Recreation's office of historic preservation brought in their own team and spent an entire year documenting every detail of the interiors.

Q: What decisions did you make about restoring the exterior?

We had to decide what materials to use. We were confronted with the fact that nobody produced the kind of handmade brick originally used; we

had to convince the State to purchase the needed brick from the only source we could find to make it for us. (This meant there was to be no competitive bidding and that is against State policy.) The brick was needed for parts of the walls, for some window areas that had been widened, for the chimneys that had fallen down. We had to have about 290,000 bricks altogether just for Schermerhorn Row.

We had a similar problem with the slate for the roofs. We found that the early buildings had always been covered with slate. The Schermerhorn buildings all had slate-covered sloping roofs. Again we found only one acceptable source.

Q: What did you do on the interiors?

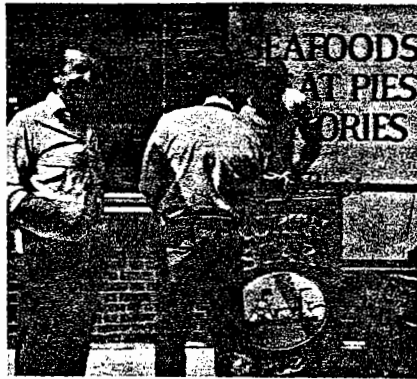
State Parks and Recreation never dealt with the *use* of the buildings, so our only service to them was the restoration of the facade. They never dealt with the interiors for the simple reason that they didn't have a program. Because they didn't yet have a program for the interiors the budget director would not approve our architectural contract. After I told him that if we waited until they had a program the buildings would fall down, he agreed and we got the budget to restore the facades and stabilize the buildings.

Q: What happened next?

When the UDC took over, we convinced them they would have to have a master plan. Once they knew what the uses were to be we could deal with exits and so on. The wood floor construction was beautiful and we wanted to show it but there were conflicts with the building code. This was solved by having sprinkler systems for the whole group of buildings. And when it was established that the Rouse Company would use the ground and second floors for retail space, we could start dealing with the store fronts. Cabrera/Barricklo were consultants for store front working drawings.

That became a difficult architectural

South Street Seaport



preservation problem because that is where most of the fabric has disappeared. We had the remains of an original arched entrance, but the arches existed before 1868. We knew where they had been from early drawings and wanted to go back to having arches all around. But once the 1868 date was established for the restoration, the arches could not be considered.

Since we wouldn't have an example of what the block looked like in 1810, I suggested we bring the building on South Street beyond Sloppy Louis' back to the early date — complete with shutters, arched doorway. So that building is at least one reconstruction of the original facade.

Q: What lessons are to be learned for the future?

The first thing is the complications of dealing with agencies that have never done a project like this. The Office of Parks and Recreation has restored and stabilized many individual, relatively small buildings, but nothing as technically and administratively complicated as this. The administration was the most difficult part of it. Too many heads, too many cooks, too many approval procedures. The program kept changing all the way through, and the client changed. There is also the difficulty of dealing with an agency which is its own building department as UDC is. They can be as arbitrary as they wish or they can go by the books. Those are the things that took the time. The project itself could have been done much faster.

In future projects of this kind better preparation is needed. We were patient and very persistent. It is unusual for an architect to survive two clients. We were the one thread that went through the entire eight-year project from one end to the other.

Q: You have been criticized for overdoing the cleaning of Schermerhorn Row.

I think that is rather uninformed

1. criticism. A row of buildings with fire escapes hanging down their facades, broken and missing chimneys, miserable built-up metal roofing put on over old slate . . . When you replace a roof with slate, rebuild chimneys, take off fire escapes, put in new infills in the storefronts and then repoint the joints, you get an even texture. It has to look somewhat newer. There was no way of not pointing the brick, not removing the fire escapes. Give it ten years and it will look as old as it did before.

Belle

cont'd. from p. 7

we were very happy with. In this process we began to look at typical Lower Manhattan warehouse buildings and saw the strong vernacular of cast iron or steel fronts with canopies over the sidewalks.

At that time, the Landmarks Commission had the remains of a Bogardus building — the Laing Stores — which had been dismantled during the course of the Washington Market urban renewal area demolition. First they wanted to erect it as part of the facade of CRS's Manhattan Community College north of the Battery Park City site. Then, and before Beyer Blinder Belle (BBB) was involved, the cast iron elements of the building were stolen from the Manhattan Community College site. What was saved was moved to a City warehouse on the Upper West Side.

By this time, BBB was well on the way to use the Laing Stores facade elements that remained. Someone from our office went to measure these artifacts and discovered that they too had been stolen and that nothing remained.

The first thieves, who were selling it for scrap, were never caught. The second set of culprits were caught and fined, but the fragments were not recovered.

We had always considered using the artifacts as fragmentary components



2. *Photo: Stan Ries/ESTO*

of a lost technology. Since there were never enough components to enclose the building required on the site, and since we had researched the replication of these fragments using modern materials such as aluminum, we decided that a modern version of this kind of warehouse building should be built with the same rhythm of columns and spandrel beams. In a way, the building almost designed itself.

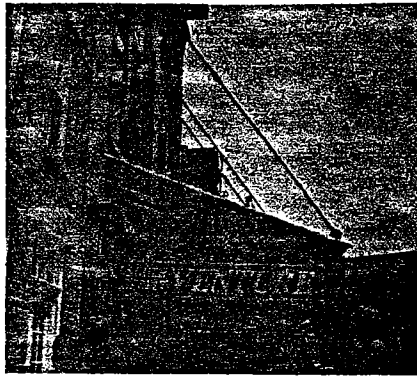
Q: But why at that time didn't you reanalyze recreating the kind of brick building that had been on the site originally?

We were really fearful that putting a brick building on the site was in danger of looking like Williamsburg. And that was against our principles. Some of the recent commentary has indicated that that may have been a wise decision.

Interestingly enough what now seems to be a framework for the Bogardus building did not exist before.

Q: How did you discover the interior courtyard?

What is now called Cannon's Walk is an interesting example of how an architect looks at a space and how it is looked at by a layman. That new courtyard had existed as the rear yards of the buildings for decades. We didn't change the perimeter or walls of the space, but instead of looking at a series of spaces behind the buildings, we looked at it as one space stretching longitudinally through the block. To make it work that way we took down a

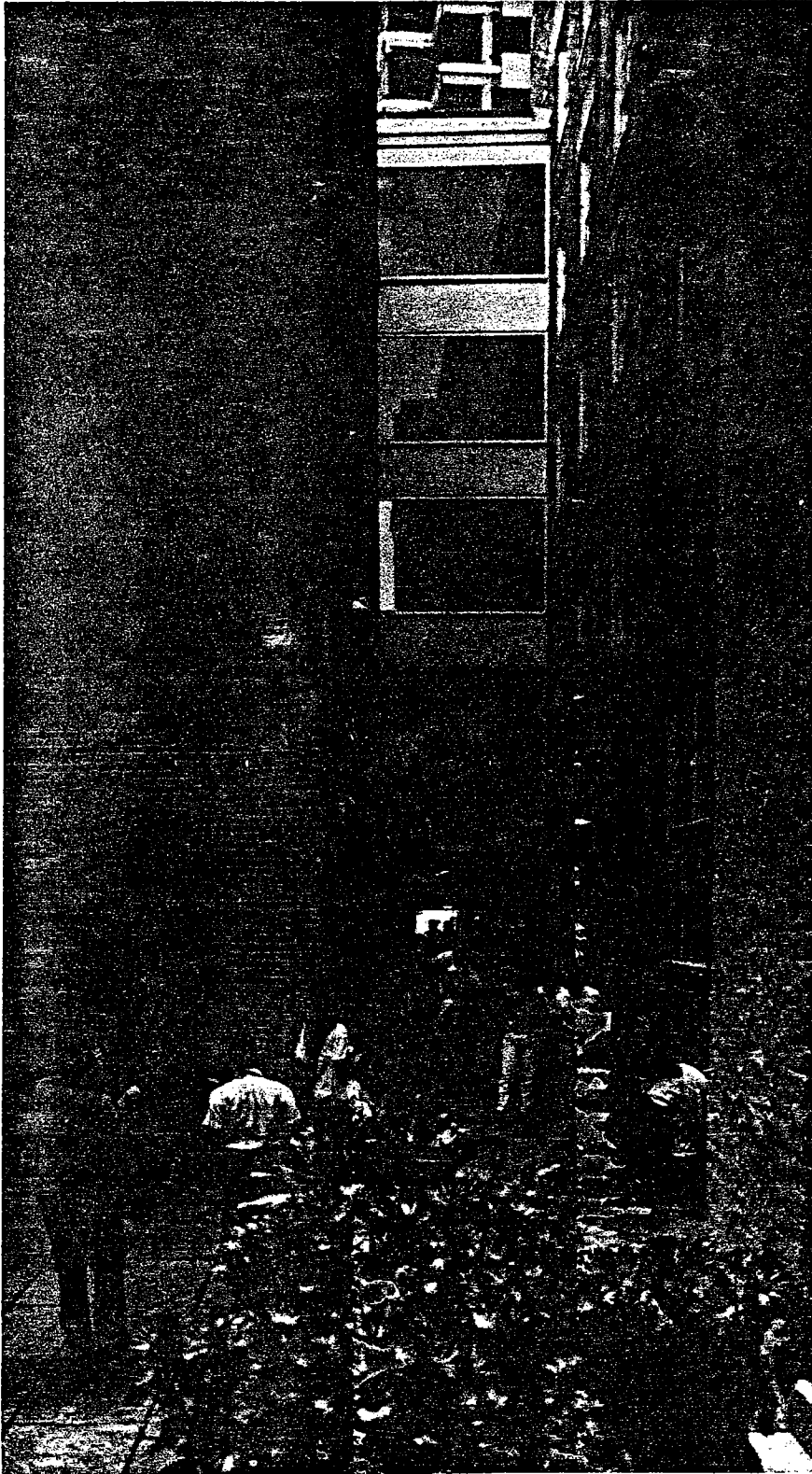


1. John Belle, whose firm recreated the Bogardus building, stands in front of the North Star pub, of which he is part owner.

2. The Bogardus building.

3. Canopy on Front Street movie theater.

4. Cannon's Walk, the surprise walkway within the Museum Block.



delapidated single-story shed addition on the existing buildings. We gave it an entrance through the new Bogardus building lobby directly from Fulton Street. And on Front Street it opens through a building arcade as a ground floor space.

Q: What lessons are to be learned?

The architectural lesson was to have the confidence to allow the restoration of each building reflect the individual history of that building. We didn't fall into the trap of having all the buildings look the same. We tried to reflect the broad range of their individual histories. Also we had no dates established for us. So we restored the 77-year-old building to its origins and the 200-year-old building to its. That clearly was very different from the brief for Schermerhorn Row, which had been built originally by one man over a relatively short time with the intention of making the sum of the individual buildings look greater than their parts—like a modest version of Georgian terraces.

The lesson about restoration procedures in New York was that one has to have an enormous amount of patience to allow all of the City agencies to do their own thing, to wait for the Museum to raise the funds, and so on. This started in 1967. Rouse came in in 1977-78. And the Museum protected those buildings and ships almost against the fashionable tide. If the Museum had not prevailed, the inexorable march of Wall Street northwards could have completely wiped all traces of what we have as a seaport remnant.

Looking to the second phase of the Seaport, we must envision a very different waterfront experience from anything we have in Lower Manhattan. The only low developments we have in Lower Manhattan are vest pocket parks at the bases of high rise buildings. The Seaport Museum district will preserve a series of blocks of low rise buildings right next to the waterfront. This will frame a very different experience for pedestrians at the water's edge.

Alliance of Women in Architecture: 1972
Alliance of Women in Architecture: 1973
Alliance of Women in Architecture: 1974
Alliance of Women in Architecture: 1975
Alliance of Women in Architecture: 1976
Alliance of Women in Architecture: 1977
Alliance of Women in Architecture: 1978
Alliance of Women in Architecture: 1979
Alliance of Women in Architecture: 1980
Alliance of Women in Architecture: 1981
Alliance of Women in Architecture: 1982
Alliance of Women in Architecture: 1972-1982

an exhibition
to celebrate ten years
of the Alliance of Women in Architecture

October 21, 1982

The Urban Center • 457 Madison Avenue • New York City

Exhibitors

their locations, professional memberships, architectural-registration status, present work, education, teaching experience, fields of expertise (not including architecture), publications, and AWA activities past and present

Dodie Acklie
New York City

BArch, Pratt. Quilt-making and design, costume/fashion design, illustration. AWA: coordinating committee, programs coordinator, exhibition coordinator. Drawings in *Metropolis*, *La Mia Casa*, +

Katrin Adam
New York City
Reg NY, RI / NCARB

Katrin Adam, Architect. BA Int Arch, Beaux Arts Academy, Munich; Journeyman Cert. in Cabinet making & Carpentry, Cabinetmaking Guild of Munich. Planning & housing development, furniture design, co-founder: Women's School of Planning & Architecture. Women's Development Corporation. Teaching: WSPA, WDC, CCNY, in own office with low-income women/single parents.

Diana I. Agrest
New York City
Reg Argentina

Agrest & Gandelsonas; writer, teacher (Inst of Arch & Urban Studies, Cooper Union). DiplArch, U of Buenos Aires; post-grad arch: Ecole Pratique des Hautes Etudes & Centre de Recherche d'Urbanisme, Paris. Teaching: U of Buenos Aires, Princeton, IAUS, Cooper. Published writings.

Iris Alex
New York City
AIA / reg NY / NCARB

NY State Facilities Development Corp., development administrator. BA, Brooklyn Coll; BA in Arch, Chicago Inst of Design. Building manual for YWCA; article in *Time-Saver Standards* on YWCA buildings.

Harriet Balaran
New York City

I.M. Pei & Partners; architect. BA, Barnard; MArch, Harvard; city plan'g, Harvard. Painting.

• Ellen Perry Berkeley
Shaftsbury, Vermont

Writer (former senior editor, *Architecture Plus*, *Architectural Forum*). BA, Smith; arch, Harvard. Teaching: arch'l criticism at Columbia, MIT, UC/Berkeley, U of Washington, Smithsonian, +. AWA: coord. comm. Numerous articles in *City*, *NY Times*, *ATAJ*, *Inquiry*, *Skyline*, *J Arch Educn*.

Christine Benglia Bevington
New York City
AIA / reg NY / EDRA

Christine Benglia Bevington, Architect; faculty, NY Inst of Technology. Arch, Ecole des Beaux Arts; BArch, Illinois Inst of Technology. Child development; various crafts: textiles, plastering. Teaching: Pratt. Articles in *Skyline*, *Architectural Record*.

• Noel Phyllis Birkby
New York City
Reg NY, Calif

Gruzen Partnership, designer; adjunct faculty, NY Inst of Technology. Woman's College, U of NC; CertArch, Cooper Union; MArch, Yale. Teaching: Pratt, CCNY, Cal Poly, USC, U of Detroit, So. Calif Inst of Arch. Articles in *Design & Environment*, *ARCH+*, *Ms. Heresies*. AWA: coord. comm.

Francoise Astorg Bollack
New York City
Reg NY, France

Francoise Astorg Bollack, Tom Killian, Architects. DESA, Ecole Speciale d'Architecture, Paris; Ecole Nationale Superieure des Beaux-Arts.

Susan E. Bower
New York City

Freelance designer. BArch, U of Kentucky.

• one of AWA's founders, a group of nine that also included Sharon Grau, Patricia Luciani, and Susanne Strohbach

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AN EXHIBITION OF WORK BY WOMEN

THE NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS
PRESENTS AN EXHIBITION OF THE WORK OF
WOMEN IN ARCHITECTURE
ORGANIZED BY THE EQUAL OPPORTUNITIES COMMITTEE.

APRIL 30, 1974 THRU MAY 28, 1974

T. M. PRENTICE, JR., PRESIDENT, NYC/AIA

ANNA M. HALPIN, COMMISSIONER

M. ROSARIA PIOMELLI, CHAIRWOMAN, EQUAL OPPORTUNITIES COMMITTEE

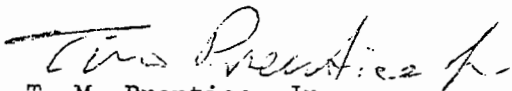
The symbolism of the Erechtheum has always been unclear. Created by man to carry the great burden of the stone entablature, the caryatids stand frozen, uncomplaining, one knee gracefully broken forward in a half step to suggest that the load is borne effortlessly. They seem less a symbol of the self-aware involvement of women in artistic creation than an image drawn by man of female subservience.

Now the caryatids have begun to move. They have taken the step that was never intended and have entered the great forbidden temple itself.

The New York Chapter of the American Institute of Architects has been in the forefront of the movement to increase the participation of Women in Architecture.

Anna Halpin of our Executive Board spoke at last year's San Francisco convention in support of the New York Resolution to establish an affirmative action program. Judith Edelman of our Chapter is chairing the national committee which is conducting a country wide survey on the status of Women in Architecture.

It is hardly necessary to add that this long overdue exhibit prepared by the Equal Opportunities Committee chaired by Rosaria Piomelli has the enthusiastic support of the New York Chapter.



T. M. Prentice, Jr.
President, NYC/AIA

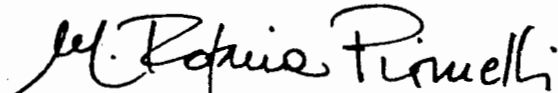
What is the stage of evolution of women in architecture in 1974 in New York City, the most liberated City in the world? This exhibit provides material to evaluate women's progress. Be aware however, that your judgement will be totally different depending on your own level of prejudice. Those who consider the woman's role that of housewife may be surprised or even stunned by the achievements of women in architecture at all levels. Women architects who remember how not too long ago almost every firm used to have "No Women" hiring policies may rejoice that some women are now employed in this profession. The Alliance of Women in Architecture deserves the credit for exposing the problem.

But let the numbers speak by themselves. The few dozen offices which are participating in this exhibit represent less than one-tenth of the AIA sustaining firms in New York City. How many firms are not represented? Is this because they have no women? Is the old sign "..... the management reserves the right....." still hanging? Shall we rejoice or be saddened that (only) one office has forbidden a woman to exhibit her work?

The most rampant examples of the successful men-women cooperation are those firms where the Partners are married to each other. A look at the composition of the remaining offices indicate what opportunities are open to a women for a career in Architecture, in those offices where women are accepted. Partnership is the isolated exception; only four firms have a woman associate. It seems hard to deny that recognition for women does not come easily. Approximately one half of the women exhibitors are foreign born. Does this suggest greater discrimination in the USA than abroad?

A cheer should be given to the AIA for having the courage of this critical look at the state of the profession. This exhibit may ultimately reveal-- that women like men deserve to be judged by their individual capabilities and not by category. This recognition could end discrimination in the profession.

One bastion of discrimination for the entire profession has been directly demolished by this very exhibit. For the first time the people who have actually contributed to the work see credit returned to themselves as individuals rather than lost in anonymity of a large organization.



M. Rosaria Piomelli, AIA
Chairwoman, Equal Opportunities Committee

IRIS ALEX, AIA

Since 1970 she has been employed by the National Board of the YWCA as national architectural consultant. She gives advisory services to YWCA building committees and their local architects nation-wide.

She is, part-time, architectural consultant to Related Designs, Inc., an interior design firm.

She worked for Klein & Kolbe in 1969 and for Skidmore, Owings and Merrill from 1956 to 1969. She has also completed several town house remodeling jobs in New York City.

She is a member of the Panel of Arbitrators, American Arbitration Assoc., and Vice Chairwoman, Community Planning Board #1, Manhattan. She is author of the article on YWCA Buildings in Time-Saver Standards for Building Types.

She received her B.A. in Architecture at Chicago Institute of Design and her B.A. at Brooklyn College.

CHRISTA AUTENRIETH

Born in Stuttgart, Germany, she attended the University of Fine Arts in Stuttgart, Germany and graduated as an interior architect. She came to the United States in 1961. She is now a citizen and lives in Manhattan.

She worked for the following architectural firms: Morganelli-Heumann & Associates, Poor and Swanke & Partners, and Max O. Urbahn, Associates. She has had direct responsibility for the following clients: corporate offices in White Plains, New York, renovation of a New York brownstone, and interior consulting.

TERRE HAUTE, INDIANA, 1973



DISCUSS YWCA PLANS—Iris Alex, A.I.A., building consultant for the national board of the Young Women's Christian Association in New York, was in Terre Haute Monday to discuss plans for the proposed new facility with local leaders. Seated are Don Pendergast, general chairman of the fund drive now in progress, and Iris Alex. Standing are Marion Underwood, chairman of the YWCA board of trustees, and Eva Hopp, president of the city's Fairbanks Park, overlooking the Wabash River. The New York architect was here to look over the plans and to discuss the progress of the campaign to raise \$750,000 for the new building, which will replace the present YWCA built in 1908. Photo by Martin.

BRISTOL, TENNESSEE, 1973

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GOING OVER BUILDING PLANS — Iris Alex, building consultant for the National YWCA Board in New York, was in Bristol recently to discuss plans for the new Y building with members of the building committee and local architects. A member of the American Institute of Architects, she has been with the national board for four

years. Going over plans for the new building are, left to right seated, Nancy Hickie, vice chairman of the committee, Miss Alex, Mrs. Ed Brewton, chairman and Mrs. Robert Sechrist, and standing, Jim Delaney and Earl Doggett, architects.

BRISTOL HERALD COURIER - NOV 11, 1973



Miss Iris Alex, of New York, second from right, A.I.A., national YWCA building consultant, visited the YWCA of Alexandria-Pineville to advise and assist in the planning of the new building for the organization. Looking at a proposed drawing of the new

facility are, from left, Mrs. Paul Davis Jr., co-chairman of the building committee, Mrs. William A. Culpepper, president of the YWCA, and, at right, Mrs. Coates Stuckey, who is also co-chairman of the committee with Mrs. William H. Hodges.

Miss Iris Alex, Architect, Visits YWCA

An interesting visitor in Alexandria this week was Miss Iris Alex, A.I.A., Building Consultant for the National Young Women's Association, which has its headquarters in New York, N.Y. Miss Alex spent several days visiting the YWCA of Alexandria-Pineville, conferring with its officials, board members, advisors and architect, on details of plans for the proposed new YWCA building to be begun later this year.

Miss Alex is an architect, whose function with YWCA is to advise and assist any local association in the United States

which is planning either to build a new facility or to remodel or add to its current building. This advisory consultant service, rendered by the National YWCA to its local associations, will continue through correspondence, even after the consultant's visit.

Miss Alex also visits many existing YWCA facilities of different types, styles and sizes throughout the country, to observe their strengths and weaknesses and to gain practical new ideas. She divides her working time between her YWCA job and the private practice of her

profession in her home city, New York. Presently, she is interior design consultant for the huge new Butterick Pattern Co. building.

The visiting architect received her initial Bachelor of Arts degree from Brooklyn College, N.Y. and her B.A. in architecture from the Illinois Institute of Technology, Chicago. She is a member of the American Institute of Architects.

For thirteen years, Miss Alex was an architect in the nationally known New York firm of Skidmore, Owings and Merrill. Admitting that female architects were somewhat of a rarity when she began practicing her profession, she said that when she first worked with this large firm there were only four women on an architectural staff of two hundred and fifty.

Interview

Miss Alex was interviewed at the local YWCA office while waiting for one of her many scheduled conferences to begin. She stated that she has been building consultant for the National YWCA for two years. When asked how she happened upon such an unusual job, she quoted the famous newspaper advertising department slogan, "I got my job through the New York Times". "And I really did", she added. In the classified column of the New York Times, she noticed an advertisement for a women architect. Curious, she answered the ad, learned that it had been placed

by the National YWCA and ended up by accepting the position. "It's the only time in my life that I ever heard of anyone's actually looking for a lady architect," she said.

The consultant has assisted in on the scene planning of the new or remodeled buildings in Salina, Kan.; Orange, New Jersey; Erie, Penn.; Clinton, Iowa and Bangor, Maine. At present she is working by correspondence with the YWCA in Miami for its huge new residence building in the tourist city. YWCA buildings vary widely, according to the needs and problems as well as the geography and climate of the individual communities. "Each community attacks its problems in its own way and solves them in its own way," Miss Alex said, in explaining why she brings no stereotyped building plans from one YWCA to another.

Coming directly from New York to Alexandria for her first "deep South" consultation visit, Miss Alex was enthusiastic over the beautiful spring weather here. She planned to go from Alexandria to Asheville, N. C. where she will work with the YWCA on plans for expanding an existing building.

POUGHKEEPSIE, NEW YORK, 1975

Poughkeepsie Journal, Wednesday, May 28, 1975

Miss Alex To Speak At Dedication

Miss Iris Alex, architectural consultant for the National Board of the YWCA, will be guest speaker at the dedication of the new Central Dutchess YWCA building, 18 Bancroft Road, Sunday at 2 p.m.

A graduate of Brooklyn College, Miss Alex received her architectural degree from the Institute of Design of Illinois Institute of Technology in Chicago in 1950. Following a 13-year association with the architectural firm of Skidmore, Owings and

Merrill, Miss Alex accepted her present position with the National Board of the YWCA. Her duties include working with member YWCA building committees throughout the United States in planning new buildings, additions and renovations.

Miss Alex is the author of an article on YWCA buildings for "Time-Saver Standards for Building Types," an architect's handbook published by McGraw-Hill.



IRIS ALEX

The World News

Trends

8 Roanoke, Va., Saturday, August 21, 1976

YWCA considers buying property

By LINDA GRIST CREWE
Staff Writer

The YWCA of Roanoke Valley is investigating the possibility of purchasing property for development of a center which would probably serve the Salem area.

According to Jennie Sue Murdock, executive director of the YWCA, several pieces of property are being considered by the board of directors.

She declined to specify what property is being considered, but indicated any development would probably be in the Salem area.

The possible property purchase is part of a nearly \$1-million, five-year expansion and development plan which the board accepted in February, but which has not been made public until now.

In addition to the possible new Salem center (a center already operates at 12 Union St.) the plan calls for new electrical wiring, especially at the downtown Roanoke center, air conditioning, interior decorating, flooring in some facilities, purchase of gymnastic equipment, roofing repairs, and plumbing improvements.

The price tag for the expansion and improvements is estimated between \$600,000-\$800,000, said Mrs. Murdock. However, by the end of the five-year period it could increase considerably because of price increases.

Iris Alex of New York, building consultant for the national YWCA board of directors and an architect, was in Roanoke Tuesday and Wednesday to tour facilities and review the five-year plan which is set up for 1976-80.

Ms. Alex said she also expects to "advise a local architect and work with him in developing a master plan for the Salem center," which could include a swimming pool for all ages and the handicapped.

She said she prefers the designation Ms.

"Even though the buildings are old and

a little bit shabby," said Ms. Alex in an interview at Woodrum Field before she returned to New York Wednesday, "they are still warm and welcoming."

"But if we are going to own buildings, they are going to have to constantly be upgraded."

Ms. Alex said she was impressed with the comprehensive nature of the five-year plan. "It is feasible and workable," she said.

Ms. Alex borrowed blueprints of the downtown center to make sketches of possible locker room changes and the addition of partitions to provide more rooms at the center.

Several minor projects in the five-year plan have already been implemented, said Mrs. Murdock. A separate hot water heater has been added in the downtown center for the swimming pool, eliminating the necessity of running the furnace which heats the building.

Minor roof repairs have been done, as has some painting inside the buildings. The purchase of mattresses for the YWCA residence hall in the downtown center was done this year, rather than next as proposed in the plan.

Because the YWCA receives funds from the Roanoke Valley United Way, it cannot raise money without approval from the United Way, said Mrs. Murdock.

A proposed capital funds drive for 1978 is being submitted to the United Way and the board is considering other means of raising the money, she said.

Until the fund raising is well under way, the YWCA must limit the number of improvements it can make to the existing four facilities it owns: the downtown center, Salem center, Orange Avenue center and its Camp-on-Craig.

Only the Orange Avenue center is not scheduled for major improvements, said Mrs. Murdock, since urban renewal projects (federal, state and local) could affect any decisions at the center.

Architect Lends 'Y' Assistance

The Jamestown YWCA has been trying to become more involved with and to use more of its national staff's services since June a year ago when representatives of the local Y attended the organization's tri-annual convention.

Staff people from national headquarters in New York City have visited Jamestown before but last week was the first time a building consultant has advised the local Y. "We're trying to benefit from our support of the national organization by using the resources available through the national organization," said Birgitta Overcash, president of the Jamestown YWCA.

Iris Alexander, an architect, came to Jamestown last week to assist the Camp Task Force Committee in its evaluation of the Lakewood property formerly known as the YaWaCa Day Camp.

The Camp Task Force Committee would like to have a year-round facility built on the camp property by next summer. Miss Alexander said the present structure's capacity is limited because only the first floor of the house is usable.

She recommended to the board at its monthly meeting that a new building make use of the site's natural features. Because of the flat terrain there, the proposed building could be used by handicapped and retired persons who find other lakeside parks difficult to navigate. It could also be used by teen center members who have never been to the lake, said Mrs. Eugene Foley, chairman of the Camp Task Force Committee.

In other matters, the YWCA board, as governing body of the membership, supported a resolution to raise membership fees. This will enable the local Y to realize slightly more income and meet its new fee-sharing needs with the national organization, Mrs. Overcash said.

The new fees will go into effect in September during the membership drive. Mrs. Janis Ruslink, drive chairman, will be assisted by Mrs. Mary Drolet, membership committee chairman.

According to Mrs. Overcash, the local Y has committed itself to making the community aware of the Y as not just a building available for classes, but a part of a far-reaching women's movement, based on Christian principles and involved in the struggle for equality among all people.

Elimination of racism is one goal adopted by all Y's in the United States, she said. Locally, the association is attempting to meet that goal through social action programs and by diversifying the membership's governing body.



YWCA Camp Toured

An architect with the national organization of the YWCA, New York City, recently toured the Jamestown Y's camp property in Lakewood, at the invitation of the local Camp Task Force Committee. The Committee would like to construct a year-round facility on the lakefront property formerly known as the YaWaCa Day Camp. Seated is Iris Alexander of the national YWCA staff who gave her recommendations to the local board at its monthly meeting last week. Standing from left are Mrs. Eugene F. Foley, chairman of the Camp Task Force Committee and a member of its board of directors, and Mrs. Daniel R. Overcash, president of the Jamestown YWCA. 6/7/77 Post-Journal photo

Sales Item

No. 4055

\$16.50

A BUILDING MANUAL
FOR THE YWCA

PART 2:
Design Guidelines for New or
Renovated Buildings

Do you want to know the size of a basketball court, a good layout for a locker room, whether waterproofing should be applied to old brick walls, more about swimming pool filters, or how much space is needed to park a hundred cars? You'll find this information plus a lot more in *Part 2 of A Building Manual for the YWCA*.

While Part 1 guides the YWCA through the steps in a building project, Part 2 — just printed — gives recommendations for the design of program, office and support spaces. It is a useful guide for staff, building committee members as well as architects in planning for a new structure or renovations to an existing building.

Building Manual, Part 2 is the only design guide written specifically for YWCA buildings. Lots of photographs and plans illustrate good examples of "workable" solutions to YWCA space needs.

The two books, *Building Manual for the YWCA, Part 1* and *Part 2* are invaluable tools for those people involved in maintaining or creating the best use of building space. They are \$16.50 each.



SUMMARY

A Building Manual for the YWCA, Part 2.

This second volume covers design standards for various parts of the social welfare multi-purpose building.

The importance of the programming phase is emphasized, and site design, building materials and engineering aspects are explained.

There is a detailed chapter on the design of a well-functioning locker room/swimming pool/gymnasium complex. Examples of good solutions from actual buildings are illustrated. Architects are credited for all projects shown.

Appendices include historic preservation, energy-conscious design and barrier-free design.

Books in Review

INTERCHANGE, JULY/AUGUST 1981

Buildings

Alex, Iris. *A Building Manual for the YWCA, Part 2: Design Guidelines for New or Renovated Buildings*. National Board, YWCA, 1981. 208 pp. \$16.50. Order from Communications, Rm. 614.

Today's inflationary economy coupled with high interest rates seem to dictate "let's make do with what we have, do some remodelling, and wait until building costs and interest rates go down. Then, let's talk about building a new building."

Even if there is no thought in the minds of a member Association's board of directors to build or renovate, just the availability of the logic of the professional in Iris Alex's clear-cut, nontechnical (purposely so) language, makes this guide a valuable resource for planning all aspects of the YWCA facility and service delivery.

As quoted in an American Institute of Architects publication, Ms. Alex, AIA, building consultant, National Board, YWCA says "... People are still able to adapt many old buildings and spaces to fit new needs. . . . It is not yet possible to plan and design facilities which can always, without fault, effectively and efficiently respond to changing needs and new societal patterns but there is no doubt that planning and study techniques can be developed which will be more effective. Generally speaking, better planning processes, or architectural programming techniques will result in environmental spaces which are better suited to future needs and less prone to financial or functional obsolescence. The process for doing this is commonly referred to as *architectural programming*."

The author contends that maintenance and program staffs working in an old, inadequate facility are experts in having to "make do" and usually know what improvements to suggest. Coupled with Ms. Alex's keen professional eye, this book becomes a veritable fail-safe vehicle which can make the difference between desperate grabbing and carefully projected and targeted remedies for existing problems or future considerations. The well-illustrated, charted and indexed volume should be in the resource library of every YWCA.

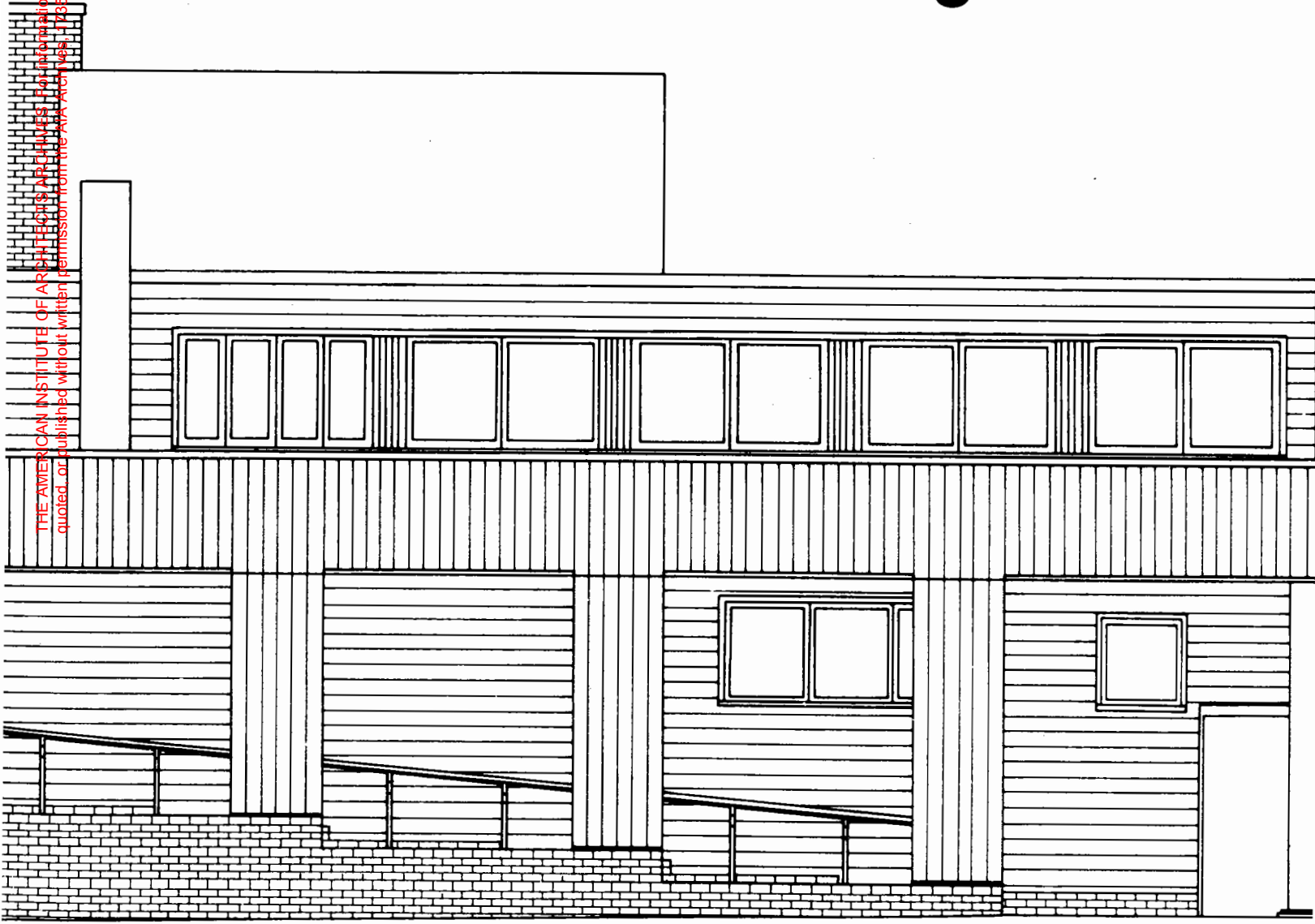
Reviewer: Sylvia Henkin, member, National Board, Public Relations Goal Group.

* * *

A BUILDING MANUAL FOR THE YWCA

PART 2: Design Guidelines for New or Renovated Buildings

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A BUILDING MANUAL FOR THE YWCA

PART 2:

Design Guidelines for New or Renovated Buildings

Written by

Iris Alex, AIA
Buildings Consultant
National Board, YWCA

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ARCHITECT OF RECORD Klein and Kolbe
DESIGNER Ronald Kolbe
PROJECT Christian Science Reading Room and Offices
DATE 1969
AUTHORSHIP: Nominees Firm Executed Design

SECTION 5. DECLARATION OF AUTHORSHIP


The following certification must be signed by anyone in possession of full knowledge concerning EACH separate project illustrated in the photographs. This might be the chapter president, a member of the Executive Committee of the chapter, a partner of the nominee or even the nominee. In partnership, the signature of another partner would be most significant. Key the various statements below to specific exhibits.

The accompanying photographs show examples of work with which the nominee's connection was as follows:

- The nominee was solely responsible for the design.
- The nominee was largely responsible for the design.
- The design was under the direction of the nominee.
- The nominee's firm executed the design.

(If the above statements do not adequately describe the nominee's participation in any of the projects illustrated in the photographs, add a brief original statement[s] of authorship below.)

The nominee was responsible for construction documents, contract administration and field supervision.

Signed  Title Partner
(J. Arvid Klein)
Name of Nominee IRIS S. ALEX

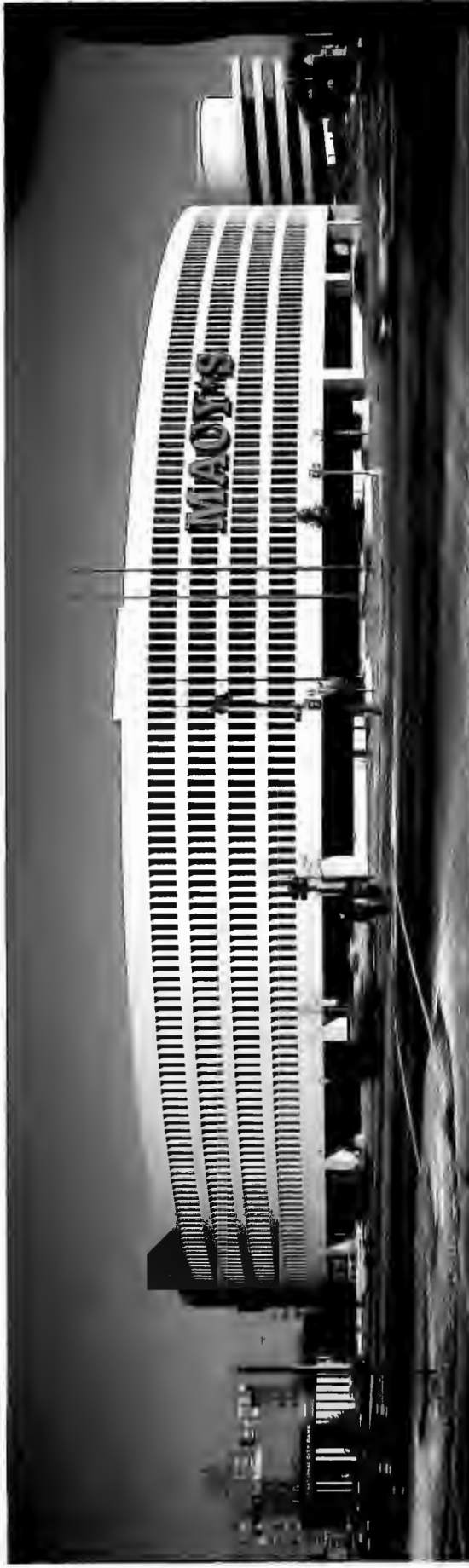
Christian Science Reading Room and Offices
New York City

Completed: 1969

Klein and Kolbe, Architects

Iris S. Alex, Chief of Production

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ARCHITECT OF RECORD SKIDMORE, OWINGS & MERRILL
DESIGNER
PROJECT MACY'S, QUEENS
DATE 1967
AUTHORSHIP· Nominees Firm Executed Design

SECTION 5. DECLARATION OF AUTHORSHIP


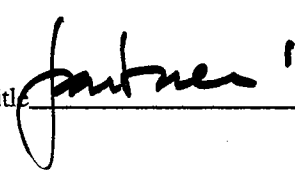
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Nominee supervised production of contract documents, carried through all contract
administration, including field supervision.

Signed  [LEON MOED] Title 
Name of Nominee IRIS S. ALEX

MACY'S, QUEENS
NEW YORK CITY

COMPLETED: 1967

SKIDMORE, OWINGS & MERRILL, ARCHITECTS

IRIS S. ALEX, ASSISTANT JOB CAPTAIN

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ARCHITECT OF RECORD SKIDMORE, OWINGS & MERRILL
DESIGNER
PROJECT MARY IMOGENE BASSETT HOSPITAL
DATE 1969
AUTHORSHIP: Nominees Firm Executed Design

SECTION 5. DECLARATION OF AUTHORSHIP

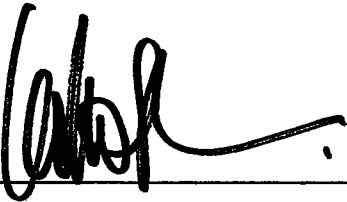

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Signed  [LEON MOED] Title 
Name of Nominee IRIS S. ALEX

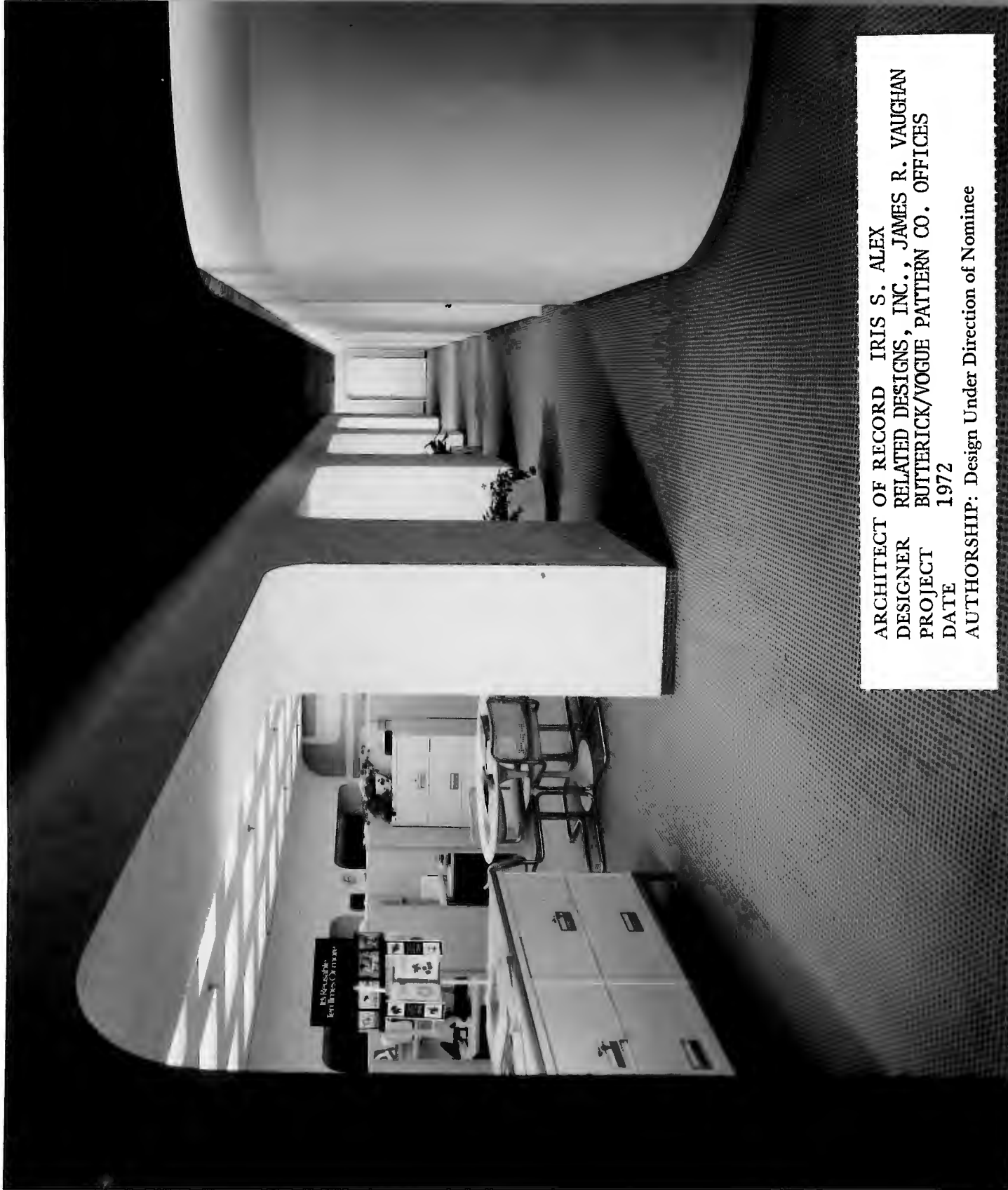
ADDITION TO MARY IMOGENE BASSETT HOSPITAL
COOPERSTOWN, NEW YORK

COMPLETED: 1969

SKIDMORE, OWINGS & MERRILL, ARCHITECTS

IRIS S. ALEX, JOB CAPTAIN

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ARCHITECT OF RECORD IRIS S. ALEX
DESIGNER RELATED DESIGNS, INC., JAMES R. VAUGHAN
PROJECT BUTTERICK/VOGUE PATTERN CO. OFFICES
DATE 1972
AUTHORSHIP: Design Under Direction of Nominee

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Nominee supervised all phases of work from design development through construction completion and post-occupancy follow-up.

Signed James F. Vaughan Title President
Name of Nominee IRIS S. ALEX

BUTTERICK/VOGUE PATTERN CO.
NEW YORK CITY

OFFICES, SHOWROOMS
COMPLETED 1972

RELATED DESIGNS, INC., DESIGNERS
IRIS S. ALEX, PROJECT ARCHITECT

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ARCHITECT OF RECORD RELATED DESIGNS, INC.
DESIGNER JAMES R. VAUGHAN AND IRIS S. ALEX
PROJECT STEELCASE SHOWROOM
DATE 1973
AUTHORSHIP: Design Under Direction of Nominee

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Signed *Jamie R. Vaughan* Title *President*
Name of Nominee IRIS S. ALEX

STEELCASE FURNITURE SHOWROOM
NEW YORK CITY

COMPLETED 1973

RELATED DESIGNS, INC., DESIGNERS
IRIS S. ALEX, PROJECT ARCHITECT

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Signed James F. Vaughan Title President
Name of Nominee IRIS S. ALEX

BUTTERICK/VOGUE PATTERN CO.
NEW YORK CITY

OFFICES, SHOWROOMS
COMPLETED 1972

RELATED DESIGNS, INC., DESIGNERS
IRIS S. ALEX, PROJECT ARCHITECT

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BUILDING POWER

Let's make our facilities acces

In recent years, handicapped people have become a vocal minority in the population, calling attention to the fact that equal opportunity in education, employment, housing, transportation and recreation is denied them because of physical barriers in the built environment.

This right of the disabled and handicapped to live and work in a barrier-free environment was recognized at an official level in 1974. In that year a National Policy for a Barrier Free Environment was formulated and adopted by the National Easter Seal Society, the President's Committee on Employment of the Handicapped, and the American Institute of Architects. This policy was expressed in the following words:

In the United States today it is estimated that one out of ten persons has limited mobility due to a temporary or a permanent physical handicap. Improved medical techniques and an expanding population of older persons is increasing this number every year. Yet the physical environment of our nation's communities continues to be designed to accommodate the able-bodied, thereby increasing the isolation and dependence of disabled persons. To break this pattern requires an act of national commitment. Therefore, it shall be national policy to recognize the inherent right of all citizens to the full development of their economic, social and personal potential, regardless of their physical disability, through the free use of the man-made environment. The adoption and implementation of this policy requires the mobilization of the resources of the private and public sectors to integrate handicapped people into their communities.

Earlier, a publication of the American Standards Association, *Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped*, was influential in establishing standards of construction for facilities to be used by those persons possessing limited mobility. In 1968, Congress passed Public Law 90-480 calling for this standard to be incorporated in the design of certain kinds of buildings constructed with federal funds.

Other federal laws have also been enacted in the past few years which deal with the civil rights and employment rights of physically handicapped persons.

While the YWCA is aware of the problems faced by disabled and handicapped people, and welcomes them into program, their full participation is sometimes prevented or hindered by the design of our buildings, many of which were built years before certain architectural features were thought of as barriers. For example, how many YWCAs would like to offer programs for the elderly or for wheelchair-bound people, but have five or six steps at the building entrance and no way to travel between floors in the building except by flights of stairs?

Forty or fifty years ago, most YWCA buildings were designed with these front steps (and several more, once you got inside the front door), so that the basement level could have windows, or so that the building would be more imposing.

WHO ARE THE HANDICAPPED?

As we consider providing a barrier-free environment, we need to define the conditions that prevent people from using buildings, to define the barriers that exist, and seek to end them.

The estimate that one out of ten persons has limited mobility due to a temporary or permanent handicap—includes a wide range of conditions:

- **Temporary conditions**, such as a fractured leg, convalescence from surgery or illness, pregnancy, or something as simple as carrying a heavy load.
- **Characteristic conditions**, such as the frailty of old age or physical build and weight.

- **Permanent conditions**, such as limited (or no) sight and hearing, disabilities which confine the individual to a wheelchair, or disabilities which make walking, climbing or reaching difficult.

Not everyone who is disabled is handicapped. For example, a person who is blind may have no trouble with architectural barriers such as stairs, and, in fact, may welcome stairs as a guide. Not everyone who is handicapped is disabled. As an example, a pregnant woman pushing a heavy shopping cart can be handicapped at the bottom of a flight of stairs.

TYPICAL BARRIER PROBLEMS OF THE HANDICAPPED

The goal of barrier-free design is to provide an environment in which people can participate in normal activities without help, with dignity and with privacy where needed. Listed here are some common barriers that a handicapped person might encounter when coming to and using a YWCA building.

OUTSIDE THE BUILDING

Parking: Space that is not level and too narrow to permit transfer from car to wheelchair. Curbs or steps in the parking lot.

Approach: Lack of curb cut or traffic light at street. Steps at building. Ramp, if provided, that is too steep or slippery. Lack of suitable handrail. Poor lighting.

Building Entrance: Doors too narrow for wheelchair. Too little space between inner and outer doors.

INSIDE THE BUILDING

Stairs: Steps that are open (with no solid riser between steps), or have projecting nosings under which toes can be caught. Handrails too high, too low, or hard to grasp.

Elevators: Entrance too narrow. Controls out of reach. Buttons and signals not suited to the blind. Cab size too small for wheelchair.

Floors: Slippery surface. Floors between parts of the building not level and connected by steps.

Rest Rooms: Rest room on different floor, or difficult to get to. Vestibule so small that wheelchair user must hold both doors open to pass through. Not enough space in room for wheelchair to turn. Mirrors too high.

Toilet: Toilet stall door too narrow. Booth too small for wheelchair. No grab bars. Toilet seat too low for transfer.

Wash basin: Too low for wheelchair to get under. Uninsulated hot water pipe. Towels, soap, out of reach.

Water Fountains: Spout and controls out of reach. Fountain in narrow alcove.

Coin Telephones: Inaccessible. Lacking space beneath for wheelchair. Controls out of reach.

Miscellaneous Controls, Alarms: Windows, draperies, heat and light controls, fire alarms, etc. Out of reach or difficult to operate.

H.P.E.R. Facilities: Difficult access into locker rooms, into swimming pool. No special toilet and shower facilities.

Meeting Rooms, Auditorium, Cafeteria: No space for wheelchairs. If seats are fixed in place, none are removable. Doors too narrow.

In addition to the obvious barriers mentioned above, many objects in daily use are difficult for handicapped persons to deal with—door knobs, for example. Some people have limited twisting motion in their wrists and can't turn a knob.

Other barriers, not usually found in YWCA buildings, include revolving doors, turnstiles and escalators.

WHAT CAN WE DO ABOUT BARRIERS?

It's simple and adds little to cost to build a barrier-free environment into a new structure. Most recent YWCA buildings are well-designed examples of barrier-free construction.

It's obviously more difficult, however, to adapt an older structure that already contains barriers. Some states, such as Massachusetts, mandate the provision of ramps and other features in extensive building remodeling programs, and the city of Chicago recently amended its municipal code to include stringent barrier-free requirements in existing buildings being remodeled.

NEW BUILDINGS

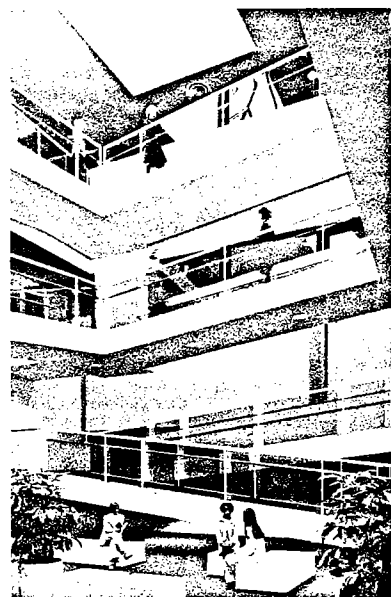
The cost of building without barriers is a tiny fraction of the total cost of construction—about one half of one percent, with the only costly element being an elevator, which may add another two per cent to the overall cost. Removing barriers after construction can be considerably more expensive.

The optimum barrier-free environment would be a building with an entrance at ground level, and all facilities located on one floor. If there are additional floors, they should be accessible by elevators of the right size and shape. There should be wide doorways, a minimum of turns in corridors, and all service facilities should be accessible and available to handicapped people.

Less desirable would be a ramped building entrance, with the ramp no steeper than one foot of rise for each twelve feet of length. The ramp should have a level surface at the top and bottom, have a nonslip surface, and ideally should be five feet wide. The American Standards Association specifies the proper height of handrails for ramps and other features and dimensions.

Also specified by the Association are recommendations for parking lots, walks, and other aspects of site development.

Easy access to all floors should be provided for handicapped or disabled persons, once they are



Central circulation core in a newly built YWCA building. All floors are accessible by means of easy ramps. YWCA of Minneapolis. Architect: Freerks, Sperl, Flynn.

R TO THE PEOPLE!

Accessible to the handicapped

inside the building (which should have wide doors).

Two recently designed YWCA buildings feature ramps as part of the interior design of the building, which contribute a sense of openness and continuity as well as providing access to each floor.

The decision to provide elevators or ramps if the building contains more than one floor depends on cost and design factors that differ with each individual building.

Even if ramps or elevators are provided in a building, fire stairs are usually also needed. Some people who use crutches find stairs less tiring to climb than ramps.

Stairs should be designed so that there are no projecting nosings at each step, and they should have sturdy handrails and nonslip surfaces.

Drinking fountains, wash basins, public telephones, switches, controls, etc., can be located in places where they are accessible to everyone at no additional cost.

Access to swimming pools and supportive spaces such as lockers, showers and toilets is especially important, since swimming program for handicapped persons is an excellent and much-needed program in many communities.

Access can be provided into the pool by ramps or shallow steps and/or hydraulic lift mechanisms. We have examples of all of these in recently built YWCA buildings, and in some older facilities also.

ADAPTING OLD YWCA BUILDINGS

The biggest problem for the handicapped or disabled participant is getting through the front door, if the building has steps. If the building is set back from the sidewalk, there may be a large enough area for a ramp, but you need a lot of space for one.

For example, to take the place of three eight-inch high steps, a ramp would have to be at least 24 feet long. The ramp need not be one continuous stretch, but can double back on itself with a flat landing in the middle and should be at least three feet wide.

A possible alternative to building a ramp is to install an electrically-operated lift on which a person in a wheelchair can raise herself (himself) by operating a switch. These are similar to devices used at loading docks. Often, a YWCA building has a back or side entrance that is closer to sidewalk level than the front entrance, if the street is on an incline. Such entrances are more easily

adapted than front ones. Even if these auxiliary entrances are just as high off the street as the main one, sometimes there is more space around them for a ramp or lift.

Once the wheelchair-bound and ambulatory handicapped people are inside the building, the next problem they face is moving freely around the main floor and reaching other floors.

It's usually very costly to install an elevator within an existing building. If conditions permit, however, a new elevator shaft can be added outside the old building walls and a new entrance built around it.

If there are changes in floor levels inside the building of just a few steps, these can sometimes be ramped. For each seven-inch high step, however, a comfortable ramp would have to be seven feet long.

On each floor that is accessible, the flooring, corridor and door widths, toilet compartments, wash basin heights and other features would have to be adapted to the participant. A wide toilet compartment can be built in the space occupied by two narrow ones.

Sometimes an old building cannot be adapted for handicapped usage for space or structural reasons. If the YWCA has more than one program facility in the Association, it is hoped that one of these can be adapted.

PURCHASED OR RENTED BUILDINGS

Barrier-free criteria should always be considered when a YWCA explores the option of buying or renting space for program or offices. Try to avoid a building which is accessible only by stairs and which cannot be easily and inexpensively adapted to meet the special needs of the handicapped or disabled person.

Let's keep the goal of a barrier-free environment in mind in all our facilities planning!

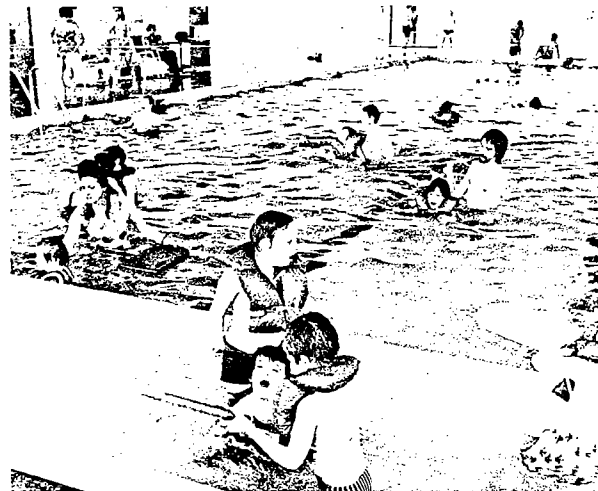


This international symbol of access was adopted by Rehabilitation International in 1969 at its 11th World Congress on Rehabilitation of the Disabled. Rehabilitation International is a federation of national and international organizations providing rehabilitation services for the disabled in more than 60 countries.

The symbol tells a handicapped person, particularly one using a wheelchair, that a building or facility is accessible and can be entered and used without fear of being blocked by architectural barriers.

It would be great if we could post this symbol in front of all our YWCA buildings.

Iris Alex, AIA
Buildings Consultant
Organization Development Unit



Swimming pool built with an entrance ramp across the shallow end. The pool is used extensively for a variety of programs for the handicapped. Fairfax County Branch, YWCA of the National Capital Area. Architect: Bryant and Bryant.

Additional Resources

REFERENCES:

- Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped.* American National Standards Institute Standard 117.1 - 1961.
- Into the Mainstream, A Syllabus for a Barrier Free Environment.* American Institute of Architects and the Rehabilitation Services Administration: Department of Health, Education, and Welfare, 1975.
- Accessibility: the Law and the Reality.* A survey to test the application and effectiveness of Public Law 90-480 in Iowa, 1974. Iowa Chapter, American Institute of Architects; Easter Seal Society of Iowa; Iowa Governor's Committee on Employment of the Handicapped.

SOURCES OF ADDITIONAL INFORMATION:

- The National Easter Seal Society for Crippled Children and Adults distributes up-to-date material on architectural

barriers. Single copies of the American Standards Institute Standard 117.1 - 1961, and *Architectural Planning for the Physically Handicapped* (a checklist of recent publications) are available without charge.

Address: 2023 West Ogden Avenue
Chicago, IL 60612

- The Rehabilitation Services Administration publishes a booklet of its programs, which lists programs, grants and addresses of state agencies.

Address: Rehabilitation Services Administration
Department of Health, Education and Welfare
Room 3108, South Building
300 C Street S.W.
Washington, DC 20201

- The National Center for a Barrier Free Environment is a recently formed organization founded by several groups. The Center responds to inquiries on barrier-free design or re-

fers them to experts. Membership is available in the Center and a bi-monthly newsletter called *Report* is published.

Address: 8401 Connecticut Avenue
Washington, DC 20015

- The Information and Research Utilization Center in Physical Education and Recreation for the Handicapped (IRUC) is an H.E.W. grant project of the American Alliance for Health, Physical Education and Recreation. The project office publishes a newspaper called *IRUC Briefings*, which lists numerous books, guides, reprints, etc. on program laws, facilities, etc. which are available and can be ordered directly from the Alliance.

Address: 1201 16th Street, N.W.
Washington, DC 20036

Most architects are familiar with regulations, standards and reference materials. A good book, which should be in your architect's library, is *Designing for the Disabled*, by Selwyn Goldsmith, New York, McGraw-Hill Book Company, 1967.

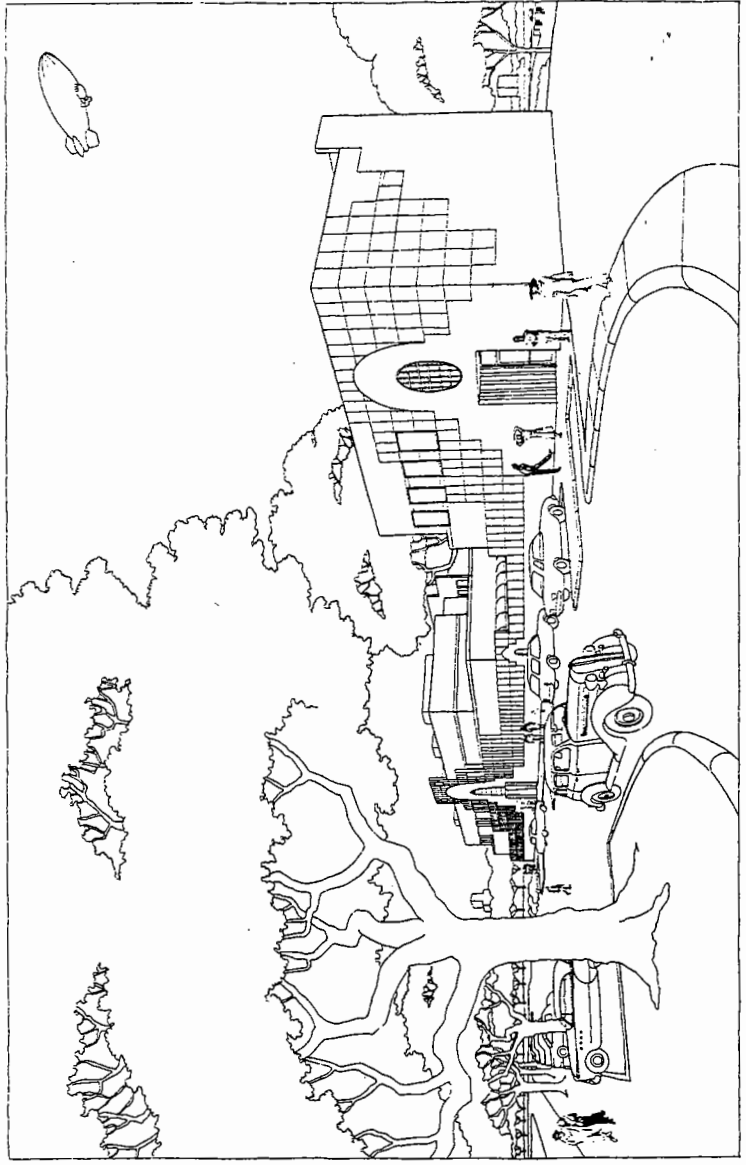
Prize Winner/The Houston, TX YWCA's Dee Bishop, president, Richard Roeder, chairman, New Facilities Committee, and the partners of Taft Architects, designers of the proposed new downtown, branch and metro office building, came and had coffee at "600" with members of the Executive Committee, who were meeting at the time. Mrs. Bishop (photo 1, center) and Jewel Graham, national president, review building plans with Mr. Roeder (third from left) and the architects.

The architects received a citation for the building design from *Progressive Architecture* magazine at a Design Award ceremony later that day at the Plaza Hotel. The design was published in the January annual P/A awards issue. An exhibit of the work of the young architects, at Yale University from January 16-February 1, included a model of the YWCA building (rendering shown here). Summer 1981 is the projected opening date.



Photo by Iris Alex

← 1983 AIA NATIONAL DESIGN AWARD WINNER



Let's Keep Our Facilities Safe and Free of Hazards!

The YWCA of the U.S.A. collectively owns a lot of buildings—about 600 of them. These buildings are used by many, many people: some work in them, some play in them, some meet in them, and some live in them. Our buildings should reflect our concern for people, and should be welcoming, pleasant and secure places. We should keep them in as good and as safe condition as our resources will allow.

PREVENTIVE MAINTENANCE

In *Standards for the YWCA, 1973—1976*, the last sentence under "Physical Facilities" reads: "In order to protect the health and safety of all people using the facilities, the best possible standards of preventive maintenance are applied."

Preventive maintenance implies repairing or replacing parts of a building before they fall apart, collapse, explode, or become obsolete. Periodic inspection is an essential part of preventive maintenance procedure, and especially important in areas that affect the safety and health of people who use and work in our buildings.

In carrying out its mandate to provide a safe and healthful atmosphere, the YWCA must conform to local fire department regulations and building codes, Occupational Safety and Health Act requirements, and our own standards of care.

Accidents happen everywhere, and the YWCA has its share of them, but we can take precautions to keep them at a minimum. Listed below are several kinds of accident situations. As you read through the list, try to think whether there is anything about the condition of floors, ceilings, equipment, swimming pool, stairs, outside walls, windows or signs, parking lot, etc. that could cause such accidents in your own YWCA.

Kinds of Accident Situations

- People falling to the floor or from a height
- People being struck by falling objects or by moving objects
- People being caught in or between objects or parts of buildings
- Contact with sharp or rough objects
- Contact with electric current
- Contact with extreme temperatures: hot water, steam, fire, etc.
- Contact with caustic or toxic substances
- Drowning

INSPECTING YOUR FACILITIES

It would be a good idea to have the board committee and staff members responsible for the upkeep of facilities take a tour of all your YWCA property to see if any potential areas of hazard exist.

Start the tour outdoors and follow the route visitors take when coming to the building. Then enter the building and go through all the floors, including the roof.

OUTSIDE THE BUILDING

Parking Lots

Make sure that there is adequate lighting, well-marked stalls, clearly identified entrances and exits, and ways to control car speed (by placing bumps in the roadway, for example).

Sidewalks and Steps

Don't permit sidewalks to deteriorate to the point where people may trip and fall on them.

Keep steps to the building in good repair, well-lit, and with substantial hand-rails.

Outside Walls or Facades

Building facades require regular inspection and maintenance, especially in northern climates, in order to prevent bricks, mortar, parts of cornices, parapets, and/or window sills from falling on the heads of pedestrians. Years of exposure to weather and pollution cause brick, mortar, stone and concrete to erode or "spall." If mortar between bricks erodes, moisture can get in behind the bricks and freeze, and then expand in cold

weather and crack the brick. Not only can this insidious process cause leaks through the walls, but it can cause fragments of brick to break away and fall.

Outside Signs and Flagpoles

Inspect signs and flagpoles to make sure that they're securely anchored to the wall and that metal parts are not corroded.

Fire Escapes

Fire escapes need to be inspected carefully to make sure the supports are secure, that movable ladders are in operation, and that the metal is well protected from corrosion.

INSIDE THE BUILDING

General Areas

Fire exits should be clearly marked with signs and lights. Fire exit stairs must be kept well-lit and in a safe condition. Doors to stairs must have self-closers. These doors should not be propped open for convenience, because if fire breaks out, the stairs may fill with smoke and not be of any use to anyone. Exit doors leading to the outside should be equipped with panic bars so that they can be easily opened.

Floors should not have loose tiles, slippery surfaces, or rugs that people can trip over.

Roof, wall, or pipe leaks often weaken plaster ceilings. When you see paint peeling, or small cracks appearing in ceilings, these can be signs of excess moisture. If such conditions continue or worsen, find out where the water is coming from before the plaster gets so heavy that it falls. A cracked ceiling may remain stable after a leak stops, but it should be tested to make sure.

H.P.E.R. FACILITIES

Swimming Pools

A letter has been sent to all Associations about the importance of inspecting ceilings above swimming pools. The advice in that letter is repeated here:

We advise every YWCA with a suspended plaster or acoustic-tile ceiling above your swimming pool to have an inspection made of the condition of the metal components of the suspension system.

If you have an exposed grid lay-in panel ceiling, it's very easy to push the panels up and out and expose the metal parts. In the case of a plaster ceiling, you may need to make openings big enough for a person holding a light to be able to get up inside and look around. If no further removal of plaster is necessary, these openings can be fitted out with access panels to facilitate future inspections. If the ceiling of the natatorium is nothing more than the floor of the story above or the roof of the building, you don't have a suspended ceiling.

Either have your own qualified maintenance people do the inspection or call in a general contracting firm or a sub-contractor who specializes in lathing and ceiling work. If any corrosion, rust, or weakening is found, have the damaged parts reinforced or replaced. The chemical atmosphere above a pool corrodes metal quickly.

Other pool-related hazards relate to potential drowning accidents and diving injuries. The following precautions should be taken:

- Doors to the natatorium must be locked when the pool is unsupervised.
- Outdoor pools should have high fences and locked gates around them.
- Entrances from the showers to the pool should be located at the shallow end. For a new pool, this provision must be incorporated into the design.
- Depth markings must be clear. Swimmers should be aware of the depth of the water at the first contact point.
- Glare on the water surface should be avoided, either from windows or from light fixtures. Life guards should be able to see the pool bottom easily.
- Rescue equipment should be hung on the natatorium walls or be available on the deck.
- First-aid equipment should be at hand.

- There must be adequate pool depth and ceiling height at diving boards.
- There should be signs indicating whether diving is permitted and where.
- There should be an agitator fitting under the diving board so that divers can see the surface of the water.
- All electrical equipment and wiring around the pool and in the filter room should be provided with Ground Fault Circuit Interruptors.
- Slippery deck surfaces are prime hazards. Decks must have a slip-proof finish.
- Running on the pool deck should not be permitted.
- If the pool has a deck-level gutter system, temporary turning boards should be set up to define the ends of the pool when competitive races are held. Swimmers have been known to swim right out onto the deck.

Locker/Shower Rooms

- Slippery floors are hazardous. A simple remedy is to put down runners of Nomad matting or similar rough material.
- Shower water temperature should be controlled by thermostat to avoid danger of scalding.
- Hair dryers should be located in "dry" parts of the locker rooms—not near the showers.

Pool Filter Room

The room should be well ventilated. If gas chlorine is used, a separate room must be provided with a ventilator that turns on with the light.

Gymnasium

Try not to have objects stored in the room which get in the way of people engaged in active sport. Also, avoid having protruding columns or doors that people can bump into.

MECHANICAL AND ELECTRICAL SYSTEMS

Boiler rooms must be fireproof and should have fireproof self-closing doors that can be locked. These rooms are required to have a second exit directly to the outside in case the door can't be reached.

Boilers themselves should be inspected regularly either by your insurance company or the appropriate city agency.

Pumps and motors should be inspected. Electrical equipment should be carefully grounded, and fuse boxes should be equipped with the proper size fuses. Spare fuses should be kept on hand. Electrical circuits should be carefully marked.

Emergency lighting systems should be turned on from time to time and kept in working order.

While elevators are inspected periodically by city agencies, and usually kept in repair by a service contract, make sure that the alarm is always in working order and that someone in the building is familiar with rescue procedures in case elevators fail.

Piping should not only be inspected for corrosion, but different kinds of piping should be color-coded in standard colors. Valves should be tagged according to function and with instructions for their use.

The Occupational Safety and Health Act (OSHA) has a standard color code for marking potentially hazardous conditions in buildings and on equipment. Local paint distributors know what these colors are, or the code can be obtained from the American National Standards Institute.

CAMP PROPERTIES

While this check-list applies mainly to buildings, camp properties also should be inspected for some of the same areas of potential hazards, as well as for the condition of waterfront, wooded areas, and other outdoor recreational facilities.

Iris Alex, AIA
Buildings Consultant
Organization Development Unit

Let's Cut Down on Energy Use in Our Buildings

No buildings constructed before the last year or so were designed with the conscious mandate to save energy. This was not an important factor in the U.S. where we've been accustomed to a plentiful, cheap fuel supply. But, fuel and electricity costs, which everyone knows, have been rising, will continue to rise. Since we need these sources of energy to heat, cool, and light our buildings, and to run elevators and equipment, we must make efforts to use the energy we need in the most efficient way.

It's possible to reduce energy requirements by as much as 25 percent in a building by inexpensive means. *The careful operation of a building is the single most effective way to conserve energy.*

In order to operate a building carefully, you must know what you have, how it works, how to turn it on and off, and, you must keep it clean. For example:

If filters in the ventilating or air conditioning systems are not cleaned and/or replaced periodically, fan motors keep running longer than needed and you're not getting full efficiency from the system. If hair strainers are not cleaned out often, the swimming pool pump motor has more resistance to fight, and you're not getting the turnover rate in the pool that you're paying for.

Set Up a Plan to Conserve and Manage Energy

Get "top management" personally committed to cutting down on energy use. Start in the boiler room which is symbolically dark and neglected. Clean it up and paint it. Encourage all staff members to devise ways to conserve energy. Set up an energy suggestion box. Give prizes for good ideas that can be implemented at no or low cost.

Set a goal—say, a 10 percent reduction in energy use for the year.

In considering ways to conserve energy and cut down on waste, keep in mind that the building systems that consume the most energy in order of magnitude are:

1. heating and ventilating
2. lighting
3. cooling (air conditioning)
4. hot water
5. equipment

In all these systems, there are opportunities to improve efficiency from the initial point where fuel is converted into hot air, steam, or hot water, then as these are distributed about the building, and finally at the point of use. Similar opportunities exist as electricity is distributed and used in motors to operate fans and pumps, light fixtures, switches and power outlets.

In addition to improving the efficiency of all the components in the mechanical systems, it is essential to cut down on heat loss in the winter months and heat gain in the summer months by air infiltration through the "building envelope:" the roof and the outside walls with all their openings, cracks, joints, windows, doors.

Here are some thoughts and suggestions to incorporate into an energy management plan for your building.

Simple No Cost or Low Cost Maintenance Procedures to Save Energy

- Keep things clean: boilers, burners, flues, duct filters, swimming pool filters, pumps, hair strainers, etc.
- Keep records of energy use, repairs, inspection, operating instructions for all pieces of equipment.
- Set up a regular inspection schedule.
- Keep up standards. Stick to schedules, catch little problems before they get worse, and don't permit carelessness in operation.
- Shut things down when not in use. Turn off light and heat in unused areas.
- Lower the building temperature in the winter.
- Raise the temperature in the summer (if you have air conditioning).
- Try to schedule maintenance work during the day.
- Concentrate evening program and office use where possible so that fewer lights will be on.
- Pull shades and curtains closed at night in cold weather.

- Make sure that all exhaust and air intake openings in the outside walls are provided with louvered dampers that not only control the amount of untreated outside air but can be closed when the systems are not operating.
- Use less light.
- Cut down water temperatures—to 110 degrees at the faucet.
- Cut down the amount of water in showers to three gallons per minute at the most.
- Repair all hot water leaks.
- Keep the oil or gas burner at maximum efficiency with recommended ratio of air and fuel.
- Make sure that ventilation rates in interior spaces are not above the minimum required by your local building code. At slack periods, and early in the morning and late at night, shut down the outside air intake and recirculate air.
- Inspect radiators to see that they pitch toward the steam pipe. Install new vents and repack valves if they don't work.
- Caulk window frames and all other joints of different material in the outside walls.
- Inspect and adjust automatic door closers on outside doors to make sure doors close tightly.

Medium Cost Procedures that Will Pay Off Quickly

- Replace incandescent lighting where possible with fluorescent or high-intensity lamps. There are now sealed, circular fluorescent lamps available that screw into incandescent sockets. These may be appropriate in some locations.
- Replace standard fluorescent tubes with "energy-saver" fluorescent tubes, five watts less.
- Replace inefficient window air conditioners with more energy-efficient models.
- Insulate steam, hot water and chilled water piping.
- If the entrance door opens directly into the entrance lobby, build a vestibule with an additional door, making sure the vestibule is large enough to permit one door to close before the second one is opened.
- Install a separate heater for swimming pool water and install a separate heater for domestic hot water.
- Install coin-operated hair dryers in the locker rooms.

More energy costs can be saved, especially in a newer building with a central, year-round heating and air conditioning system, by major capital expenditures that have longer "pay-back" periods. Before any major capital project is undertaken, a thorough energy audit of the building should be made by an architect/mechanical engineer team to determine what can feasibly be done, and what kind of savings will result.

Among the more costly things that might be considered are: installing storm windows, adding more lighting and heating controls, insulating the building, adding heat pumps to reduce electricity for heating, adding solar collectors where applicable, installing heat recovery devices and converting to a different fuel supply (oil or coal if you use natural gas only).

References

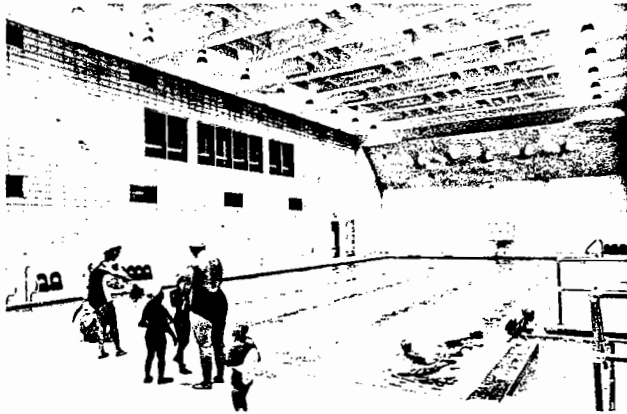
Total Energy Management, A Practical Handbook on Energy Conservation and Management. December, 1975 (nominal cost). Published by the Federal Energy Administration and the Department of Commerce. Available from Department of Commerce District office.

Identifying Retrofit Projects for Buildings, Office of Energy Conservation and Environment, Federal Energy Administration, September, 1976. FEA/D-76/467, \$2.20. Available from Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402. (Stock No. 041-018-00129-8.)

The Economy of Energy Conservation in Educational Facilities, Educational Facilities Laboratories, 1973, \$2.00. Address of EFL is 850 Third Avenue, New York, NY 10022.

Iris Alex, AIA
Buildings Consultant
Organization Development Unit

Results of the 1977 Swimming Pool Survey



The Hartford, CT YWCA pool, built in 1974, features: (size) 35x75 feet, 5 lanes; (depths) 3 feet, 6 inches to 10 feet; (diving board) 14 feet, 1 meter; ceramic tile pool and decks; access by shallow wide steps; Whitten stainless steel gutter; spectator area behind window on second floor; acoustic baffles, mercury vapor lighting, underwater lights; sand and gravel filters.

Photo by Iris Alex

Last May, survey questionnaires were mailed to the 222 YWCAs known to own swimming pools—a total of 275 pools. The purpose of the survey was to learn what the physical characteristics of YWCA pools are, and how satisfactory they are for program purposes. Perhaps the design of future pools will be influenced by the survey results. The oldest indoor pool reported, dating from 1902 in Lowell, MA, was only recently acquired by the YWCA. Other venerable pools

reported date from 1904 in Lexington, KY; 1907 in Duluth, MN; 1910 in New Castle, DE; 1913 in Aurora, IL; and about five more built before 1920.

One hundred and fifty-three questionnaires were returned, giving information about 136 indoor pools and 18 outdoor pools. Among the highlights:

Program use of pools

Swim Class Instruction	56.3%
Recreation Swimming	27.7%
Fitness Training—Lap Swimming	8.5%
Special Programs	7.5%
Competitive Training and Events	4.7%
Synchronized Swim Training and Events	2.3%
Scuba	1.2%
Springboard Diving Instruction	1.1%

The total percentage of pool time use is 109.3%, indicating that some pools are used for more than one activity at a time.

Pool Size and Intensity of Use

About half the pools reported are 60 feet long or less, and about half are 75 feet long or longer.

The most common small size pool is 20x60 feet, with 35x75 feet the most common larger size.

Small pools seem to be used more intensively for class instruction, while large pools are used intensively for recreational swimming.

Water Depth

Most pools have either a 3 feet or 3 feet, 6 inch shallow water depth. While most returns indicated that the shallow depth is adequate for program, there were many comments that the water is too deep for teaching small children. Some possible solutions are installing a "Tot Dock" which is a semipermanent installation, or building a separate all-shallow pool. There do not seem to be inexpensive, easily removable devices for creating shallow teaching areas.

A majority of pools have a deep end of 9 feet or less. Ten feet is the next most common depth, and a few pools have 11 and 12 feet deep ends.

Miscellaneous

Most pools have ceramic tile finish in the pool tank and on the decks. A majority of pools reported some sort of acoustic treatment, and most pools are still lit with incandescent lighting. The answers about gutters and overflow systems could not be tabulated, since the choices did not seem to be clear enough without diagrams.

Expressed among the written comments were the needs for better access for handicapped participants and better locations of aquatics offices. Suggestions included installing a separate pool heater to save money and connecting gutter drains in old pools to the recirculating system in order to keep the water skimming and not waste it.

It seems apparent from the program use percentages that since competitive swimming is such a minor use and teaching is the predominant use, we should think carefully about what kind of pool should be built in the future. Do we need to provide a 3 feet, 6 inch or 4 feet shallow end for racing turns when those depths are too deep for teaching small children to swim? Can we afford to build a separate shallow pool?

A thorough report is available here at "600" for anyone who wants a copy. If any YWCAs who did not receive or fill out a questionnaire wish to do so, they are still available. Many thanks to all those who returned the questionnaires and noted valuable comments. These will be incorporated into design guidelines in the forthcoming Building Manual, Part 2.

Iris Alex, AIA
Buildings Consultant
Organization Development Unit

Cutting Fuel Bills:

Help in Coping with Rising Energy Costs is on the Way

The National Assembly of National Voluntary Health and Social Welfare Organizations, Inc., of which the National Board, YWCA is a member, has begun work on an energy conservation and management program which will assist its 36 member agencies to combat rising energy costs. The Assembly has received a major grant from Exxon Corporation and a supporting grant from the Ittleson Foundation to do the work.

Packages Being Developed

The first two phases of the program are currently in the works. The first is the production of an Energy Awareness Package, a slide-tape presentation and printed materials to acquaint agency staff and volunteers with energy conservation methods specifically designed for social welfare agency buildings. The second is an Energy Management Manual Package which will include instructions in data gathering, setting conservation goals, developing and implementing an action plan, and monitoring and evaluating the plan in terms of costs saved.

The United Way, an Assembly member, is cooperating by setting up training sessions to be held in selected cities in late 1980 and throughout 1981.

As soon as the material is tested and developed, you will be notified of how, when and where it will be made available to your YWCA, advises Iris Alex, Buildings consultant. Many member Associations have already implemented measures to conserve energy. If you have energy management information you would be willing to share with other National Assembly agencies, write to:

Pearl Jacobs
Project Coordinator/Energy Management
The National Assembly
291 Broadway
New York, NY 10007.

Resources for All

The first item that is available is a bibliography of sources in the field of energy management.

Energy management requires work—but it's often easier than expected. The following bibliography is intended for use by both novice and experienced energy managers. The list is brief: two books, two periodicals, and two manuals. The books provide background understanding on how an individual agency's energy consumption fits into the global and national energy picture. They also give the reader an understanding of how and why energy is used in contemporary facilities. The periodicals provide an ongoing flow of information across the desks of those responsible for managing agency energy consumption and cost. The manuals provide further understanding and the how-to of energy conservation.

BOOKS

Energy Future, Report of the Energy Project at the Harvard Business School, by Robert Stobauch and Daniel Yergin, editors. 1979. Random House, New York. \$12.95.

This is a comprehensive overview of the energy issues facing our nation. The reader gets a vast amount of information in a manner that is highly readable and even enjoyable.

The reader may wish to focus particularly on those chapters which discuss the primary heating or cooling fuel the agency uses.

Architecture and Energy, by Richard Stein. 1977. Anchor Press, Doubleday, New York. \$12.95 (\$6.95 in paperback).

This book is easy to read and understand. It does not provide energy conservation information per se. Rather, it explains the principles of energy consumption in buildings and its use in heating, lighting and operating buildings. Technical terminology is explained and the reader can quickly and easily comprehend the basic principles of environmental control. The book, written for the nontechnical person, is well-documented and indexed.

PERIODICALS

Energy Users News. Publisher: Energy Users News, 7 East 12th Street, New York, NY 10003. Subscription, \$30 a year.

While aimed at managers of large commercial and institutional facilities, this periodical can be used beneficially by all readers regardless of building size. Each week it provides the reader with the latest information on energy costs, conservation, technology, selected events in Washington, and product information. Each issue contains several major articles on "conservation and management." While no one issue will tell you how to solve all your energy needs or concerns, the cumulative effect of reading this weekly will be beneficial, especially if the issues are circulated to your staff.

Building Operating Management. Publisher: Building Operating Management, P.O. Box 1983, Clinton, IA 52732. Subscription, free.

This is a good basic monthly magazine devoted to building operations and maintenance. Good facility and equipment maintenance are central to energy management. Each issue includes at least one energy conservation story. BOM advertisers often offer valuable information free of charge. These ads also provide continuing information about the rapidly changing energy product market.

As with *Energy Users News*, each issue should contain at least one idea or piece of information that you can use. This periodical should arrive on the desks of all those who have facility responsibility, and back issues should be kept for reference.

MANUALS

Guidelines for Federations on Energy Conservation. 1977. Publisher: Council of Jewish Federations, 575 Lexington Avenue, New York, NY 10022. \$2.00.

This is a very concise work: 26 pages. Written specifically for use by agency facility personnel, it contains basic energy conservation information. This how-to book covers in detail the basics of energy conservation. Specific sections discuss conservation through reducing infiltration, controlling ventilation, increasing the efficiency of the heating and cooling system, and reducing lighting and electric demand.

Total Energy Management, A Practical Handbook on Energy Conservation and Management. 1979. Publisher: National Electrical Contractors Association, 7315 Wisconsin Avenue, Washington, DC 20014. One-3 copies free; 4-500 copies \$1.00 each.

One of the best manuals yet developed, this explains how energy is consumed in buildings, and includes user information on the energy implications of infiltration, ventilation, lighting, solar gain, and impact of occupants. The manual also discusses the importance of obtaining the organization commitment and cooperation of all individuals (including building management, maintenance and operating personnel, and tenants) who affect energy consumption.

The establishment of an Energy Utilization Index is explained in how-to format followed by a basic outline for performing an energy audit. There are pages of Energy Conservation Opportunities (ECOs), some involving minimal expense, others requiring significant investment. The final sections discuss the actual implementation of an energy conservation program, including a model memo to the staff, and financial evaluation and planning, such as simple pay back and life cycle costing.

TEM can be used by agencies at different levels of a conservation program. It should be one of your most useful conservation tools.

Fight Inflation! Stay at a YWCA Residence

Editor's Note: During the recent emergency caused by the 11-day New York City Transit System strike which shut down all regular city buses and subways, several employees of the National Board found a haven in the "600" residence. This enabled the National Board to maintain essential services to its continuing residents and to member Associations. Although not available to staff on a continuing basis, the arrangement has also proved valuable for staff who live at some distance during other emergencies, such as blizzards.

Vacation days are nearly here and many of us are counting our pennies to see how far they will take us in these inflated times.

How about a visit to some of the YWCAs across the country? According to Ruth Nesbitt, executive, Business Administration Office, the residence rates are the best value you can find in many towns. Besides that you have a chance to talk with members from other Associations and to exchange ideas. For a list of Associations with residences, send your request addressed to the "600" Desk, National Board, YWCA, 600 Lexington Avenue, New York, NY 10022.

Historic Headquarters Building

The 77-room Residence at "600" is a part of our 12-story national headquarters. The rooms originally housed professional staff who came to the

YWCA's training school beginning in 1912 when the building was new. As schools of social work came along, there was no longer a need for the training school. Now, there are guests from all over the country and the world who make this their transient headquarters in New York. All the rooms have running water and air-conditioning. The rates are \$18 to \$18.50 a day in a safe neighborhood close to shops, theaters, public transportation and restaurants.

Ms. Nesbitt extends an invitation to have you visit us and promises a tour of the National Board headquarters while you are here. You'll see the Assembly Room, the ceiling of which is pictured on the cover of this year's Annual Report; the portraits of Grace Dodge and Mabel Cratty in the first floor Reception Room; and the place where we produce all that material we send to you. Across the street, you can visit the new Citicorp Center, sit in the Atrium where from time to time there is free entertainment, or visit the Louise Nevelson Chapel in St. Peter's Church which is a part of the Citicorp complex.

Just let us know in advance when you are coming and confirm your reservation with a deposit of one night's rent sent to "The Residence" at the address given above.

In later issues, *YWCA Interchange* will be glad to share information about your residence with others. Write to the editor and tell us what is special about the facilities you have to offer.

YWCA Lake Lodge Opens

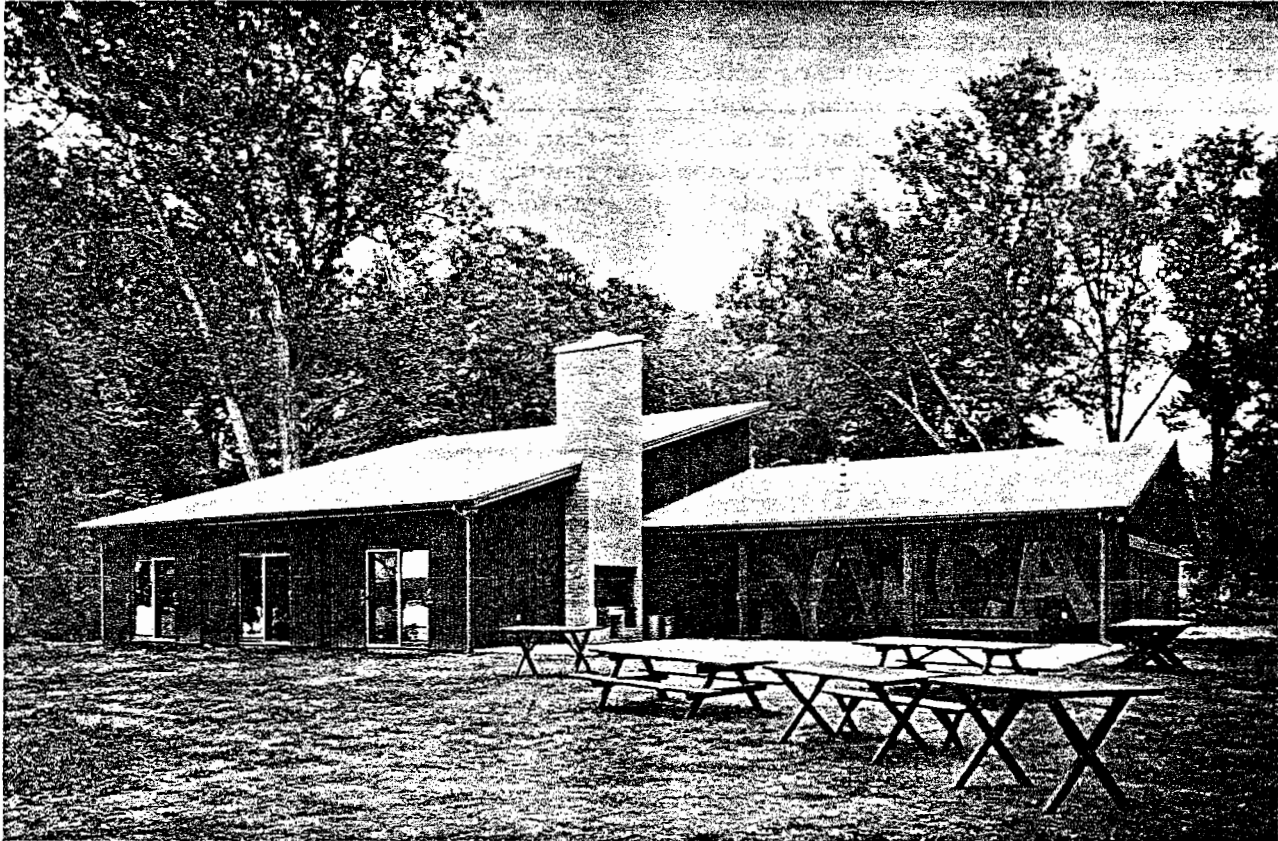


Photo by David Forsberg, Habiterra Associates

The Jamestown, NY YWCA celebrated the opening of its new Lake Lodge with an Open House on July 27. The all-year-round building is on a beautiful piece of lakefront property that the YWCA has owned and used for many years.

The new building, containing a multipurpose room, kitchen, office, storeroom, bathroom and boat storage room, replaces two old structures that proved unfeasible to renovate and which could not be adapted to access by handicapped people or to large group use.

The lakefront property has been used as a boarding camp, day camp and vacation site.

Now, with the new lodge, the YWCA can serve the entire Jamestown area with an attractive, safe and barrier-free building suitable for use by the YWCA's licensed child development center, and for varied youth and adult program—a useful adjunct to the downtown building. The lodge was designed by Habiterra Associates; Robert Arnone, project architect.

Iris Alex, AIA
Buildings Consultant
Organization Development Unit

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ENERGY MANAGEMENT FOR HUMAN SERVICE AGENCIES

SECOND EDITION

The National Assembly of
National Voluntary Health and
Social Welfare Organizations, Inc.

developed by Educational Facilities
Laboratories, a division of the Acad-
emy for Educational Development

this manual was made possible by grants
from Exxon Corporation and the Ittleson
Foundation



THE NATIONAL ASSEMBLY

OF NATIONAL VOLUNTARY HEALTH AND SOCIAL WELFARE ORGANIZATIONS, INC.

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FOR IMMEDIATE RELEASE

April 16, 1980

VOLUNTARY AGENCIES COMBAT RISING ENERGY COSTS WITH NATIONAL ASSEMBLY ENERGY MANAGEMENT PROGRAM

Faced with the choice of reducing energy consumption or programs, personnel, and local facilities, America's voluntary agencies are combating rising energy costs with the National Assembly Energy Conservation and Management Program.

At a Washington, D.C. news conference, National Assembly Executive Director Vernon M. Goetcheus today highlighted Program accomplishments to date and announced important new Program activities. "Assembly member agencies such as The Salvation Army, The American Red Cross, Boys' Clubs of America, and Girl Scouts of the U.S.A. enrich the lives of one out of every two Americans," explained Mr. Goetcheus in discussing the Program. "If agencies are to continue in this role, providing Americans with services like health care, day care, disaster assistance, and a myriad of educational opportunities, it is crucial that we help them hold the line on rising energy expenditures," he said.

Initiated in 1979, the National Assembly Energy Management Program is designed to assist the Assembly's 36-member national agencies and their local affiliates undertake steps to reduce energy consumption by up to 30 percent with modest investment. Funded by grants from the Exxon Corporation and the Ittleson Foundation, the Assembly's Task Force on Buildings, together with Educational Facilities Laboratories (EFL), a division of the Academy for Educational Development, and with the cooperation of the United Way of America, has developed and implemented the first two phases of a multi-phase energy management program specifically tailored to the needs of human service agencies.

- more -

AFL-CIO, Dept. of Community Services
American Association
of Homes for the Aging
American Council
for Nationalities Service
American Foundation for the Blind, Inc.
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Association of Junior Leagues
Big Brothers/Big Sisters of America
Boys' Clubs of America
Boy Scouts of America

Child Welfare League of America
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Goodwill Industries of America, Inc.
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Lutheran Council in the U.S.A.,
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Mental Health Association
National Conference
of Catholic Charities
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National Council of Jewish Women
National Council of Negro Women
National Council on Crime & Delinquency
The National Council on the Aging
The National Network
National Urban League, Inc.

National Youth Work Alliance
The Salvation Army
Travelers Aid Association of America
United Neighborhood Centers
of America, Inc.
United Seamen's Service, Inc.
USO (United Service Organizations)
United Way of America
The Volunteers of America
YMCA's of the U.S.A., National Council
YWCA of the U.S.A., National Board

AGENCIES COMBAT RISING ENERGY COSTS

Add one

Accomplishments to date include an "energy awareness package" and technical assistance materials, all produced by EFL. Aimed at agency boards and directors, the awareness package alerts agencies to the impact of rising energy costs on their budgets, and focuses on measures they can take to initiate an energy management program. The package includes a 20-minute color slide and cassette tape presentation and supplemental printed materials to be screened and distributed at a variety of national human service agency conferences and meetings. In addition, the package will be available for use by local National Assembly member agency affiliates throughout the country.

The technical assistance materials include the "Energy Management Manual," a step-by-step guide on the development of an energy management program. The manual, which includes worksheets and charts, provides detailed information on:

- o components of an energy management program
- o gathering and assessing consumption data
- o establishing conservation goals
- o implementing and evaluating conservation strategies
- o agency personnel and clients and energy conservation
- o contracting for professional consultation

The awareness package and technical assistance materials are of particular importance to such National Assembly building-centered agencies as the Goodwill Industries, YMCA's, Jewish Community Centers, and YWCA's. According to Mr. Goetcheus, building energy costs have more than tripled in the past six years, and while the range and mix of facilities vary, most buildings share common characteristics: 1) rising operational costs; 2) significant investment in facilities; 3) similar facility types (meeting rooms, offices, gyms, pools, kitchens, and sleeping areas); and 4) extensive use of facilities, often operating at full capacity up to 16 hours per day, seven days per week, year-round.

"The awareness package and technical assistance materials address conservation issues pertinent to agencies with such common characteristics, and stress the integration of energy conservation into an agency's total management process," Mr. Goetcheus explained. "The Program emphasizes that the management of energy is no different than the management of any other agency resource - personnel or money, for example," he continued.

Mr. Goetcheus today announced three new phases, to be funded in large part by Exxon Corporation, of the National Assembly Energy Management Program. During these phases, the United Way of America, a National Assembly member agency, will

AGENCIES COMBAT RISING ENERGY COSTS

Add two

identify 40 cities nationwide in which workshops and training held between September, 1980, and June, 1981, to assist agency energy management programs. With assistance from EFL and the Ways' association, local United Ways in 40 cities will coordinate sessions for local agency personnel. In each locale, and EFL technical personnel will conduct the two-day workshop, focusing on the role of energy conservation as a management function.

"The workshops will build on the momentum developed in the phases by the awareness package, and promote the effective utilization of technical assistance materials," said Mr. Goetcheus in announcing the Program.

THE NATIONAL ASSEMBLY

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291 Broadway, New York, New York 10007, Telephone: (212) 267-1700

BACKGROUND INFORMATION: THE NATIONAL ASSEMBLY, EFL, THE UNITED WAY OF AMERICA

The National Assembly was established in 1923 as the National Social Work Council. In an attempt to move beyond strictly agency matters toward a citizen-based organization concerned with advocating and planning national social programs, the Council was reorganized in 1967 as the National Assembly for Social Policy and Development. In 1973-74, the Assembly's name was changed to the National Assembly of National Voluntary Health and Social Welfare Organizations, Inc. In expediting its goals and promoting interagency collaboration, the National Assembly provides the opportunity for its member agencies to identify common problems and develop joint action plans. In addition, the Assembly works to increase the effectiveness of its members in affecting pertinent federal and state legislation and policies.

Educational Facilities Laboratories (EFL) is a recognized leader in the field of energy conservation and management for nonprofit organizations such as human service agencies and educational institutions. The nonprofit research, public service, and information-disseminating organization has developed a broad range of energy management informational materials and programs, including the book The Economy of Energy Conservation in Educational Facilities, and the Public Schools Energy Conservation Service (PSECS). Established in 1958 by the Ford Foundation to guide and encourage constructive change in education and other "people-serving" institutions, EFL merged in 1979 with the Academy for Educational Development.

Established in 1918 as the American Association for Community Organization, the United Way of America is the national association that provides services to over 2200 independent and autonomous United Way organizations in communities throughout the United States. In addition to providing services in such areas as fundraising, planning, funding allocations, research, professional development, and communications, the association also gives technical assistance to human service agencies. The United Way National Association also participates in the discussion of public policy matters of concern to the United Way movement and voluntary sector before Congress and federal agencies.

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The Volunteers of America
YMCA's of the U.S.A., National Council
YWCA of the U.S.A., National Board

DESIGN GUIDELINES FOR AGENCY AQUATIC FACILITIES

BY

THE NATIONAL ASSEMBLY TASK FORCE ON BUILDINGS

John Van Dis, Editor

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DESIGN GUIDELINES FOR AGENCY AQUATIC FACILITIES
BOYS' CLUBS, JEWISH COMMUNITY CENTERS, YMCAs, YWCAs, etc.

PROGRAM DETERMINATION

Before designing aquatic facilities, an Agency should determine the need for and the type and size of aquatic programs for which the facilities are to be used. These pre-design procedures are:

1. Establish Agency Goals and objectives.
2. Determine programs needed to accomplish objectives.
3. Determine facilities needed and availability.
4. Where not available, does community have financial resources to provide all needed facilities? If not, determine priorities for needed facilities.

Recent swimming pool surveys by several Agencies revealed that instruction and recreation programs account for perhaps two thirds of available pool time. Fitness or lap swimming is a growing user of pool time and has become the third most popular activity. Competitive use still averages less than ten percent of agency pool time. The surveys show there is a wide variety of aquatic programs and variation in programs between various parts of the country and between units in an Agency. Before accepting a typical swimming pool design, therefore, an Agency should go through the pre-design procedures to determine whether it will meet its needs.

Experienced agency aquatic staff indicate the ideal aquatic facility for a comprehensive aquatic program would have three separate pools, one for swimming and recreation, one deep pool for diving, life saving and scuba and a shallow

By IRIS ALEX, AIA., Building Consultant, and GLADYS L. BROWN, Health, Physical Education, and Recreation Consultant

BUILDING SITE

The decision to build a new building or to undertake major renovations is the end result of a long process of study, analysis, planning, and fund-raising on the part of the local YWCA. The geographical location of a new facility is determined by community needs for the services to be offered.

The architect, it is hoped, will be involved in the selection of the site. The YWCA may have options on one or more parcels of empty land or land with existing structures on it. The following factors should be taken into account in choosing the site:

- *Proximity to public transportation and availability of parking facilities.* Depending on the locality, participants will arrive by bus or other available means of public transport or by private car. Since the building should attract all kinds of people, easy access to it is of prime importance. If the lot is not large enough to accommodate parking, there should be parking lots in the vicinity.

- *Size of site.* The site should be large enough to accommodate the proposed building, any possible future additions, on-site parking if required and desired, and outdoor activity space if this is included in the program.

- *Visibility.* The site should be easily seen and easy to find. There should be adequate road frontage for the building and for driveway entrances. Identifying signs should be visible from a distance.

When the building site is the property where the present YWCA building is located plus an adjacent lot, and the present building is to be demolished and replaced, careful consideration should be given to building the new structure in phases. Since the YWCA is a membership organization, a long interruption of services is detrimental. It is desirable to be able to carry on programs as long as possible and with as little disruption as possible in the old facilities while the new building is in the construction process. If the size of the site does not allow for phased construction, then the YWCA will have to move to temporary quarters.

GENERAL DESIGN PRINCIPLES

Thoughtful consideration should be given to the things the YWCA wishes to express through a building as well as to its adaptability and usefulness for the activities it is to house. The building should be a friendly place, attractive to different kinds of people. As a community investment, it should be designed for maximum use at minimum operating cost.

It should be designed so that people coming to it or just going by are aware that it is a busy place. Offices at the front of the building present a dark and lifeless appearance after office hours even though the rest of the building is teeming with activity. If it is evident from the outside that something is going on within, potential users will be more apt to investigate, and the contributor to the building or to the community fund will feel that he is helping to provide something that is really being used.

Maximum effectiveness in use of staff time

is essential. The element of control of the building should be given major consideration, so that staff on duty at a front desk can be alert to all people coming into or leaving the building. Additional exits for safety should be under the control of the person supervising the area during the periods when such exits are open. When space is provided for drop-in use, it should be located within the range of vision of either the front desk or a staff office during the time it is open. Program staff offices should be related to the activity areas to be supervised by the staff member. This gives opportunity for the supervision of the groups and for informal contacts with individuals before and after the activities.

Ease of maintenance is important, especially in small buildings not requiring the full-time services of an engineer or janitor. Heating should be as automatic as possible; mechanical equipment should permit operation with minimum attention and upkeep. In the long run it will save both money and man-hours if portable equipment is stored in a location related to its use, even though that may be more expensive to provide than a single storage room.

Since the building will be used by individuals of all ages—from toddlers to the infirm—details of construction should be designed so as to avoid offering temptation to the young. Everything from light switches to swimming pools should be viewed as having potential "attractive nuisance" qualities, and all possible safeguards should be provided. Rooms to be used for public meetings should be on the main floor, if possible, or otherwise readily accessible and located so as to reduce unnecessary traffic.

Interior construction and decoration should provide a colorful appearance and at the same time be durable and easy to maintain. Many materials now in use can make an attractive looking building and still meet the requirements of ease of maintenance. Furnishings can be both sturdy and attractive. The feminine touch can be achieved without wallpaper and ruffles or fragile furniture. Ingenuity in planning is required; it pays off both in long-term satisfaction and in economy of operation, so that the maximum possible amount of the yearly budget can go into staffing and otherwise supporting the program. (SEE TABLE 1)

Another essential point is flexibility in use, with the amount of space for single-purpose use kept to the minimum. Additional storage for equipment for several groups, features that can be shut off from a room, or flooring and other elements in construction may increase the original cost of a single room but may greatly enhance its use. The standby cost of single-purpose rooms with limited use is even higher in the long run and is an extravagance during the life of the building. Wherever possible, the plan must permit flexibility so that later adaptations or modifications can be made without undue expense or waste.

MAIN ENTRANCE AND LOBBY

The front entrance should be inviting and accessible, avoiding steep steps and providing

sufficient platform space on the outside so that there is adequate clearance for doors that open out. Access for the handicapped must be provided. Doors should be sturdy but not too heavy. They should give some vision into the immediate lobby into which people enter.

Space inside the doors and on traffic lanes to other parts of the building should be sufficient and routed to cause a minimum of congestion at periods of peak use. Since the trend is away from huge lobbies and lounges, space actually needed for traffic should be achieved, insofar as possible, by planning for maximum use rather than for large areas. To avoid a "sitters' lounge," which tends to attract people who do not participate, only a limited lounge space should be planned, with the furnishings so arranged as to avoid interference with the traffic lanes. Wall space for displays and bulletin boards should be provided in the lobby.

The main entrance should be located carefully so that it is accessible to the street and to any parking area nearby, either one on the building site or a public lot in the neighborhood. If most participants arrive by car, it is important that they reach a main entrance by the shortest route from their cars. Very often, people find a side or rear door more conveniently located and enter the building by that means, thus complicating the control of traffic in the buildings. Have the lobby so arranged that the entrances from the street and from the parking area can easily be supervised from the reception desk. (See Fig. 1)

RECEPTION DESK

The main front desk is both a key public relations contact and a control point for the entire building. It should be located so that people entering the building can find it quickly and so that the lobby and lounge are within the line of vision of the front desk staff.

The size of the main desk area will depend upon the volume of use and the number and kinds of services to be performed there. In a large building, especially when the front desk serves both an activities and a residence building and/or handles registration for activities involving large numbers of people, the counter should be large enough to permit two or more people to give service at the same time. It should be located so that traffic flows in one direction and people will not crowd in front of it, impede movement, slow down the service, or cut off the view.

Equipment should be planned and conveniently located for service at slack periods when a minimum staff is on duty and must be alert to what is going on in the lobby. If there are times when the person covering the counter must also operate the switchboard, it must be placed where she can save steps yet watch the lounge. Mailboxes, storage space, and file boxes or drawers for registration cards should be readily accessible. If, during their slack periods, the front office employees do any of the processes for large mailings, counter space should be provided away from the congestion of the regular working equipment. Provision should be made for the easy and safe handling

of cash and the issuing of receipts. An adjacent office is needed for the office supervisor and for jobs requiring concentration, such as record keeping or the counting of money. It is better to have the safe located in this office instead of in the main desk area. Sufficient storage space should be provided for supplies and equipment.

SPACE FOR BUSINESS AND ADMINISTRATION

Whether a business and purchasing office should be in the same area as the main desk and its related office space will depend on the size of the association and the number of people employed. In a small building, offices can be planned so that people doing several kinds of jobs can work nearby. Such a plan may include space for mimeographing and assembling, record keeping, bookkeeping, and other business or administrative tasks. In a large association with a sizable volume of business and a number of staff employed in the different kinds of operations, it will be better to locate the business and administrative offices elsewhere and in relation to each other so that as much of the main floor as possible can be kept free for activities. (See Fig. 2.)

Lavatory and coat storage space should be provided for the use of the staff in each total unit of offices.

Administrative offices should be provided for all administrative staff. The offices of the executive and any associates or assistants and the related clerical staff should be located so that they are accessible to the people who need to come to them but away from major activity areas. When possible, it is also advisable to have a separate office for the president, with a desk of her own and a telephone so that she can have privacy when she needs it. Sometimes this office can be used by other volunteers or staff. If the volume of work of the

treasurer is large, she needs an office or a desk in the business office.

Storage space is essential in administrative offices, and small offices uncluttered by needed materials or equipment can provide a better work setting than large floor spaces with makeshift storage arrangements. Offices of professional staff should not be arranged so that they give a sense of remoteness or inaccessibility. The offices for clerical staff should be adjacent to those of the professional staff with whom they work, so that they can work efficiently and screen unnecessary interruptions. If counseling or other individual services are offered, the office for that staff will need to be readily accessible to the hesitant or timid person and ensure a degree of privacy and freedom from interruptions. It is essential for a counselor to have an attractive private office for individual consultations. (See Fig. 3.)

The offices for the administration and management of the business and property of the association have been described at this point because of their relationship in a small building. Their exact location in larger buildings will vary according to other features. In any event, they will occupy a relatively small space as compared to that used for activities. The amount of space for administration and management may be increased where offices for metropolitan staff are housed in the central building. The total ratio of office to activities space should be studied in order to achieve maximum use of the building for program but also enough office space to serve the requirements of good administration.

SPACE FOR ACTIVITIES OR GROUP USE

The number and types of rooms to be included for program use will be determined by the space budget previously prepared by the YWCA building committee and the degree to

which multiple-purpose use can be made of each area.

Few buildings, even large ones, should have big rooms for single-purpose use. An auditorium with slanted floor and permanent seating is a luxury unless there is such heavy demand for it that it will actually be in use a large amount of the time.

The largest room for which an organization should make provision should be one that can house several kinds of activities and will be used to maximum capacity frequently enough to justify its inclusion in the plan. It is not advisable to consider providing for the largest group the association will want to assemble at any one time or even several times during a year. It is less costly to rent that kind of space elsewhere in the community for a limited number of events than to construct and maintain space that will in all or in part be standby space during most of the year.

The same principle applies to construction of health education facilities for competitive sports that are limited in the agency program and for which other community facilities are or should be made available.

On the other hand, a room for mass activities of several kinds can be justified, especially if it can be converted into two or more smaller rooms for other types of groups to use in between times.

A large multiple-purpose room in a building without a complete health and recreation department may have to be used for gym classes and also for mass activities. In order to make it useful for other things, there will be some limitations on the kinds of gymnasium programs and equipment that may be used. However, unless the primary use is for health education programs, it is probably too expensive to provide the special features required for competitive sports or other activities involving high-cost facilities that will not give maximum return on the investment.

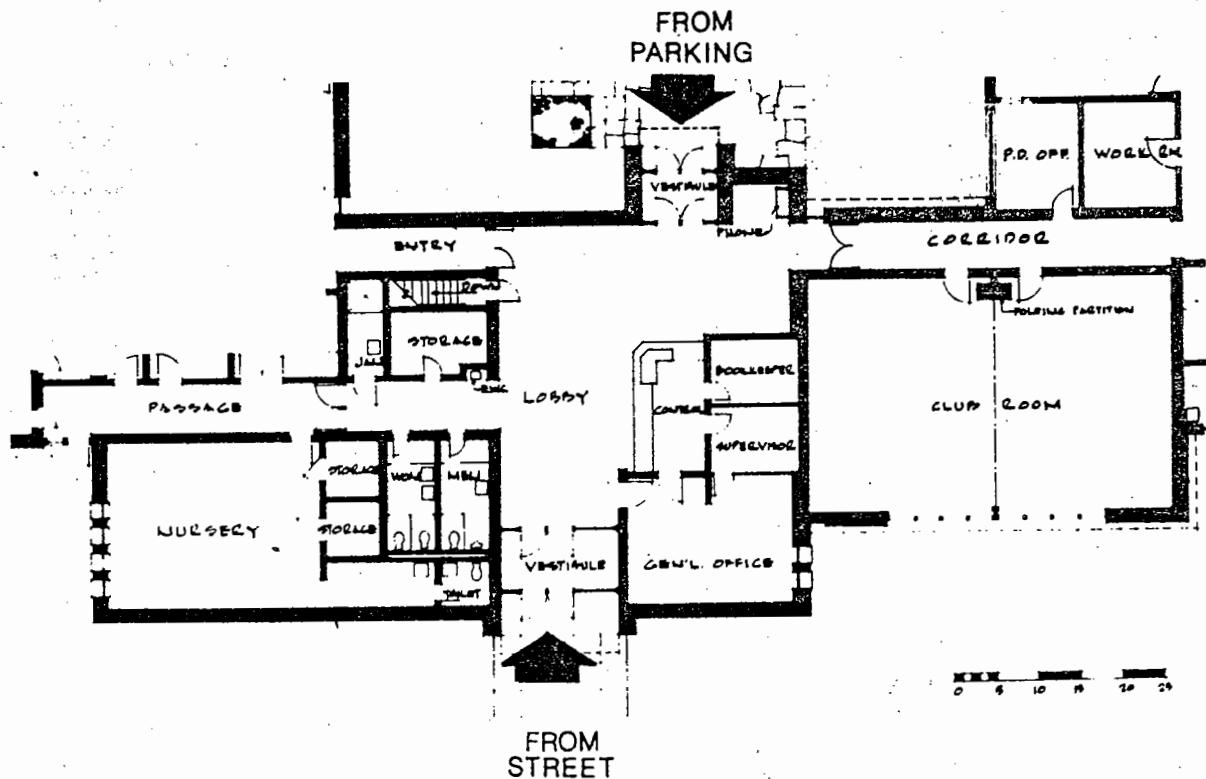


Fig. 1 Summit, New Jersey, YWCA. Entrance area, offices, child care, activity room. Small City Association. (Ludlow and Jefferson, Architects.)

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TABLE 1 Recommended Finish Schedule for General Areas*†

Rooms	Floors						Walls						Ceilings									
	Resilient tile or sheet	Carpet (replaceable)	Carpet	Hard maple	Terrazzo (cement or epoxy)	Quarry tile	Ceramic tile	Dustproof concrete	Epoxy or cold-glazed cement coating on concrete block	Painted concrete block	Glazed tile or brick	Brick or other exterior wall	Wood paneling	Tackboard paneling (partial)	Vinyl wall covering	Steel and glass partition	Unfinished	Lay-in exposed-grid acoustic panels	Acoustic tile	Acoustic plaster	Plaster	Unfinished
Entrance vestibule		1						1			1										1	
Lobby, Lounge	2	1			1	1		1			1	1	1	1				2	1	1		
Corridors	1	1			1	2		1		1				1				2	1			
Offices	1	1										1	1	1	1			2	1			
Activity, class, club rooms	1	1						1	2			1	1	1				1	2			
Child care room	1	1						1	2			1	1	1				1	2			
Multipurpose room	2			1				1				1		1				1	2			
Crafts rooms	1					1	1	1	2	1				1				1	2		2	2
Storage	1								1													1
Service areas									1								1					1
Toilets											1				2							1

* 1, 2 Order of preference.
 † Painted surfaces to be kept to minimum.

Adequate public toilet facilities for women and men should be provided in a location convenient for participants in activity areas. These should not be located too close to the front entrance and/or out of sight of the reception desk or some other control point.

Multipurpose Room

A room that can be used for dances, for informal mass activities, or as an auditorium and a banquet room can be designed to serve all those purposes satisfactorily if proper atten-

tion is given to the particular requirements of each.

For use as an auditorium, the size and type of stage and dressing rooms will depend upon whether the room will have frequent use for dramatic productions. For frequent use, a permanent stage with accessible dressing rooms is recommended. Dressing rooms can be designed for other uses provided there is adequate closet and storage space for each use.

Adjacent storage space must be provided for stage properties and surplus chairs in order to clear the room for dances and similar activi-

ties. A stage high enough to be seen from the back of a flat-floor auditorium will usually have room for some storage under it. Dollies which can easily be rolled in and out of such space save labor in setting up and clearing the room. If a portable stage is used, storage space must be provided.

If games or other activities may take place in the room, there should be adequate storage for that equipment. This may sound like a lot of storage, but it must be provided somewhere and more storage can result in more use of the available floor space for program. Proximity of storage to location of use can save time and effort for the maintenance staff and speed up the conversion of the space for different uses.

Checkrooms should be considered in relation to the large room and to other parts of the building. It is more economical to provide small checking areas located near activities space than to have one large checkroom requiring an attendant even at times of minimum use. Portable racks within sight of the groups or supervisor may be practical and can be moved into temporary checking areas when there is unusual demand. A checkroom should not be located in a heavy traffic area and should have a marked one-way traffic lane when a large group is to be served. A checkroom should be located for ease of service to the large room, directly connected with it or adjacent to it. Food should not be carried a great distance or across a hall or other space where people may be congregated or passing. Such functions will not necessitate a continuous or even frequent use for the kitchen and do not require elaborate refrigeration to carry over perishable foods. There should be a service entrance so that deliveries can be made and waste removed independently of the main lobby or heavy traffic lanes. It should be controlled when deliveries are being made. A buzzer connection should be installed to the main office facilities

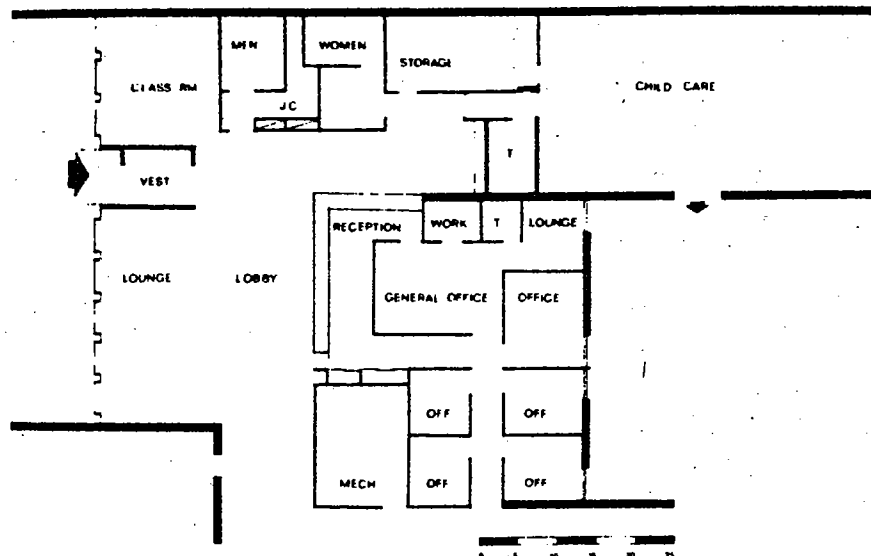


Fig. 2 Oldland Branch, YWCA of Metropolitan Detroit, Michigan. Entrance area, offices, child care. Branch building: (O'Dell, Hewlett & Lackenbach, Architects.)

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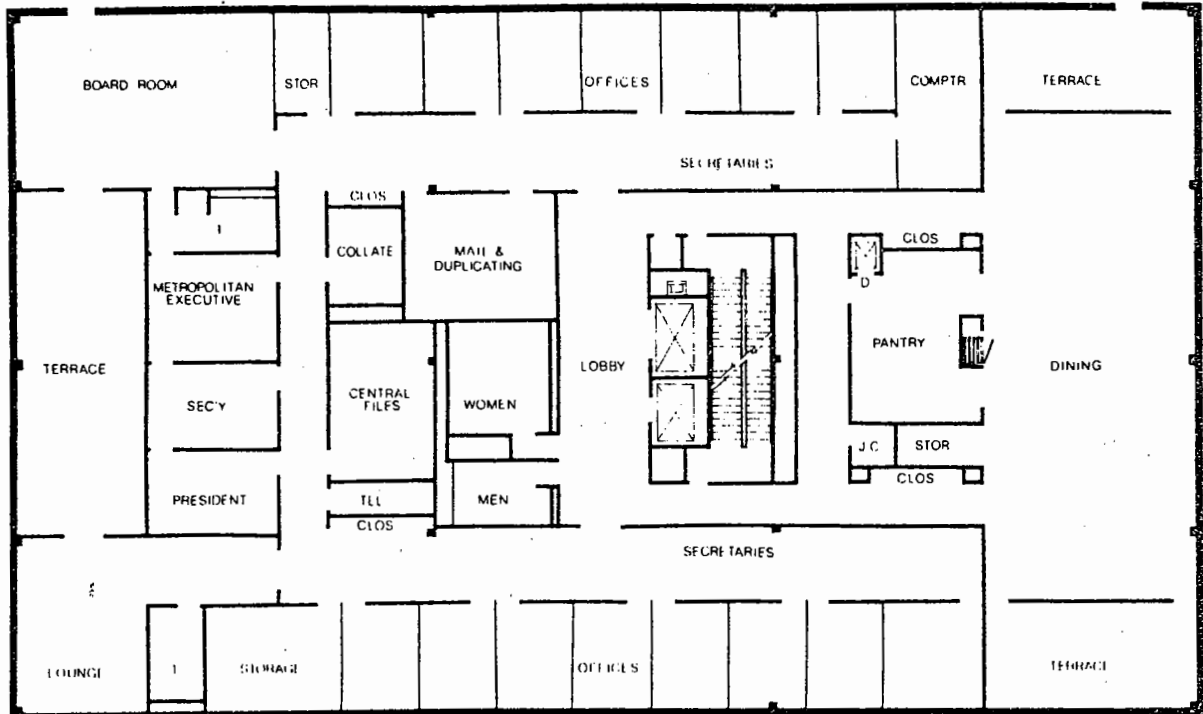


Fig. 3 YWCA of Greater Pittsburgh. Office floor, large metropolitan association. (Skidmore, Owings and Merrill, Architects.)



to call a janitor to take deliveries so that he will not have to waste his time waiting for them.

Storage for dishes can be provided by cupboards that open in the dining area or are adjacent to an opening for transfer to the dining area. The size and arrangement of other kitchen equipment will depend somewhat on the kind of service planned. If it is to be catering service, the total preparation of a meal may not be done on the premises. Sufficient heavy-duty equipment should be provided for normal use, but again it is not advisable to install all that would be needed for the unusual events.

Smaller Activity Rooms

Other rooms will be needed for small-group use and should be so arranged that they can be combined for different sized groups. A room that can be used for meetings of 150 to 200 people can be divided to form several small units. Good-quality acoustic folding partitions for dividing rooms can make the smaller units satisfactory for simultaneous use.

Entrance into each section of the room must be from a hallway, so that no group will be disturbed by people passing through and so that one or more sections need not serve as a passageway.

If several types of groups are to use the rooms, each group should have the equipment it requires, and the equipment adapted to several uses should be available as needed. A craft room has frequently been considered a single-purpose room, especially if, in addition to sinks, benches, and other usual equipment, the organization has a kiln or machinery for crafts. It is possible, however, to group these pieces of equipment at one or both ends of the room and shut off those areas with movable partitions that can be locked in place thus converting the remaining area into a room for classes or other small meetings. Drying racks for craft products should be out of reach of the curious but accessible to the craftsmen. A well-organized display arrangement can offer

stimulation and new ideas to others. A similar plan can be used to convert activities space for use as a chapel or quiet room. An altar or other arrangement for worship that can be opened for use when the room becomes a chapel might be at one end.

The rooms used by several groups and the special-purpose areas should be grouped to facilitate supervision of the activities and provide a variety of programs close together. Meeting rooms, classrooms, craft and similar space should in general, be located on one floor or on consecutive floors to permit ease of movement from one area to another and to limit the amount of elevator use (where there is one) and/or stair climbing.

Food service is needed in relation to program activities, and building plans should provide facilities for it. A kitchen that can be used for meals for large groups should be related to the area that will be used for such affairs. Kitchenettes should be provided to serve small groups, and if a residence is to be included in the plan, cooking facilities must be furnished for permanent residents. A snack bar adjacent to a drop-in lounge or recreation space may be provided.

Vending machines are often included in the program, and electrical and plumbing connections should be provided in locations where machines may be installed.

CHILD CARE FACILITIES

If a program is to be carried out for mothers of young children, a nursery with special lavatory facilities will be required. The proper standards are essential, both in the building arrangement and the supervision, and should meet local ordinances and health department requirements. If the space is to be used for other purposes, the special equipment will require storage space where it can be out of the way and properly protected. (See Figs. 1 and 2.)

Local ordinances dictate the space allotted per child, the maximum number of children per

room, and special facilities to be provided. An outdoor, enclosed play space adjacent to the indoor facilities is desirable.

HEALTH, PHYSICAL EDUCATION, AND RECREATION FACILITIES

If a YWCA is planning to include HPER facilities, particularly a swimming pool in new building plans, or to add these facilities to an already existing building, meticulous research and care must go into choosing construction methods, mechanical, electrical, and filtration systems, finishing materials, and into designing the area for the best traffic flow and use of space. (See Figs. 4 to 6.)

The operating costs of HPER facilities are rarely subsidized by the local community chest agency, and the YWCA must pay all operating and maintenance costs for these facilities out of the income from classes and rentals. Since construction costs are so high for these facilities, the design must provide for the maximum utilization of teaching-staff time and ease of maintenance and operation by the custodial staff.

There should be an easy flow of traffic from the main lobby. Having the swimming pool visible from the lobby will attract participants. Spectator space in the natatorium is desirable if the budget allows for it.

It is preferable to have the entire HPER unit on the ground floor. If this is not possible, the locker rooms and swimming pool must be on one level, and the gymnasium or multipurpose room, dance and exercise studios can be located on a different floor but with a means of access directly from the HPER lobby area. It is important to avoid cross traffic of participants in gym attire with other traffic in the main lobby.

The HPER facilities should be so situated in the building that they can be open for rental by outside groups when other parts of the building are closed.

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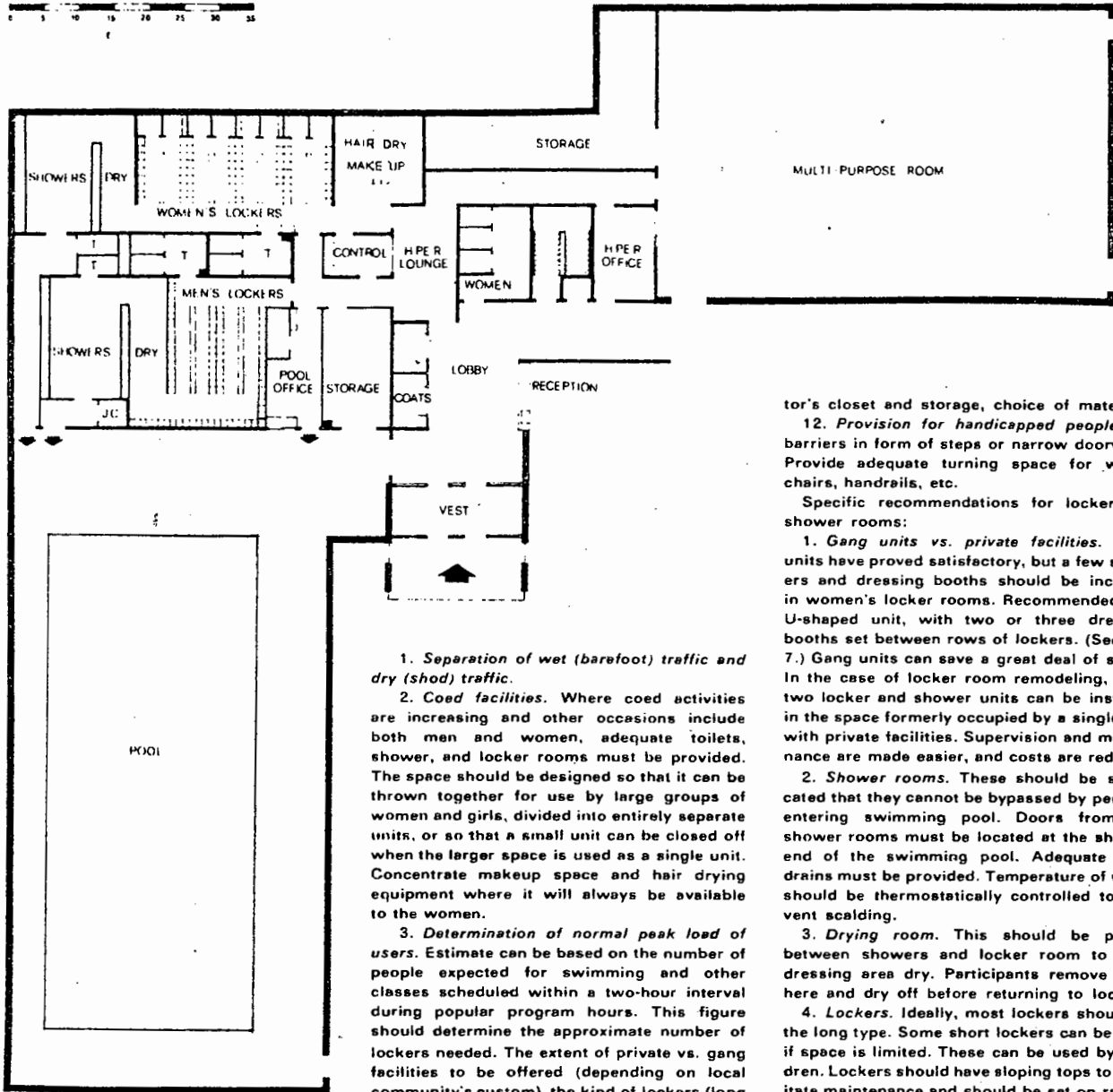


Fig. 4 Bangor, Maine, YWCA, HPER addition. (Higgins, Webster and Partners, Architects.)

Elements in a Total HPER Unit

Lobby Lounge

A separate lounge adjacent to the locker rooms should be provided for HPER participants. A control office with a counter from which an attendant may dispense locker keys and towels, keep records, etc., should open into this room. Doors to locker rooms should be within sight of the attendant. Lounge furniture, bulletin boards, and vending machines should be provided. Access to gymnasium or other small exercise rooms should be through this space. Participants in gym attire can wait here for classes in order to relieve the occupant load in the locker rooms.

Ideally, the locker room entrances can be closed off and the space used as a social lounge during recreational and social programs:

Locker and Shower Rooms Important considerations in locker-room design include the following:

1. *Separation of wet (barefoot) traffic and dry (shod) traffic.*
2. *Coed facilities.* Where coed activities are increasing and other occasions include both men and women, adequate toilets, shower, and locker rooms must be provided. The space should be designed so that it can be thrown together for use by large groups of women and girls, divided into entirely separate units, or so that a small unit can be closed off when the larger space is used as a single unit. Concentrate makeup space and hair drying equipment where it will always be available to the women.
3. *Determination of normal peak load of users.* Estimate can be based on the number of people expected for swimming and other classes scheduled within a two-hour interval during popular program hours. This figure should determine the approximate number of lockers needed. The extent of private vs. gang facilities to be offered (depending on local community's custom), the kind of lockers (long or short), methods of checking and control, and the number of showers and toilets required by state health codes and good practice also figure in determining the size of the locker facilities. Adequate dressing and circulation space are important. Ten to fifteen sq ft per person should be allowed.
4. *Safety of program participants.*
5. *Provision for storage of coats and bulky belongings.* This is a factor in locker size. Lockers should be large enough to accommodate a dress hanger. If necessary, coats can be stored on racks under the supervision of the attendant.
6. *Protection of participants' belongings.*
7. *Supervision of locker rooms.* This is especially important if there is a heavy emphasis on children's program.
8. *Method of control and dispensing keys, towels, etc., and checking valuables.* Possible need for washing machine and dryer.
9. *Attractiveness of area.* Layout, materials, colors, lighting.
10. *Comfort of participants.* Temperature, humidity, acoustics, good traffic patterns, adequate space.
11. *Ease of maintenance.* Well-located jani-

tor's closet and storage, choice of materials.

12. *Provision for handicapped people.* No barriers in form of steps or narrow doorways. Provide adequate turning space for wheelchairs, handrails, etc.

Specific recommendations for locker and shower rooms:

1. *Gang units vs. private facilities.* Gang units have proved satisfactory, but a few showers and dressing booths should be included in women's locker rooms. Recommended is a U-shaped unit, with two or three dressing booths set between rows of lockers. (See Fig. 7.) Gang units can save a great deal of space. In the case of locker room remodeling, often two locker and shower units can be installed in the space formerly occupied by a single unit with private facilities. Supervision and maintenance are made easier, and costs are reduced.

2. *Shower rooms.* These should be so located that they cannot be bypassed by persons entering swimming pool. Doors from the shower rooms must be located at the shallow end of the swimming pool. Adequate floor drains must be provided. Temperature of water should be thermostatically controlled to prevent scalding.

3. *Drying room.* This should be placed between showers and locker room to keep dressing area dry. Participants remove suits here and dry off before returning to lockers.

4. *Lockers.* Ideally, most lockers should be the long type. Some short lockers can be used if space is limited. These can be used by children. Lockers should have sloping tops to facilitate maintenance and should be set on raised, coved bases. Lockers finished in bright colors are an excellent means of providing a cheerful atmosphere. Benches can either be floor-supported between rows of lockers or cantilevered from the base below the lockers.

5. *Toilet facilities.* Two sets of toilet facilities are needed, one "wet" and one "dry." The wet unit can consist of a single toilet without washbasin located off the shower room. The user reshows before going back to the swimming pool. The dry unit is located near the locker room entrance and makeup area and contains washbasins in addition to toilets. Toilets should be wall-hung and partitions ceiling-hung to facilitate maintenance.

6. *Makeup area.* This is an essential area and should be located out of the main traffic flow. Adequate space should be provided to accommodate large groups. Provide deep shelves at standing height and adequate mirror area. This should be located in the women's locker room but should also be available to the second locker room when both are used by women and girls.

7. *Hair dryers.* These should be located adjacent to the makeup area. Automatic, wall-hung dryers are recommended and should be set at

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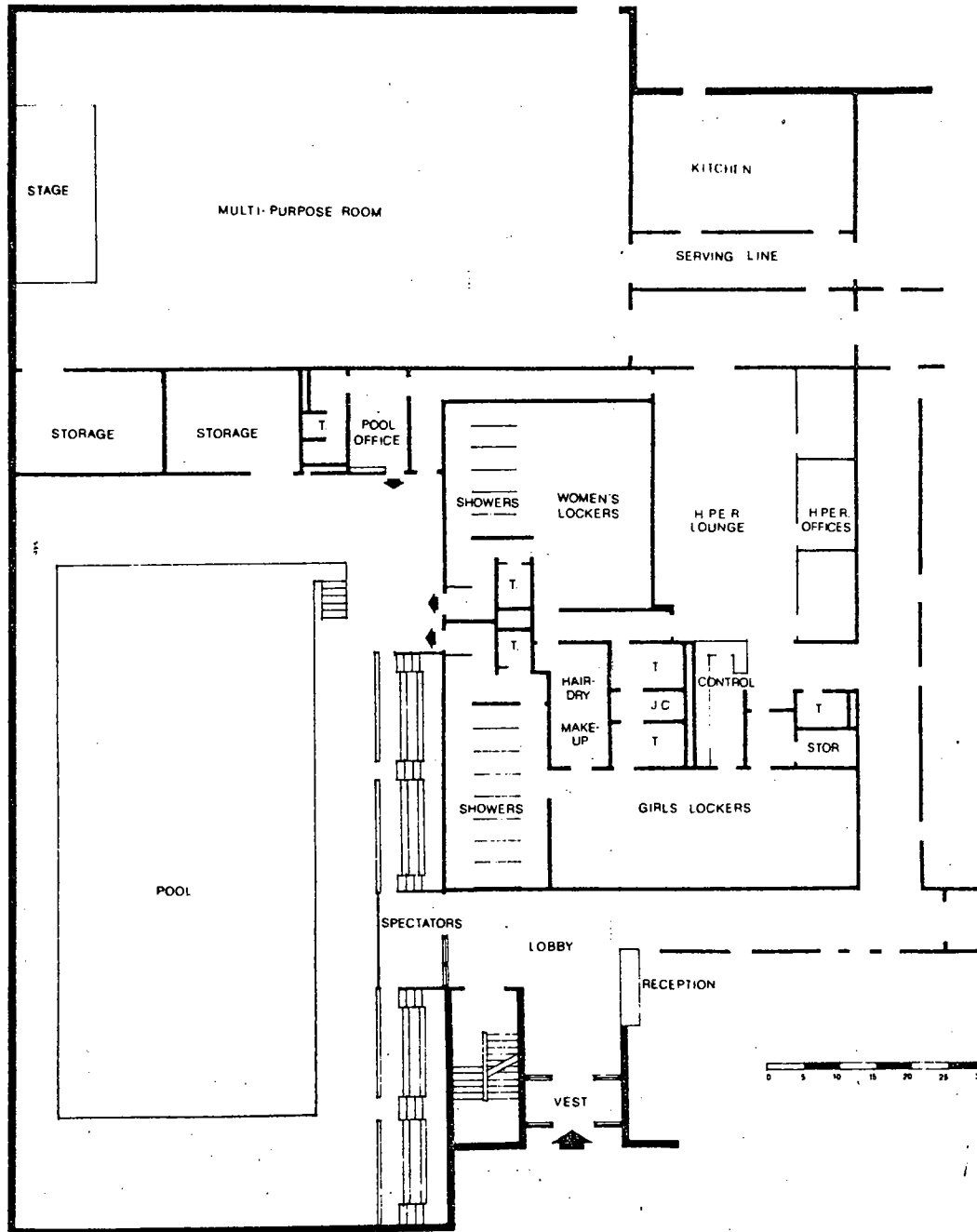


Fig. 5 Orange, New Jersey, YWCA, HPER facilities. (Emil Schmidlin, Architect.)

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suitable heights for girls and women. Some hair dryers should be placed in the men's locker room. Do not locate hair dryers near the shower rooms. Hair clogs the floor drains, and participants should dress before using hair dryers.

8. *Materials used in locker-room construction.* The ideal floor material is nonslip ceramic mosaic tile. Unfinished concrete usually encourages fungus growth and attracts dirt. If the budget is too restricted for ceramic tile throughout the locker area, it should be used in the shower and drying rooms, and a good concrete sealer should be used for the dry dressing areas.

All floors must pitch to adequate drains, and hose bibbs should be provided. See sched-

ule for recommended floor, wall, and ceiling finishes. (SEE TABLE 2)

9. *Lighting, Heating, Ventilating.* Lighting should be in the form of recessed, vaporproof fixtures. Illumination should be evenly distributed over the entire area, with fixtures located over dressing spaces between rows of lockers. The recommended footcandle level is 30. Provide concentrated and flattering lighting at the makeup area.

In designing the heating, ventilating, and air conditioning system, the locker room and shower areas humidity control is a prime factor. This area should be zoned separately. Too high a velocity of air is chilling to the wet skin. The shower and locker room temperature should be about 80°

Offices The number of offices required reflects the size and scope of the program. At minimum, the following are required:

1. *Director's office.* This office should be located either off the HPER lounge-lobby or off an adjacent corridor. This office should be easily accessible to the public and closely related to the HPER unit. When a swimming pool is not included in the HPER unit, a staff dressing room and shower should be connected to this office.

2. *Pool office.* A second office is needed when a pool is included. This office opens off the HPER lounge or locker-room complex and has a door opening directly onto the pool deck. This office, which should have a large sliding glass window for supervision of the

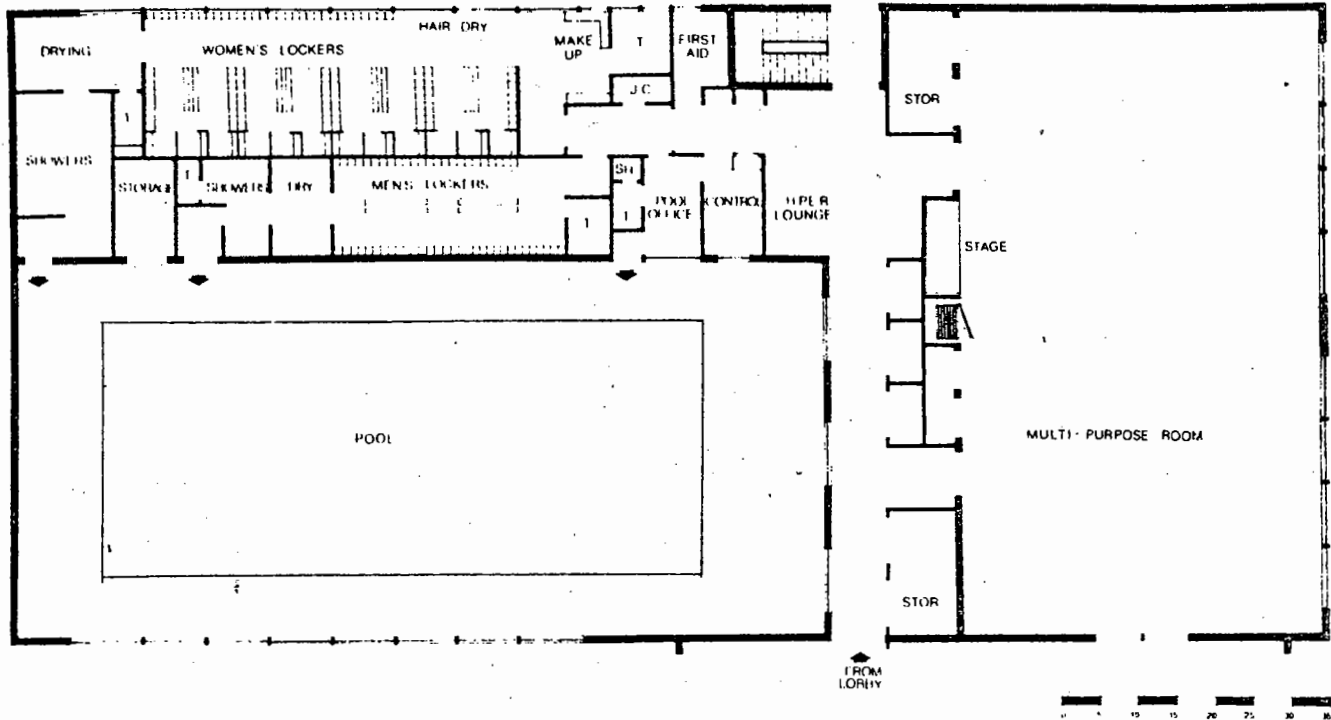


Fig. 6 Greenville, South Carolina, YWCA, HPER facilities. (Charles Potter, Jr. - Alison Lee, Architects.)

pool, contains controls for the natatorium and underwater lights and sound system, first-aid equipment, a telephone, teaching aids, and audio equipment. There should be a staff dressing and shower room opening off this room. The pool office should be large enough to accommodate a first-aid cot.

3. Control office for locker-room attendant, previously described.

Gymnasium or Multipurpose Room Previously determined budget and program factors dictate whether there will be a regulation gymnasium or a multipurpose room. Very few YWCAs can

afford the luxury of two large rooms, so that a multipurpose room usually serves for physical activities as well as large meeting, social, and food service events. The floor must be suitable for all uses and preferably should be wood. Court markings and floor sockets should be provided as required.

TABLE 2 Recommended Finish Schedule for HPER Facilities*†

Rooms	Floors								Walls					Ceilings								
	Cushion-edge nonslip ceramic tile	Abrasive Terrazzo	Trowel-on epoxy coating	Resilient tile or sheet	Hard maple	Synthetic gym flooring	Carpeting	Dustproof concrete	Ceramic tile	Glazed block or brick	Epoxy or cold-glazed cement coating on concrete block	Wood paneling	Painted concrete block	Vinyl wall covering	Unfinished	Perforated metal panels	Perforated asbestos-cement panels	Kiln-fired, waterproof mineral-fiber tile	Lay-in exposed-grid acoustic panels	Glass-fiber acoustic units	Plaster	Unfinished
Natatorium	1	2							1	1	2				1	1	1		1			
Shower rooms	1	2							1	1					1		1				1	
Locker rooms	1	2	3					3	1	1	1	2					1	1				
Toilets	1								1	1	2		3						2		1	
Offices, lounge				1			1			1	1	2	1						1			
Gymnasium					1	2				1		1	2						1			
Multipurpose room				2	1					1	1		1						1			
Dance, exercise rooms					1					1	1	2							1			
Fitness studio				2			1					1	2	1				1			2	
Storage								1							1							1

* 1, 2, 3 - Order of preference.
 † Painted surfaces to be kept to minimum.

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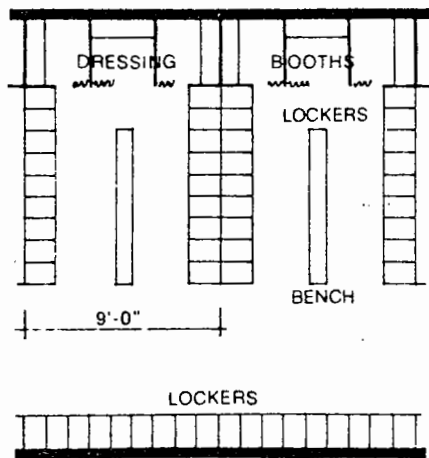


Fig. 7 Recommended U-shaped unit of lockers and dressing booths.

Collapsible bleachers, a viewing balcony, and a portable or permanent stage may be included in the program and budget.

Consult *Planning Areas and Facilities for Health, Physical Education, and Recreation*, published by the American Association for Health, Physical Education, and Recreation, 1201 Sixteenth Street, N.W., Washington, D.C. 20036, and available on order from the YWCA National Board, 600 Lexington Avenue, New York, N.Y. 10022. This volume gives regulation floor areas, court markings, ceiling heights, and other pertinent design data.

Provide as much flat, clear wall space as possible. Avoid column and other projections inside the room. Lighting fixtures should be shatterproof, and an exposed grid, lay-in acoustic board ceiling is the most practical, since panels can be easily replaced in case of damage. Separate storage rooms adequate for gym equipment and for chairs and tables should be provided. If the program calls for the large room to be divided, provide an acoustically rated folding partition. Adequate power outlets should be provided. Other possible program requirements are sound systems, bulletin boards, projection screens, etc.

Smaller Activity Rooms Some physical education activities call for smaller rooms: corrective exercise and dance classes, for example. These rooms should have wood floors and mirrors. Ballet bars and other required apparatus should be included. If there is a fitness studio in the program, provide adequate space for all contemplated equipment. A carpeted floor may be desirable.

Natorium The natatorium is a large, clear-span room, with adequate heating, ventilating, and humidity controls, which houses an indoor swimming pool. Sufficient width must be provided for adequate deck space around the pool.

The interior walls of the natatorium should be flush. Avoid column projections and recessed areas, including entrances from locker rooms and offices. The lifeguard on duty must be able to see the entire space. The exterior walls and roof should be well insulated to prevent condensation.

The YWCA swimming program is primarily intended for teaching, with recreation secondary. Both functions must be income-producing, and maintenance and operating costs must be kept low.

It is often tempting to envision an indoor-outdoor pool situation, but the necessary provisions for this kind of design feature are costly

to construct and keep in repair, whether they are sliding glazed walls, movable roofs, pressurized enclosures, or a battery of hinged, glazed doors. The outdoor setting is not used sufficiently in YWCA programs in most parts of the country to justify the cost. Sunbathing space is not income-producing, and added staff supervision is required.

The inclusion of any windows is not recommended, since sunlight reflects on the water surface, making it difficult for the lifeguards to see the swimmers. It also causes algae growth and consumes large quantities of chlorine.

Important considerations in natatorium design:

1. **Ceiling height.** A minimum height of 15 ft must be maintained over a 1-meter diving board.

2. **Materials.** All materials used in the natatorium must be moisture- and chemical-resistant. A schedule of recommended materials is shown. Any metal doors, trim, railings, etc. should be stainless steel. Any other metal will require too much maintenance.

3. **Ventilation.** Controlling the humidity in the natatorium is essential. Introducing dry, heated air and removing moist air should produce a comfortable environment. Temperature must be kept constant and at a minimum of 80° for swimmers' comfort. When spectators are present for a competitive event, the temperature can be lowered. Air velocity should be kept low to avoid chilling wet skin. A flat ceiling surface is desirable to allow air to move freely.

4. **Adequate acoustic control.** This is essential for a teaching program. An acoustic ceiling of moisture-resistant material can be supplemented by wall-mounted acoustic units.

5. **Good lighting.** Light fixtures should be located over the pool deck only for easy relamping and should provide a minimum uniform lighting level of 60 footcandles. The light source should be diffused to avoid glare on the water surface. An emergency lighting system must be provided.

6. **Spectator space.** Desirable for teaching and for special events. Spectator space must be separated from the pool deck by a low wall. The spectator entrance should be controlled from the reception desk. It is preferable to have the spectator space at or slightly above the deck level rather than at balcony height.

7. **Miscellaneous provisions.** An adequate storage room is required for instruction and other pool equipment such as lane markers, starter blocks, a canoe if called for in the program, etc. Maintenance equipment should be stored separately.

Hot and cold recessed hose bibbs, a drinking fountain, a clock, and an adequate number of power outlets should be provided. Include hooks or inserts on the upper walls for displays and decorations. Provide means of hanging rescue equipment (pole and ring buoys) so that it can be reached when needed.

Swimming Pool Important considerations in swimming pool design:

1. Conformance to state or local regulatory agency regulations. Submission of plans and specifications for approval.

2. Careful study of soil mechanics, results of tests borings to determine best pool shell and foundation construction, drainage, need for hydrostatic relief valves, etc.

3. Thorough inquiry and research into YWCA's proposed program use of swimming pool. Requirements for instructional, recreational, and competitive uses of a pool are sometimes in conflict, and program emphasis will be a decisive factor in choice of size, water

depth, and overflow system. The pool must be easily accessible to handicapped persons.

4. Initial construction costs and ongoing maintenance costs. Construction savings that will require extensive future maintenance and repairs must be avoided. There is no comparable substitute for a properly engineered reinforced-concrete pool shell. Some savings can be made in finishes by restricting ceramic tile to a minimum area at the water line and plastering the rest of the tank. By incorporating adequate surge tank area, either in a separate tank or in an integral trench, savings in the heating and filtering of water can be made. Architects should avoid inexpensive pool "packages" which seem to afford savings. Often much of the equipment included is inferior.

Count on your combined architectural and engineering experience or engage the services of a qualified pool engineer to design a suitable installation. The National Swimming Pool Institute in Washington, D.C. may be contacted for suggested names of qualified engineers throughout the country.

If the YWCA does not have the funds to build a well-designed pool of the size desired it is advisable to cut down the size of the pool rather than sacrifice construction quality.

5. Thorough investigation of source of potable water supply (for sufficient volume and for chemical composition), waste and sewer connections, power supply and fuel supply in the vicinity.

6. Read and follow applicable suggestions in the following reference materials:

a. *Suggested Minimum Standards for Residential and Public Swimming Pools*, National Swimming Pool Institute, 2000 K Street, Washington, D.C. 20006.

b. State or local health codes covering public swimming pools.

c. *Swimming Pools, A Guide to their Planning, Design and Operation*. Council for National Cooperation in Aquatics. Hoffman Publications, Inc., Sunrise Professional Building, Fort Lauderdale, Florida 33304, 1969.

d. *Planning Areas and Facilities for Health, Physical Education and Recreation*, previously cited.

Specific Recommendations for Pool Design

1. **Size and shape.** A rectangular pool with vertical side walls is recommended, with deep water at one end and shallow water at the other.

Pool size will be determined by program needs. If schools and other agencies will be using the facility, cooperative planning is necessary.

Standard pool sizes (in feet):

- 60 by 25
- 60 by 30
- 75 by 25
- 75 by 30
- 75 by 35
- 75 by 42*
- 82.5 by 42*

Competitive requirements:

For recognized competition, a 75-ft pool is essential. (Actual length is 75 ft 1 in.) Swimming lanes should be 7 ft wide. A minimum of four lanes is needed, with 1 ft extra on outside lanes. If the YWCA will be building the only pool in the community, it may be necessary to meet competitive requirements. If a heavy

*Not generally recommended for YWCAs.

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instruction program is anticipated, especially using the station teaching method with several teachers at the same time and large classes, the 75-ft pool with a large shallow water area is desirable.

2. **Depth.** Minimum depth of water allowed is 3 ft. Recommended shallow depth is 3 ft 6 in. This is required for a competitive pool. Approximately 60 to 65 percent of the pool area should contain water less than 5 ft deep. The slope of the shallow water area must be gradual. In depths under 5 ft, it should not slope more than 1 ft in 15.

Minimum deep water depth is 9 ft for a 1-meter diving board, although some state codes require a 10-ft minimum. Recommended pool bottom contours are shown in the National Swimming Pool Institute Standards. The deepest point in the pool should be under the plumb line from the end of the diving board. For good water circulation, the pool bottom should rise gradually from this point to the deep end of the pool.

3. **Pool construction.** Any choice of material for construction or finishing that requires frequent repair, refinishing, or painting is not economical. Certified boring logs should be obtained and expertly interpreted so that the appropriate shell construction can be determined. Poured reinforced concrete is preferred. Adequately reinforced pneumatically applied concrete has been used, but the curved bottom contour interferes with full use of the pool for teaching. Metal shell construction requires constant repainting, which causes disruption to teaching schedules and subsequent loss of income.

4. **Pool tank finishes.** Ceramic tile remains the classical permanent swimming pool finish. Tile should be vitreous square-edged tile to permit smooth tile grout. White tile should be used within the tank, with required lane and target markings in black. Properly filtered water is blue and looks best in a white tank. If the use of tile must be restricted, it can be installed in a 1-ft-deep band along the long sides and extend 3 ft 6 in. down at the ends. The rest of the tank can be plastered. A white cement plaster with a "marble dust" finish should last from four to eight years. Pool markings can be delineated by having lines cut or by setting tile strips before plastering.

Pool markings must be carefully indicated on the detail drawings. Required markings for competitive swimming can be found in *Swimming Pools, A Guide to their Planning, Design and Operation*, previously cited. Recessed cup-type anchors and inserts for lifelines and lane dividers must be provided for.

5. **Pool ladders and entrance steps.** Ladders should be recessed in side walls only, adjacent to deep and shallow ends. If deck space and budget permit, a short flight of steps leading into the shallow end should be incorporated into the design.

6. **Overflow systems.** There is a wide choice of overflow systems: fully recessed or semi-recessed gutters, roll-out, rim-flow, or deck-level systems; surface skimmers; and prefabricated steel semi-recessed gutters.

Cost factors influence the choice. For example, a fully recessed tile gutter is the most expensive to install, while a deck-level installation with large coping stones will have a minimum cost both in construction and associated piping.

Proposed program use influences the choice. Deck-level, rim-flow, or roll-out systems offer ideal conditions for teaching and recreation but are not ideal for competition, where the ends of the pool must be defined. This problem can be solved by setting up temporary turning boards for competitive events.

An important element in the general hydraulic performance of the system is adequate surge tank capacity. The function of a surge tank is to provide storage area for large volumes of overflow or gutter water that are likely to accumulate at rates faster than the circulating pump can accommodate. This capacity is required to maintain a continuous skimming of the overflow perimeter edge for proper sanitary conditions in the pool. The tank can be a separate chamber of concrete or steel, or it can be integrally accommodated (as in the trench of the deck-level and rim-flow systems). The National Swimming Pool Institute recommends a minimum of 1/2 gal of water for every square foot of pool surface.

Whatever overflow system is used, the coping or edge must be installed dead level and must provide a comfortable handhold for swimmers. The number of drains and the size of the piping from the overflow system must be adequate to prevent flooding of the gutters, which would interfere with the skimming of the surface water.

A comparison and evaluation of overflow systems follows:

a. **Fully recessed gutter.** No drawing is shown. This is an old-fashioned system with many drawbacks and is not recommended for YWCA pools. It is the most expensive to build, difficult to clean, and contrary to good pool operation.

b. **Semirecessed gutter.** (See Fig. 8.) Similar to fully recessed, but water level is closer to deck and gutter is easier to clean. System must be piped to surge tank.

Advantages	Disadvantages
Provides visible pool edge for competition	Water level 5 or 6 in. below deck. Difficult to climb out of pool
Cuts down surface roughness when gutters are flooded	Some cleaning difficulty
Water surface closer to deck than in fully recessed	Requires pipe tunnel for access
	Narrow edge of gutter lip provides precarious footing for diving off edge

Recommendations: Acceptable for YWCA pools.

c. **Roll out.** (Fig. 9) Basically a deck-level installation. Drains are located either in horizontal portion of shallow trench or in corner.

Advantages	Disadvantages
Comfortable pool use and egress	Decks may flood if adequate number of drains are not provided
Ideal for teaching and recreation	Pool edge not visible for competition. Temporary turning boards can be used
Gives beginner swimmers feeling of security by allowing wide visibility	Requires pipe tunnel for access
Easy cleaning	
Low construction costs	
Recommendation: Excellent for YWCA pools.	

d. **Deck-level or rimflow system.** (Fig. 10.) These two systems have many similarities but they differ in their hydraulic characteristics. The deck-level installation has side inlets and a bottom main drain. The integral trench serves as surge capacity for surface skimming, and supply piping can be run in the trench. The rimflow installation has bottom inlets and the integral trench serves as the main drain. All the pool water is drawn over the edges. Both systems incorporate a precast coping and precast concrete slotted trench cover.

Advantages	Disadvantages
Trench serves as integral surge tank	Deck can flood if not properly pitched
Minimum construction costs	Pool edge not visible for competition. Temporary turning boards can be used.
No pipe tunnel needed	Care must be taken in choosing cleaning materials for deck since some deck water enters pool recirculation system.
Comfortable pool use and egress	Bottom inlets in rimflow system are inaccessible for servicing
Ideal for teaching and recreation	
Gives beginner swimmers feeling of security	
Easy cleaning	

Recommendation: Excellent for YWCA pools.

e. **Surface skimmers.** No drawing is shown. This system consists of container devices set in the top of the pool wall. The skimmers operate by suction of the pool pump. There is no surge tank required, and the water is constantly skimmed by movable weirs. Skimmers are not approved by all state boards of health. The disadvantages are the continuing expense and nuisance of maintaining the movable weirs and the fact that skimmers do not eliminate surface turbulence in large pools. Surface skimmers are suitable for very small pools only. They are not recommended for large YWCA pools.

f. **Prefabricated stainless steel recessed gutter.** No drawing is shown. This system is usually part of a commercial "package." The disadvantages are numerous: skimmer weirs needing manual adjustments several times a day, water-line inlets that disturb swimmers in end lanes, and exposed rings for lane and life lines among them. The main advantages are that a pipe tunnel is not required, and the manufacturer substitutes a large diameter return pipe for a surge tank. This system is not recommended for YWCA pools.

7. **Underwater lights.** Lights can be either wet-niche or dry-niche type. Dry-niche lights require a pipe tunnel or manhole for servicing. Wet-niche lights are reached from inside the pool and the fixture brought up to the deck for relamping. Follow requirements of Article 680 in the National Electrical Code.

Underwater lights are desirable for safety and for synchronized swimming programs,

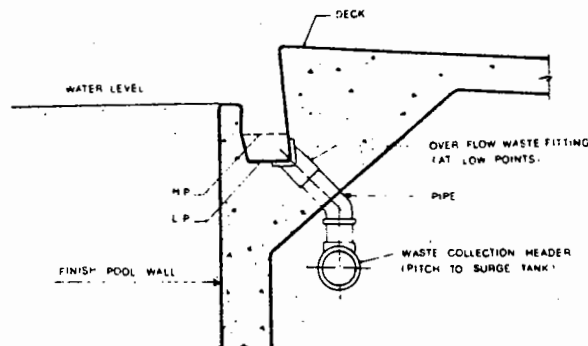


Fig. 8 Semi-recessed gutter.

pool shows, and pageants. An acceptable lighting level is 1 watt per square foot of pool area.

Lights should be located in side walls only, and not directly opposite each other. Depth below water line should be at least 3 ft in the shallow area, and about 6 ft 8 in. in the diving well.

If the budget does not allow for complete installation of lights, provide conduit, junction boxes, wall niches, and other provision for future installation. Controls for underwater lights must be located in the pool office.

8. *Underwater speakers* are useful for coaching and for synchronized swimming.

9. *Decks.* Decks must completely surround the pool. For side decks, the minimum width is 5 ft, but the side used for instruction should be wider. Decks at both ends should be 13 to 15 ft wide. Decks should have nonslip surfaces, preferably of cushion edge mosaic ceramic tile 1 by 1 in. or 2 by 2 in. in size. Depth and distance markings should be in a contrasting color. Deck surface must be properly pitched to an adequate number of drains. It is important to pitch decks so that water splashed on the decks does not return to the pool. Provide corrosion proof anchors and inserts for deck equipment.

10. *Deck equipment.* Deck equipment may include diving boards (no higher than 1 meter recommended), lifeguard chair, starter blocks, and a hydraulic lift for the handicapped. Lifeguard chairs are essential for large pools as specified in state codes. Some form of vacuum cleaner must be provided. Recommended are automated pool-bottom cleaners that require only a power outlet. This kind of cleaner cuts down considerably on maintenance time. An adequate number of recessed hot and cold hose bibbs should be provided to allow any part of the pool and natatorium to be reached with a 75-ft hose.

11. *Water circulation and filtration systems.* There are three interrelated and interacting systems required to clarify and disinfect water in the swimming pools:

- Recirculation and distribution of water
- Removal of particles by filtration
- Feeding chemicals for disinfection and control of pH

Pool water should be pumped, filtered, chemically treated, heated, and circulated continuously at a minimum turnover rate of eight hours six hours if the pool is heavily used. Water is introduced into the pool through inlets (normally located on the sides, although the rimflow system has bottom inlets), dispersed uniformly, and removed through main bottom drains located at the deepest point of the pool. (In the rimflow system, all water is drained

over the pool edges.) Supplementary drainage is by means of the overflow system which continuously skims the surface water. The highest degree of contamination is found at or just below the water surface.

A note of caution about main bottom drains - the grating must be heavy enough so that swimmers can't remove it, and the openings must be so small that divers' fingers can't be caught in them.

Brief description of interrelated systems: Return water is piped from main drain line and surge tank through hair and lint catcher, pumped through a flowmeter to the filters. (Note: If vacuum-type diatomaceous earth filter is used, this kind of filter precedes the hair and lint catcher on the suction side of the pump. Granular media (sand and gravel) filters and pressure diatomaceous earth filters are on the pressure side of the pump.) Chemicals are introduced into the water through mechanical feeders. Then the water is heated and returned to the pool through the inlets. All equipment and piping must be sized for the recommended turnover rate.

Some recommendations:

Pumps. Pumps are preferably located below the water line, or self-priming pumps must be specified. Dual pumps should be provided, in case of breakdown.

Filters. The most commonly used filters are either pressure granular media filters (sand and gravel or anthracite) or pressure or vacuum diatomaceous earth filters. A comparison follows:

- **Pressure granular media filters:**
High initial costs, low operating costs. Require little maintenance and no replacement of filter medium. Backwashing is simple but requires a large volume of water. Require large floor area. Filters are usually installed in batteries of three or four which enables one to be backwashed while the others operate. (Smaller high-rate sand filters are on the market. These have been installed in a few YWCA pools recently and have proved satisfactory.)
Traditional granular media filters are recommended for YWCAs because of their low maintenance costs and simple operation.
- **Diatomaceous earth filters, pressure or vacuum:**
Low initial costs, high operating costs. Require extensive care. Filter medium must be replaced each time filter is backwashed.

Possibility of medium entering pool and clouding water if not skillfully handled. Requires less water to backwash.

Diatomaceous earth does not remove some water discoloration, specifically if the water supply contains iron.

Recommended for YWCAs only if a skilled pool maintenance man is available.

Water treatment. Chlorine is the most widely accepted agent for water purification. While bromine and iodine are being used in some areas, they are much more costly and have not been given broad approval by public health authorities.

Chlorine is available in gas form, delivered in sealed tanks; as calcium hypochlorite in powder form; or as sodium hypochlorite in liquid form. Whichever form is used, application through a mechanical feeder is required. The feeder must be capable of supplying 1 lb of chlorine per eight hours for each 10,000 gal of pool water.

Chlorine gas is dangerous to handle, although less costly than other types.

Calcium hypochlorite is safer and easier to handle but is still combustible. This type is recommended for YWCA pools.

Sodium hypochlorite delivered in jars is bulky and hard to handle. The chemical breaks down under warm conditions.

All the above chemicals lower the pH factor in the water, so that an acid neutralizing agent like soda ash must be added.

Delivery, storage, and handling of pool chemicals must be taken into account when designing and locating the filter room. When the filter room is below grade, a sidewalk elevator can be provided or some means of lowering deliveries of supplies. Adequately sized doors and areaways facilitate delivery and replacement of bulky equipment. The pool filter room should have good ventilation and a water supply.

SERVICE FACILITIES

Provide space for maintenance equipment and storage, janitor's closets in strategic locations, maintenance workers' dressing rooms, office space for the chief maintenance man, and unloading and receiving facilities.

Provide public telephones and drinking fountains in convenient locations.

MECHANICAL EQUIPMENT

The proposed mechanical systems for the building must be presented and explained to the building committee and board of directors. The anticipated capability of the maintenance staff is a factor to consider in the choice of systems. Automatic controls should be considered in order to cut down on maintenance time.

If there are not sufficient funds available to complete air-conditioning systems, for example, install roughing provisions for future completion which will cause the least disruption and renovation when funds can be raised to complete the installation. Air conditioning is recommended for most YWCA buildings so that facilities can be used to their maximum effectiveness all year long.

SPECIAL FACILITIES

Two special features may or may not be included in the building plans. One is food service in the form of a cafeteria or coffee shop, and the other is residence.

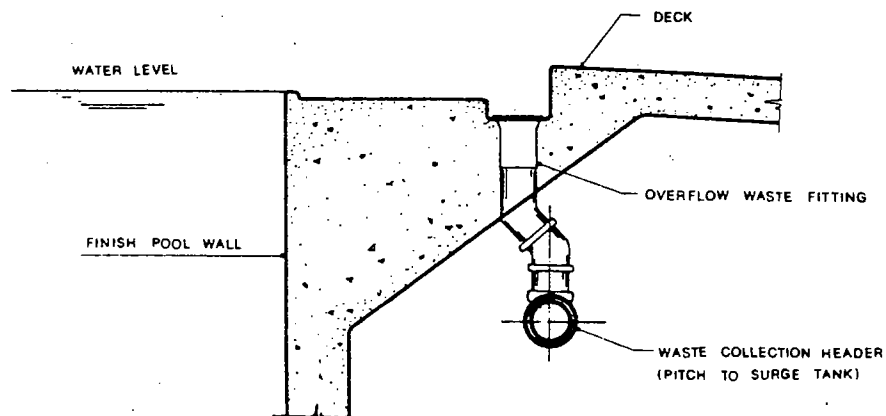


Fig. 9 Roll out.

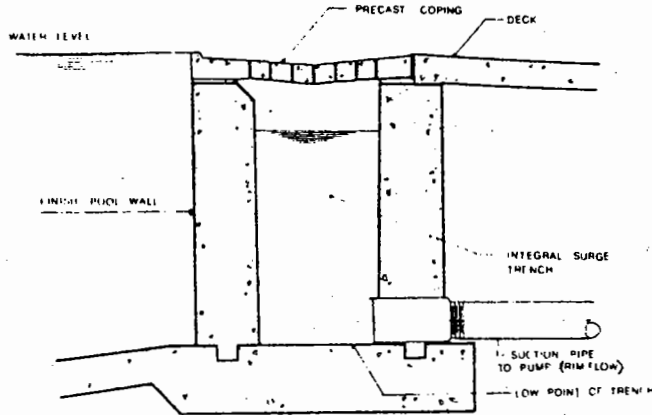


Fig. 10 Rimflow or deck level system.

The situation has changed over the years in most communities where reasonably priced meals are available in restaurants and other eating places, to the point where the YWCA may no longer provide a unique service. Often the food service operation in the YWCA now is unable to compete and again must be subsidized or closed. Private operators rightly question the use of contributors' money to subsidize a competitor and, in addition, feel that the YWCA has an unfair advantage because of its tax-free status. In some instances the association has rendered itself liable to property tax because of its food service.

The inclusion of an extensive food service operation in a new or remodeled building should be the result of an established program need for residents or for members, staff, and volunteers engaged in varied YWCA programs. Among the factors to consider in reaching the decision to include such facilities are the location of the building in relation to nearby eating places, the size of the building, the kinds of programs offered, and the numbers of people present in the building during meal hours.

The food service facilities noted earlier—a kitchen to serve group meals, kitchenette units, vending machines, and cooking facilities for residents—may suffice for food needs in a small building. In a large building, it may prove economically feasible to install more extensive facilities if the need is present.

Food Service

Cafeterias serving individual meals at cost are features associated with the YWCA for many years. Originally, food service was for the benefit of women and girls at a time when public food service was not readily available. The cafeteria idea was developed by the YWCA in many communities in order to provide whole-

some food at prices employed women and girls could afford, and in a suitable atmosphere. Subsidy of such a feature was accepted as long as it was recognized as a necessary service for the girls and women for whom the organization assumed responsibility. The success of the idea and the quality and price of the food attracted other clientele, whose patronage tended to decrease the subsidy.

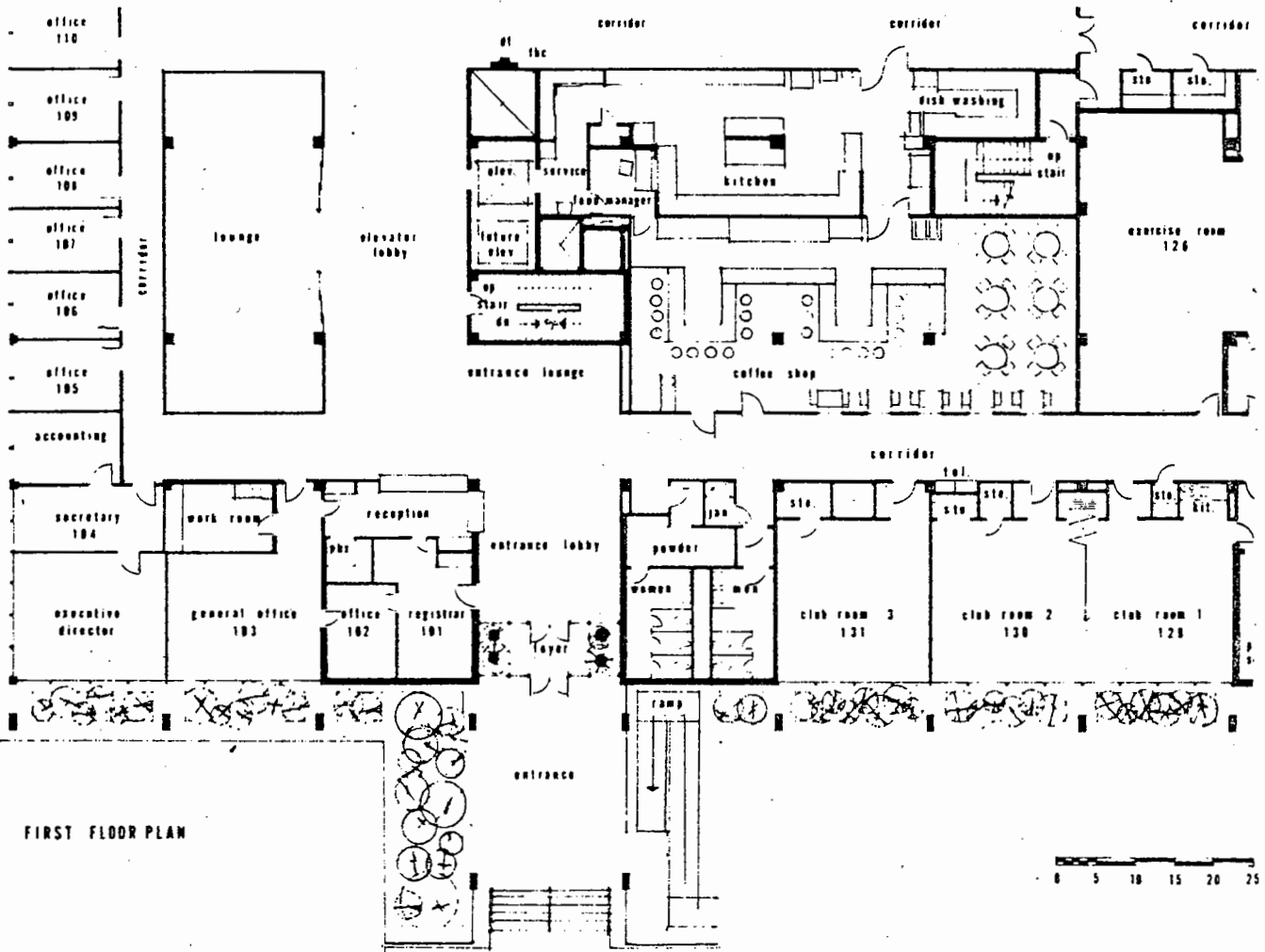


Fig. 11 Charlotte, North Carolina, YWCA, coffee shop. (J. N. Pease Associates, Architects.)

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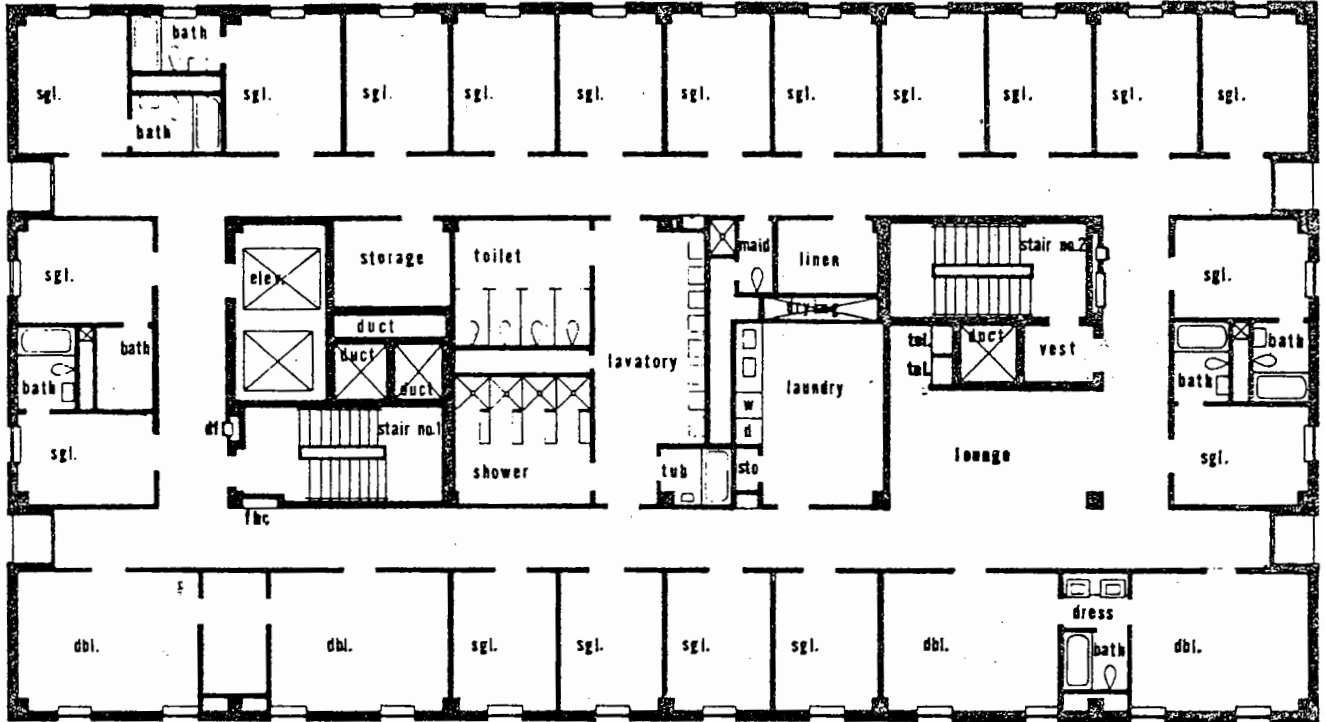


Fig. 12 Charlotte, North Carolina, YWCA, residence floor. (J. N. Pease Associates, Architects.)

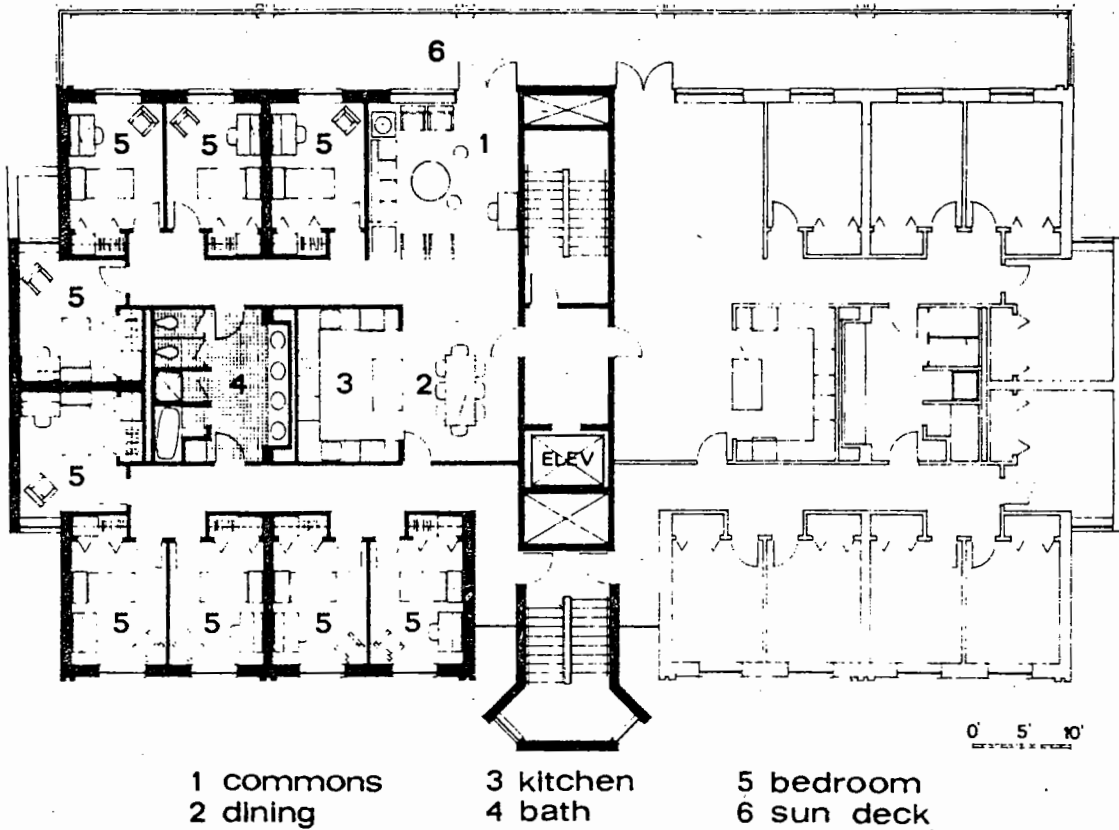


Fig. 13 YWCA of White Plains and Central Westchester, New York, residence cluster. (James D. Lothrop, Architect.)

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Residences

One of the earliest services the YWCA undertook for the benefit of women and girls was that of providing housing within the budget of employed girls and offering a protected living situation. For many years that service was considered essential and sufficiently in the interest of the community and the individuals to warrant a sizable subsidy. Increasingly, as the need for the protective aspect has decreased and as other housing for employed women has become available, subsidy of YWCA residences has been withdrawn.

Because the YWCA has an obligation to maintain high standards of residence operation, a residence should not be continued nor included in a new building unless the long-term demand will be sufficient to provide enough residence income to carry the full cost of operating the unit according to these standards.

A decision to include a residence in a new YWCA building should be based on a careful study of the need for it in the years ahead as well as on current demand for that type of housing. The changes in the demand for YWCA residence facilities and the requirement that the operation pay its own way, with all legitimate costs charged to it, make the decision a serious one.

If a residence is contemplated in a new facility, it can be considered either in relation to and as a part of an activities building or as a separate unit. If it is part of an activities building, there will be certain economies in operation that will decrease operating cost. On the other hand, if demand for those facilities does not hold up, it is not easy to adapt the space to other uses; and, if that were possible, there is no assurance of a need for that much additional activities space. A separate unit may be more costly to construct and will be more expensive to operate. Services like those of the front desk must be duplicated and additional lounge and other space must be provided. The advantage of a separate unit located so that sale of it will not unduly affect the use of the activities building is that it gives a certain amount of flexibil-

ity. It must be remembered, however, that a building designed for a specific use is less salable than one that can be converted to other uses.

In an entirely separate housing unit, a large bed capacity will be required to support such things as lounge, front-desk utilities, and night service to admit late arrivals. Office space need not be provided for the business and administrative aspects if these are carried at the branch or metropolitan level. However, there should be an office for individual interviews of applicants for rooms and for counseling. Lounge space should be provided on the first floor for residents to entertain their guests and should permit supervision from the main desk. In addition, there might be a small lounge on each floor or so for the exclusive use of the residents.

If food service is provided, it should be located on the main floor so that residents can entertain guests without taking them into the living area. It takes a large residence to support food service unless it is also open to participants in the program in the activities building and/or to the public. It might be feasible to have kitchenettes with refrigerator, locker space for limited storage of food, and dining space for the permanent residents.

Most of the rooms for residents should be single. A limited number may have twin beds, but the trend is definitely toward singles for both permanent and transient use. There should be a lavatory in each of the rooms if there is no private bath. Preferably, bathrooms should provide a shower or tub and a toilet for every five to six occupants. Transient space should be separated from that for permanent residents so far as possible.

The floor space needed in permanent rooms will depend somewhat on the amount of storage space and the amount and location of built-in units. A small room can be more comfortable to live in and more easily cleaned if there is sufficient closet space. A storage room for large suitcases and boxes should be readily available so that it is possible to require that they not be kept in sleeping rooms.

In addition to a limited amount of drying

space in each room, laundry facilities should be provided for the use of permanent residents.

Built-in furniture may represent a real economy, but some furniture should be movable so that room arrangements can be changed. Electric outlets should be placed so that regrouping of furniture, including lamps, will not present the hazard of long extension cords on the floor. Provision of a bulletin-type board or some other device for hanging pictures or ornaments will save walls. Furnishings should be chosen so that curtains and floor coverings can be changed for different color combinations.

The residence director needs a suite with bedroom, bath, living room, and a small kitchenette located where she can be aware of activity yet have privacy when off duty. Unless the residence is large enough to have a night matron on duty, the director's rooms and also one other room for a relief person should have a buzzer connected to the front door so that guests arriving after closing hours can be admitted.

There is a recent experimental trend toward providing apartments within the YWCA residence. In communities where there are industries employing large numbers of young, single women and where there is a shortage of apartments for rent, the YWCA can provide an answer to the need for private living accommodations if this can be made economically feasible.

Another experimental type of residence facility, along the lines of the Evangeline Residences in England, consists of clusters of rooms grouped around a common kitchen, dining, and living room. These clusters vary from seven to nine rooms generally and provide a small group setting.

In addition to and in conjunction with the traditional purpose of the YWCA residence, many associations provide transitional housing for girls and women with special problems. The YWCAs have used their facilities in working relationships with the Job Corps, mental hospitals, probation agencies, schools, and other agencies for housing women who need supportive, counseling, and educational facilities.