

HISTORIC STRUCTURE ASSESSMENT

MONTE VISTA UNITED METHODIST CHURCH MONTE VISTA, COLORADO



FOR
MONTE VISTA UNITED METHODIST CHURCH

FUNDING FROM
THE COLORADO HISTORICAL SOCIETY
STATE HISTORICAL FUND
SHF#2003-HA-049

PREPARED BY
MARK M. JONES ASSOCIATES, ARCHITECTS, LLC
1085 GRAND AVENUE
DEL NORTE, COLORADO 81132
(719) 657-2070 FAX (719) 657-2072

September 2003

MONTE VISTA UNITED METHODIST CHURCH
215 WASHINGTON STREET
MONTE VISTA, COLORADO

HISTORIC STRUCTURE ASSESSMENT
State Historical Fund Project # 2003-HA-049
September 12, 2003

TABLE OF CONTENTS

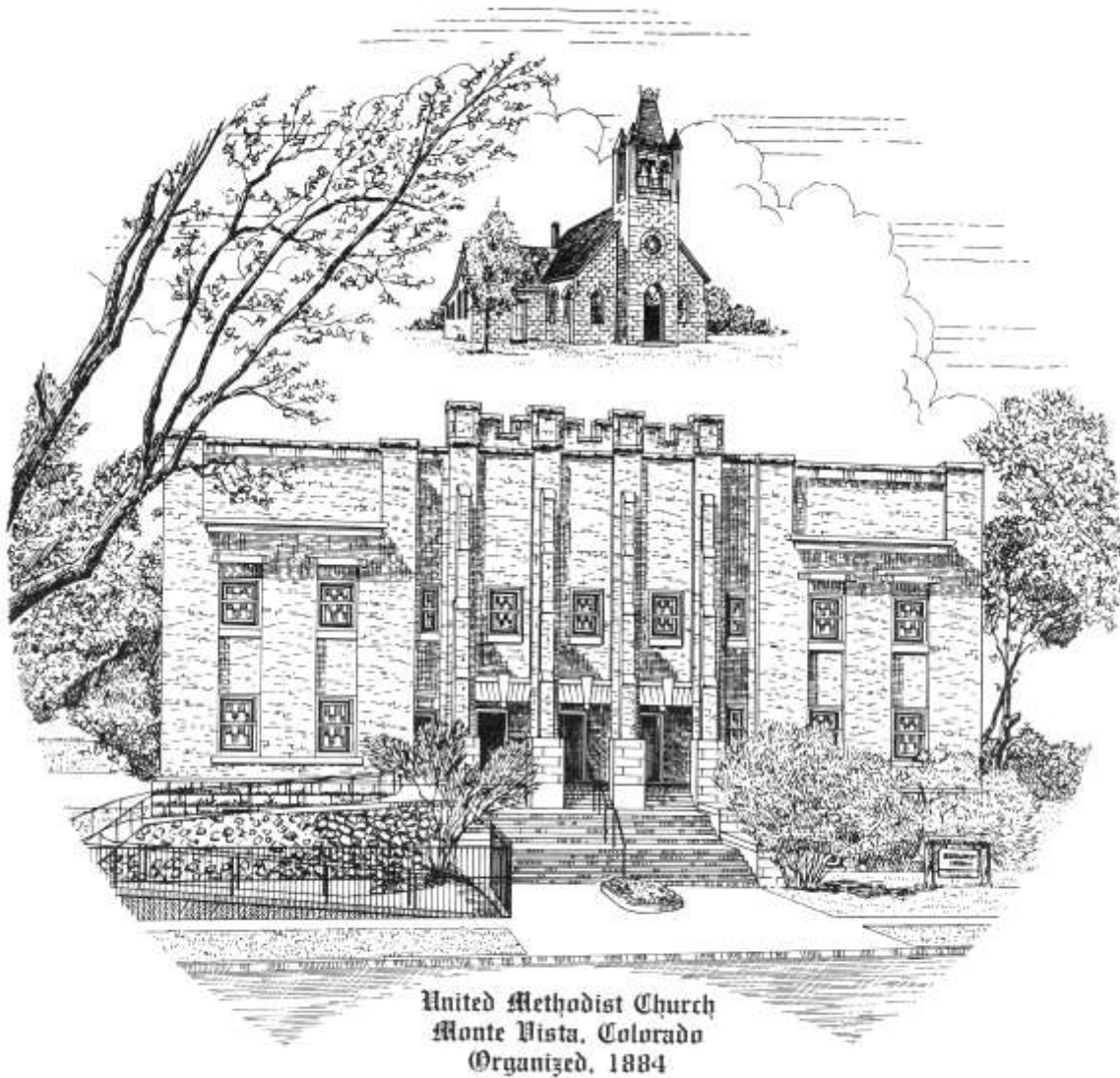
PREFACE: EXECUTIVE SUMMARY	4
1.0 PART I. INTRODUCTION	9
1.1 <u>RESEARCH BACKGROUND/ PARTICIPANTS</u>	9
• Research design-process taken to complete report and project purpose • Consultants involved in the report • Funding partners	
1.2 <u>BUILDING LOCATION/ SITE PLAN/ VICINITY MAP</u>	10
• Physical Location • Legal Description	
2.0 PART II. HISTORY AND USE	13
2.1 <u>ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY</u>	13
• Architectural significance • Construction history	
2.3 <u>EXISTING SKETCH PLAN</u>	28
2.3 <u>PROPOSED USES</u>	33
3.0 STRUCTURE CONDITION ASSESSMENT	33
3.1 <u>SITE</u>	33
• Associated landscape features • Parking • Archaeology	
3.2 <u>FOUNDATIONS</u>	36
• Foundation system • Perimeter foundation drainage • Backfill	

3.3 <u>BUILDING STRUCTURAL SYSTEM</u>	36
• General structural system description	
• First floor structural system	
• Roof structural system	
3.4 <u>BUILDING ENVELOPE-EXTERIOR WALLS</u>	41
• Exterior wall construction	
• Exterior finishes	
• Exterior masonry	
• Exterior appendages: porch, stoop, portico, etc.	
3.5 <u>BUILDING ENVELOPE-ROOFING AND WATERPROOFING</u>	49
• Roofing systems	
• Sheet metal flashing	
• Drainage system, gutters, and downspouts	
3.6 <u>WINDOWS AND DOORS</u>	51
• Doors	
• Windows	
• Hardware	
• Trim	
• Finishes	
3.7 <u>INTERIOR FINISHES</u>	56
• Wall finish materials	
• Ceiling finish materials	
• Floor finish materials	
3.8 <u>MECHANICAL SYSTEMS</u>	62
• Heating and air conditioning	
• Ventilation	
• Water service, plumbing, and sewer utilities	
• Fire suppression, sprinkler systems	
3.9 <u>ELECTRICAL SYSTEMS</u>	68
• Electrical service and panels	
• Electrical distribution system	
• Lighting	
• Fire detection system	
• Security alarm system	

4.0 ANALYSIS AND COMPLIANCE	72
4.1 <u>HAZARDOUS MATERIALS</u>	72
4.2 <u>EXISTING MATERIALS ANALYSIS</u>	72
4.3 <u>ZONING CODE COMPLIANCE</u>	72
4.4 <u>BUILDING CODE COMPLIANCE</u>	72
4.5 <u>ACCESSIBILITY COMPLIANCE</u>	78
5.0 PRESERVATION PLAN	79
5.1 <u>PRIORITIZED WORK</u>	79
5.2 <u>PHASING PLAN</u>	81
5.3 <u>ESTIMATE OF PROBABLE COST OF CONSTRUCTION</u>	81
6.0 PHOTOS AND ILLUSTRATIONS	
Photos and illustrations appear where applicable within the text in each section of the report.	
7.0 BIBLIOGRAPHY	82
8.0 APPENDICES	83
8.1 MEASURED DRAWINGS	
Original architects' drawings and measured drawings are included in Section 2.3 and in annotated form as appropriate in the text. Conceptual design drawings are located in this appendix.	
8.2 CONSULTANT DOCUMENTS	87
• Mechanical/ electrical report	
8.3 HISTORIC DOCUMENTS	96
8.4 HISTORIC NEWSPAPERS	104

PREFACE: EXECUTIVE SUMMARY

The Monte Vista United Methodist Church is located at the southwest corner of Washington Street and Second Avenue, and is just one block away from the downtown Monte Vista, a National Registered Historic District. The church building itself is sited directly where the original First Methodist Episcopal Church once stood. The current building was designed in 1922 in a truly unique style, not easily categorized. Construction of the church was completed in 1923.



Ink rendering depicting both current United Methodist Church structure and its predecessor. Rendering done in 1980s, artist unknown.

The materials and proportions of the church building are consistent with Beaux-Arts structures common during its era, but detailing varies from Medieval Gothic Style buttresses and fortress crenellations to Wrightian Prairie Style abutments and horizontal elements of flat rectangular-cut stone. From the exterior, the massive, rectangular structure perhaps seems less ecclesiastical than institutional, having the staid monumental expression of a state public building. The interior layout is a modified auditorium style Akron Plan, about which more discussion follows.



Front (East) Elevation, circa 1970. Photo prior to curvilinear ramp installation.

The church has been utilized continuously since it was completed in 1923. On the whole, historic fabric has been well maintained, and most original materials and workmanship are still intact. Church committees have undertaken some practical alterations to the church. Some deterioration has occurred to elements of the building superstructure, such as overflow seating in the mezzanine level renovated into Sunday school classrooms. New kitchenette, nursery, and meeting rooms have been created through modifications within the building. The exterior includes an unattached curving accessible ramp, dating from the early 1970s. Some exterior brick is weathering, and some stone features have been replaced with concrete. On the interior, of special note are the fine lead came glass windows, with alternating milky panels and bright colors. Most interior trim and furnishings are unblemished but some have lost their original luster.



Above: *Front (East) Elevation.* Below: *Side (South) Elevation.*





Above: Rear (West) Elevation. Below: Side (North) Elevation



Church members have successfully received designation of the church and parsonage on the Colorado State Register of Historic Properties. Church members have recently nominated the church and parsonage for the National Register of Historic Places, and the church's national registration is pending.

Funding support for this historic structure assessment has been gratefully received from the Colorado Historical Society State Historical Fund. Mark M. Jones, Associates, Architects L.L.C. was retained by the First Methodist Episcopal Church to prepare the Historic Structure Assessment which is documented in this report.

Exhaustive research efforts were made by the church members and members of the Monte Vista Historical Society to locate documentation and photographs of the building in local newspaper archives, church bulletins, and records from the church itself. *Our Heritage, A History of the Monte Vista United Methodist Church*, a book by church member Mrs. Peggy Barr, was an invaluable resource. No original architectural drawings for the church have been obtained. Consequently, new measured drawings have been prepared.



Interior View of Sanctuary, Chancel, Organ, and Assembly hall

On-site investigation revealed that substantial historic fabric is nearly completely retained, and the floor plan is relatively unaltered from the original. The building retains nearly all its historic elements, albeit some of these are covered by later construction. The building remains the largest church of the Methodist denomination in the San Luis Valley, and hosts the greatest number of parishioners. This, along with the unique nature of the architecture and largely intact historic fabric, makes the Monte Vista Methodist Church an excellent candidate for stabilization and historic preservation.

1.0 PART ONE: INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

This Historic Structure Assessment follows the current format of the State Historical Fund and is based on *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties*.

The work is developed using several sources: historic archival information, including newspaper clippings, letters, early photographs; and the text and pictures of *Our Heritage, A History of the Monte Vista United Methodist Church* by Mrs. Peggy Barr. Ms. Anita Olme-Cranson, a kitchen designer with Bristol Design of Monte Vista made initial field measurements of the building.

Consultants involved in the report:

Consulting professional services in preparation of this Historic Structure Assessment have been provided by Mark M. Jones Associates, Architects, LLC, of Del Norte, Colorado. The project team includes Mark M. Jones, AIA, a Colorado Registered Architect with more than 30 years of professional experience. Jones is widely published, and has worked on restoration projects on many important buildings throughout the southwest. Collaborating on the project is Christopher Lobas, an architectural designer with nearly a decade of experience, and involvement in historic preservation projects in Colorado, California, and Ohio. The Jones firm has prepared numerous Historic Structure Assessments for the SHF, and has served as architect for several successful restoration projects supported by the SHF, including the winner of the 2001 Stephen H. Hart Award from the CHS. The firm also serves as architect for the Southern Colorado region for the Colorado Community Revitalization Association *Main Street* program, providing architectural guidance for façade restoration/renovation in a number of cities.

Mark Burggraaf, P.E., of Burggraaf Associates of Pagosa Springs, is a Colorado Registered Mechanical and Electrical Engineer with extensive experience in historic buildings. He has provided field evaluation and recommendations on mechanical and electrical systems of the Monte Vista United Methodist Church.

Carolyn Hunter, a registered architect with Context Architecture in Durango, has provided code review using the Uniform Building Code and a code compliance synopsis for the building.

Funding partners:

This assessment has been funded through a grant from the Colorado Historical Society State Historical Fund, under Purchase Order #2003-HA-049, which is gratefully acknowledged. Additional funding has been provided by the building committee of the Monte Vista United Methodist Church.

1.2 BUILDING LOCATION/SITE PLAN/VICINITY MAP

Physical Location:

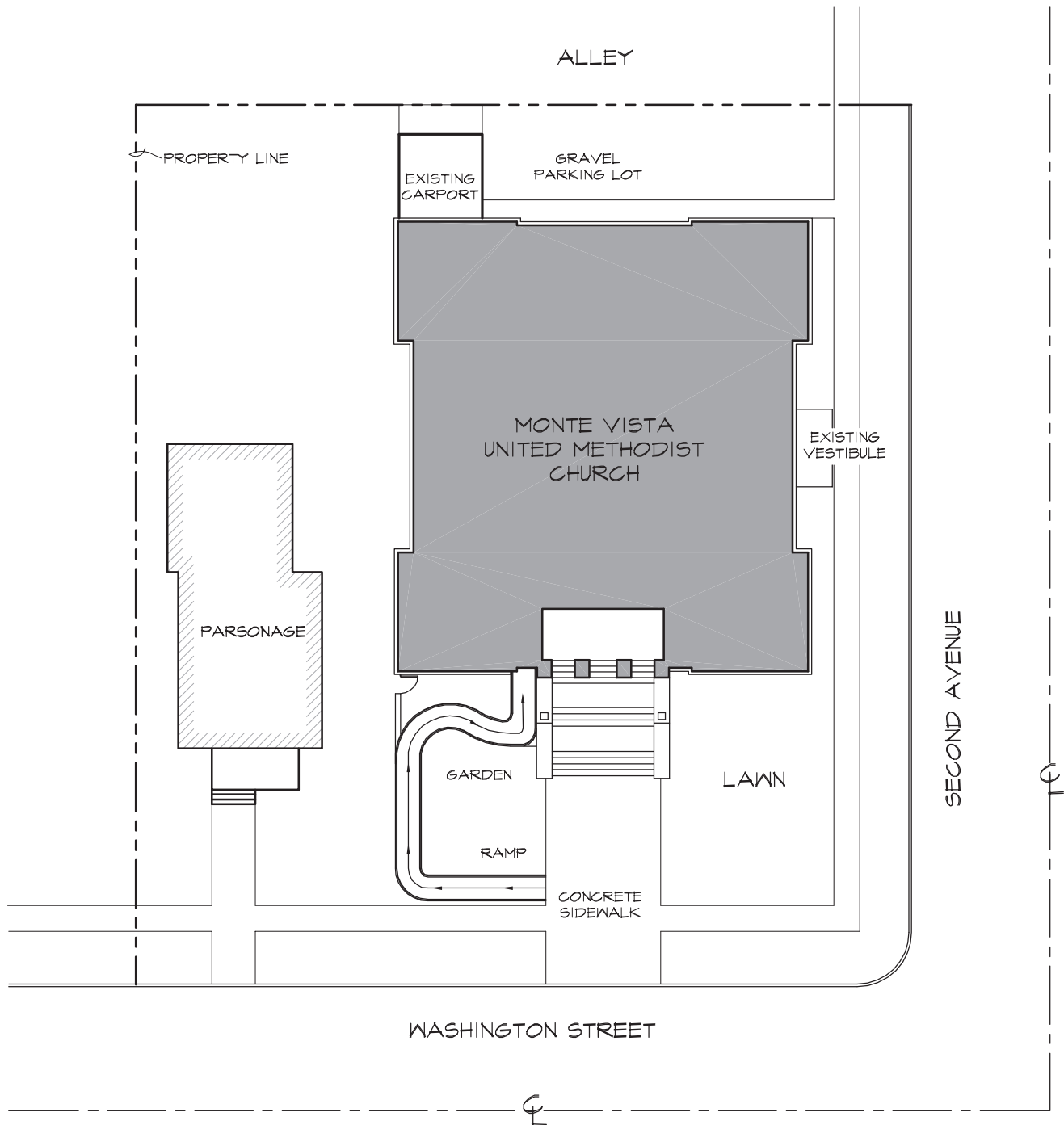


Map courtesy www.Mapquest.com

Legal Description:

The nominated property includes the parcel of land historically associated with the First Methodist Episcopal Church of Henry, now the Monte Vista United Methodist Church.

These include block 3, lots numbers 17, 18, 19, 20, 21, and 22, original township of Monte Vista. Both the church building and the parsonage occupy this parcel. However, this Historic Structure Assessment addresses the church building only.



MEASURED DRAWING: SITE PLAN

SCALE: 1" = 30'-0"

© MJA, LLC 25 JUNE 003



In reference to the site context of the Monte Vista Methodist Church, the building shares the corner with two buildings of high architectural quality. These include the First Christian Church and the Monte Vista Post Office. The brick First Christian Church on the southeast corner, built in 1909, is actually the second church building to occupy its site. It is a traditionally designed church structure, and its main features a cross gable and a battlemented turret. The brick Monte Vista Post Office was built in 1933 on the northwest corner. It has recently been listed on the National Register of Historic Places. This Beaux-Arts Style building includes distinctive detailing such as a strong stone plinth, an ionic colonnade, a stone entablature with decorative cresting, and a clay tile roof.



*Above: First Christian Church of Monte Vista.
Below: Monte Vista Post Office.*



2.0 HISTORY AND USE

2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY



Parsonage (left) and Monte Vista United Methodist Church (right). Photo from Rio Grande County Assessor's Office, circa 1940.

Architectural Significance:

A reference for this study, from which much information was gathered, was the Colorado State Register of Historic Properties Nomination Form, completed by Mrs. Peggy Barr and edited by Ms. Nancy O'Loughlin in February of 2003. The building is eclectic and thus difficult to classify in an absolute style. This unique nature makes the building an excellent candidate for restoration.

The designer, Charles J. Anderson, was not a registered architect. Though the man was also responsible for several small Alamosa residences, he left behind no plans, sketches, or records.

Mr. Anderson drew from a variety of sources and styles. He used rusticated stonework on the lowest storey with brick above. He utilized a rigorous proportional system, a hallmark of the Beaux Arts movement. The rusticated stone elements may be inspired by numerous beautiful rusticated stone buildings in downtown Monte Vista. The stonework on the Methodist church is rough-faced and squared, such as what one might find on a Richardsonian Romanesque building. Mr. Anderson may have been influenced by the 1921 Monte Vista Armory to include the medieval features, such as the buttresses and battlement parapet. The Prairie Style was in full development in the 1920s, which includes in its architectural vocabulary detailed cornices, façade detailing emphasizing horizontal lines, and massive square porch supports. The stone abutments and large entry columns of the Methodist church hearken from this style.

The building is a large rectangular block, seventy-eight feet by nearly eighty-seven feet. It contains in all 16,700 gross square feet of floor area, from the basement level to the second level mezzanine. The exterior comprises a basement plinth of rusticated volcanic rhyolite stone, and two upper stories of purple tapestry brick in a stretcher bond pattern. Various hewn stone and concrete accents occur upon the elevation face, including sills and lintels, and amortizements on buttressing brick pilasters. The low-slope roof is made of built up asphalt felt roofing. Sheet metal flashing is found at the roof edges.

Three levels of steps of concrete lead the churchgoer to a recessed entry with five entry doors. Abutments of dressed stone flank both sides of the staircase. Rusticated volcanic stone forms the flat arches above the center three doors. Atop the buttress pilasters is a crenellated parapet battlement capped with volcanic stone. Also, a horizontal stone coped parapet terminates the building at its top. Unadorned wide vertical buttresses are present on three elevations. A granite cornerstone is present, placed at the northeast corner of the building in 1923. A curving ramp installed in the 1970s leads to a newer entry door to the left of the main entry. This ramp was built of concrete masonry units and concrete, and has a wrought iron handrail and fencing. Beneath the ramp lies a rock and flower garden.



Left and right:
Brick buttresses
with smooth
stone bases and
stone
amortizements.



Most of the church windows are simple wood framed multi-light double-hung windows with lightly frosted glass and concrete sills and lintels. Fifty-four original stained glass windows remain from the original structure, and most of the stained glass panes are in good condition. The majority of these windows display abstract diagonal designs. The graphic windows on the east and west elevations depict four New Testament gospel scenes. The images were created with a combination of painting, kiln-firing, and matting shadows and tones.



Above Left: Stained glass mural in south wall of Sanctuary.

Above Right: This stained glass mural depicts Luke 24:4, an appearance of an angel to women at the tomb of Christ. A plaster relieving arch is present above each mural window.

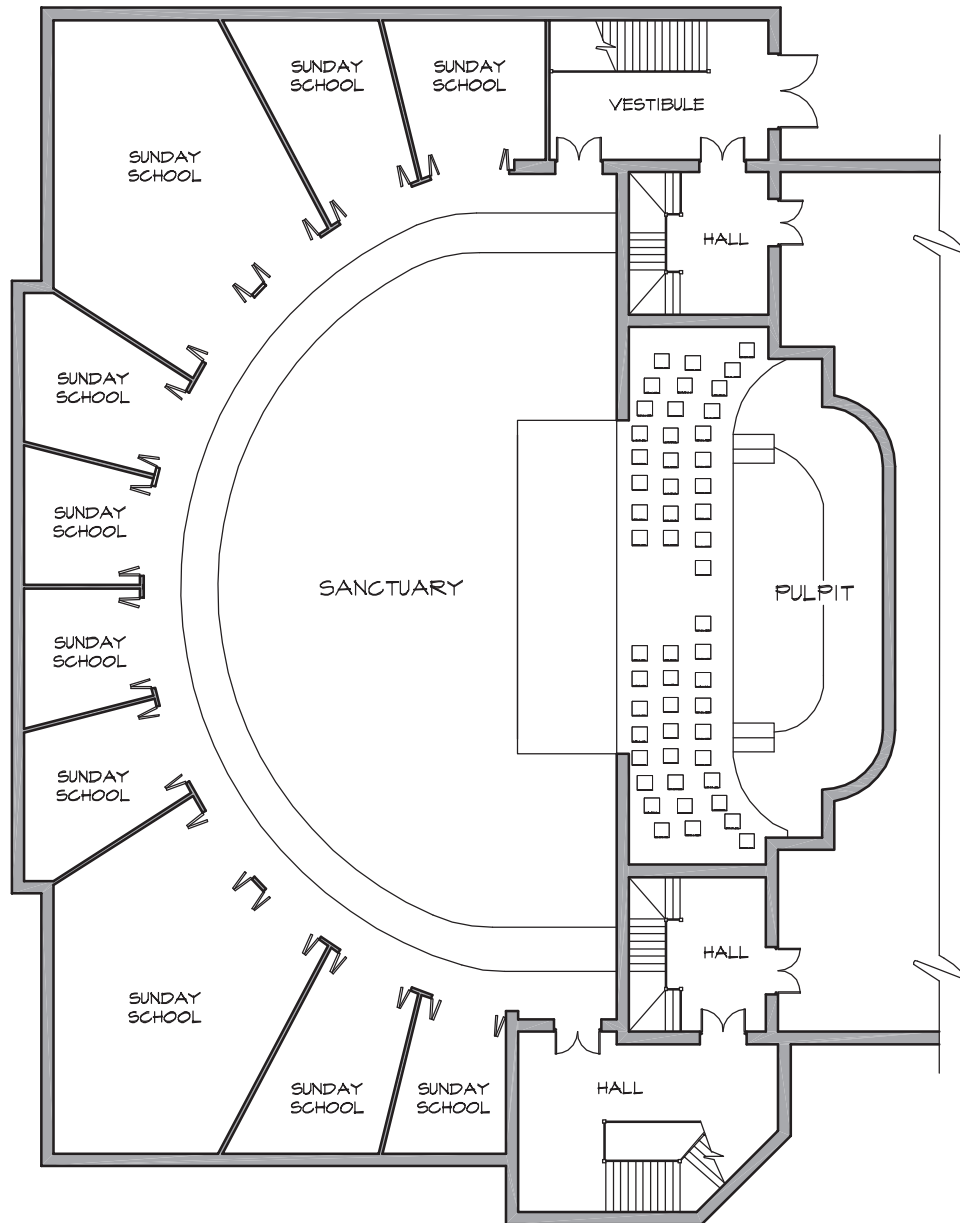
Left: Typical double hung stained glass window.

The interior design was influenced by the popular Akron Plan, with several modifications. The Akron or Miller plan was developed by Akron, Ohio architect George W. Kramer and Methodist Minister Lewis Miller to promote efficient movement by congregants between the sanctuary and Sunday school. The watershed plan was first used by Kramer in 1867 at the 1st Methodist Episcopal Church in Akron. This church featured a semicircular sanctuary amphitheater or “rotunda” with curved seating, opening to classrooms immediately adjacent to the Sanctuary. The plan allows for Sunday school classrooms to be opened up to the sanctuary auditorium, so that attendees could listen to the preacher or the choir. As the plan evolved, the elevated pulpit platform moved to one corner, with radial seating oriented towards this corner. Movable pocket doors often allowed for expansion of the seating area. Architects enlisted this plan, in various interpretations, in thousands of Sunday schools throughout the country between the 1870s and the First World War. It became the standard for Methodist churches by the 1890s.

The Monte Vista Methodist Church utilizes an adaptation of the Akron Plan, with a number of functional innovations. In this church, the sanctuary directly connects with an overflow assembly hall, separable by three one-ton overhead vertical sliding partitions. The entry, assembly hall area, and the pulpit are at the same elevation, while the aisles and seating gently slope towards the chancel. The assembly hall ends in a roomy stage, with the later addition of a kitchenette serving area beside it. The sanctuary floor is of wood, with carpet, and the plaster ceiling is thirty feet tall. Three aisles lead to the chancel and communion rail. The chancel and choir area contains an oak formal wainscot, and wood furnishings. A series of faux organ pipes stand above this oak panel, behind the wood lector’s stand. The actual organ pipes, for the original Estey two-manual pipe organ are in an enclosed room behind the chancel area. The oak console pipe organ is positioned in front of the choir loft.



Above: Assembly hall, seen from mezzanine over sanctuary. Overhead doors are present in the partition between assembly hall and sanctuary.



AKRON PLAN DIAGRAM

SCALE: NOT TO SCALE

SCHEMATIC MAIN FLOOR PLAN OF FIRST METHODIST
EPISCOPAL CHURCH IN AKRON, OHIO (1866-1870)



Above: *View from pulpit.* Right: *Pulpit and pipes.*



Below: *View of stage from assembly hall.*

Below right: *View of stage.*





Above: Assembly hall, as seen from mezzanine above.

Below: Dorcas Chapel, the adult Sunday School classroom.





*Above: View of basement dining room, looking east.
Below: View of same dining room, looking west.*



Behind the choir area are several church offices, and a corridor leading to stairways both up and down. The second story includes a youth activities room, a hall, and a fly loft above the assembly hall stage. The basement includes two large nursery rooms, a dining hall and kitchen, a number of storage rooms, and a room for the steam boiler furnace. The basement is also served by a stairway near the ramp entrance. No accessible vertical circulation elements, such as elevators, were available within the building originally, nor at this time.



Pastor's office.



Typical upper level Sunday School classroom.



South nursery room.



North nursery room.

Beautiful interior finishes abound in the church. Plaster cornice work in the form of gothic tracery is present in the sanctuary and assembly halls. Raised decorative moldings with scrolled corbels are placed beneath the cornice in the center of each wall. The largest stained glass windows are inset with a plaster-relieving arch. Interior doors and frames are most often of dark stained wood. The overhead partitions are also framed with dark stained trim. Wood brackets occur above these, four on each side of the partition wall. The edge of the mezzanine wall is a solid wood rail overlooking the sanctuary. The assembly hall stage contains a wood wainscot, framed accordion doors, decorative terra cotta trim, and a recessed concave plaster frame.



Left: *Detail at terra cotta gothic cornice tracery.*

Below: *Wood brackets and corbels at overhead partition wall*

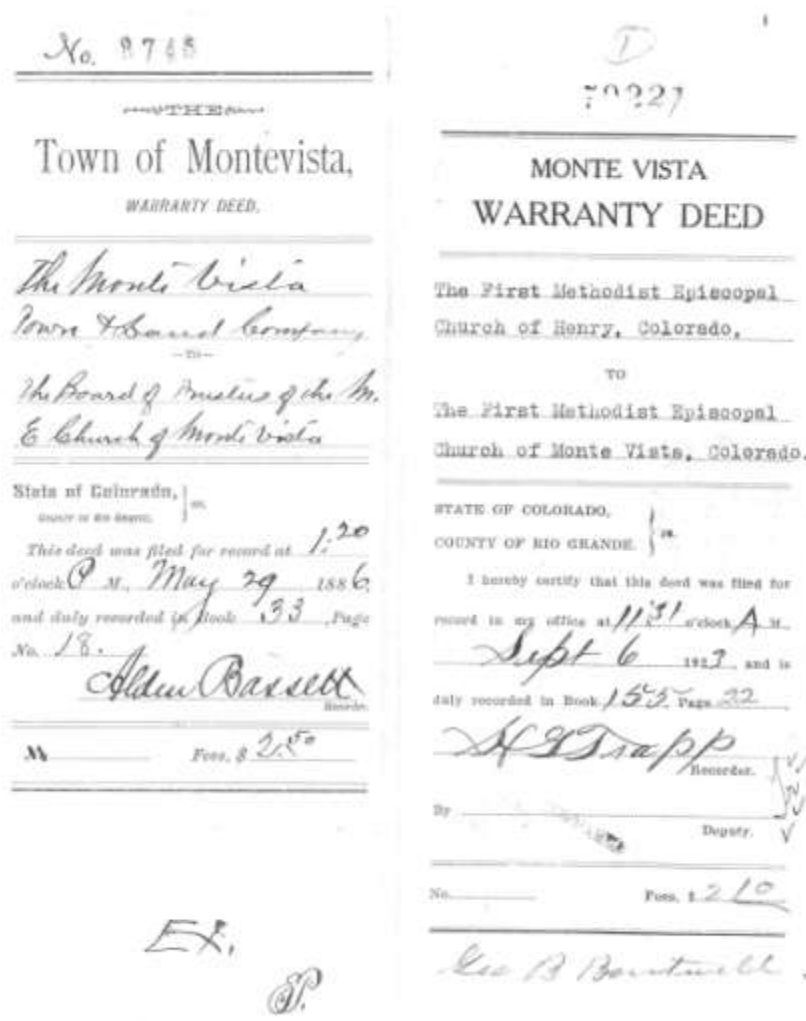


Construction History:

The first settlers in the area which would later become Monte Vista called the D. & R. G. Railway stop there “Lariat Siding.” Later, the town site just west and south of this siding was named “Henry” after T.C. Henry, an investor and promoter from New York. The first sermon preached in the new town was on the Sunday after the fourth of July in 1884, near the site of the present church. The Henry Town and Land Company deeded five lots on Washington Street in 1885 upon which a church building was to be erected. After Henry’s name was changed to Monte Vista in 1886, the Monte Vista Town & Land Company officially conveyed by a warranty deed these five lots. Meanwhile, services were housed in a small wood clapboard-sided residence on Monroe Street.

By November of 1886, the church members numbered sixty, and a new building was seriously proposed. In this year a Bloomington, Illinois Methodist Sunday school donated \$75 towards the Monte Vista church for a new Sunday school room. Other funds were raised through strawberry socials and parish bazaars. Construction of the new church building was started immediately, in the spring of 1887.

An interesting side note is the recurrence of pioneer themes in sermons given at the church by historians and reverends much later. Bishop Charles M. Mead contrasted "the pioneer church and its puritan ways most vividly and humorously with the present fine new church and its modern equipment and music." Excerpts of this sermon can be found in an article in the Monte Vista Journal, March 21st of 1924. Historian George B. Boutwell noted the "inspiration to be gained from the consecrated hardihood of the pioneer Methodists of struggling Henry, Colorado." His brief church history can be found in an article in the Monte Vista Journal, November 23rd, 1934.

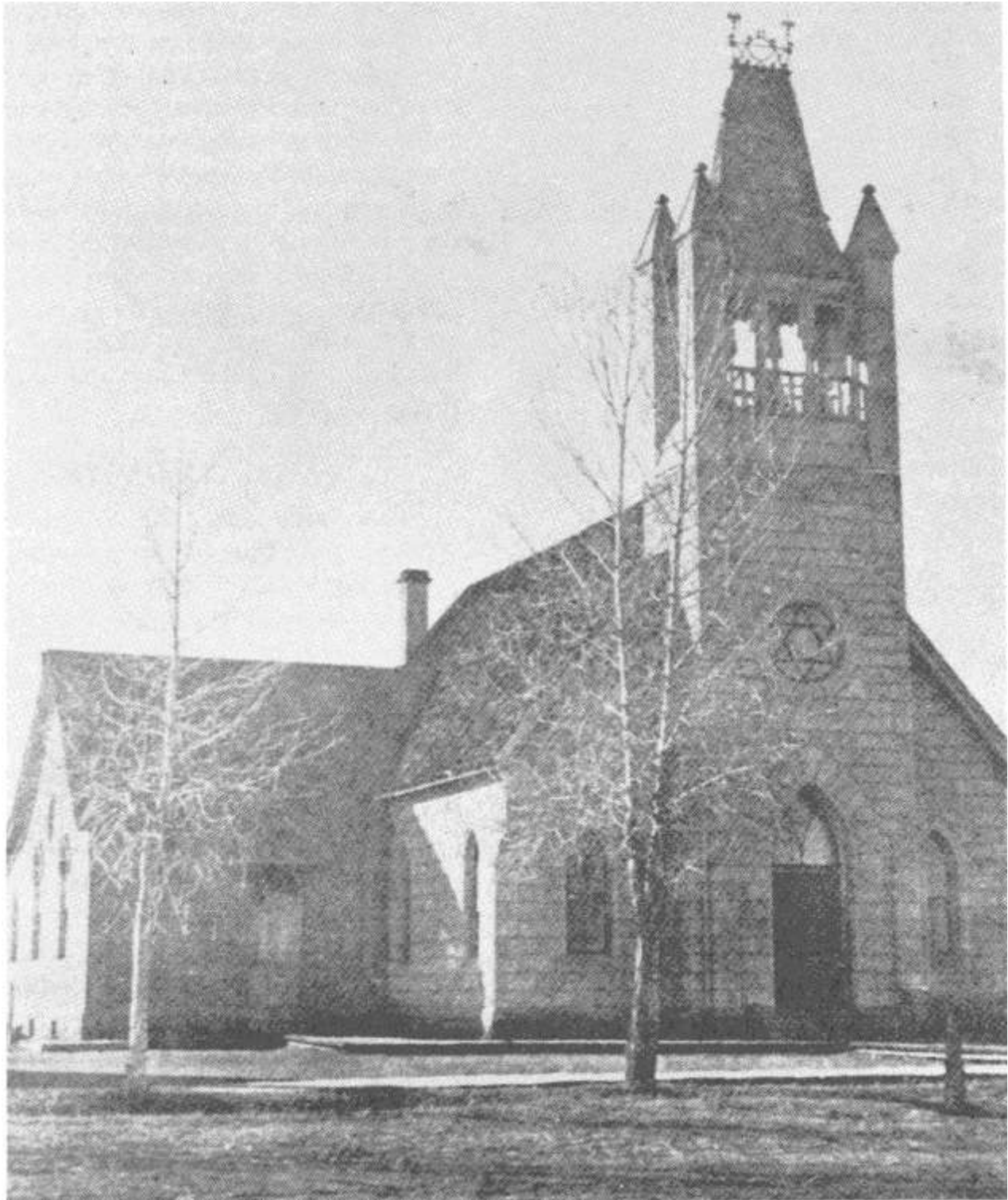


Covers for two original Warranty Deeds. The first was granted by the Monte Vista Town & Land Company to the Board of Trustees of the Methodist Episcopal Church of Monte Vista, signed May 29th of 1886. The second officially recorded the transfer of the deed from the First Methodist Episcopal Church of Henry, Colorado to the First Methodist Church of Monte Vista, Colorado, and was signed September 6th of 1923.

The church leaders strategically planned for growth. They set forth to build a new structure in two units: a small chapel in 1886 and the stone church with bell and tower in 1892. Architects for this structure are unmentioned in church histories, but plans are noted to have been prepared in Philadelphia, Pennsylvania. Photographs of the original church show a basilica-style arrangement with a central tower. Apparently the transept wing of this church was the original small chapel. Builders Campbell and Sons estimated the costs of both structures to be \$3500. The finished stone church held 300 worshippers, and was solemnly dedicated free of all debts on Sunday, December 4, 1892. A brick parsonage, which still remains, was built from 1901 to 1904.



*Original Stone Church and Chapel with Tower and Bell, Built 1886-1892.
Parsonage is seen at left. Photograph circa. 1910.*



*Original stone church and chapel, Monte Vista First Methodist Episcopal Church.
Photograph Circa 1895.*

Tragedy struck the church just thirty years after its dedication. Flames partially consumed the building on Sunday April 2, 1922. A defective coal burning stove was blamed for the calamity. Blackened stone blocks from this fire remain in the basement of the present structure, where the old church once stood.

Without delay the official church board set forth to build a “modern church building with basement for heating plant and rooms for kitchen and other purposes.” The burning of the old church allowed the growth of the parish to take its due course. The ladies of the church had actually been saving for a larger edifice in a building fund since 1910. The old fire-damaged church still operated with Easter services of record size in April, and a wedding in June. But plans were on the way. Reverend H.C. Kephart, the pastor at that time, secured enough votes from the congregation to build anew, just three months after his arrival in January of 1922. A new building committee accepted plans for a new structure, and pencil sketched renditions of these were exhibited at the church in May of the same year. Charles J. Anderson of Alamosa, an unregistered architectural designer, was to design the church building and Frank Worth and his son Wellington Worth were to serve as general building contractors. Nash and Nash were selected as stone and brick masons, with Pueblo Brick and Tile Company providing three train car loads of face brick. Other local subcontractors completed the concrete, painting, electrical, and plumbing and heating tasks. Kansas City Stained Glass Company provided the stained glass windows, and the Estey Organ Company supplied the Two-Manual Pipe Organ through the Charles E. Wells Music Company of Denver.

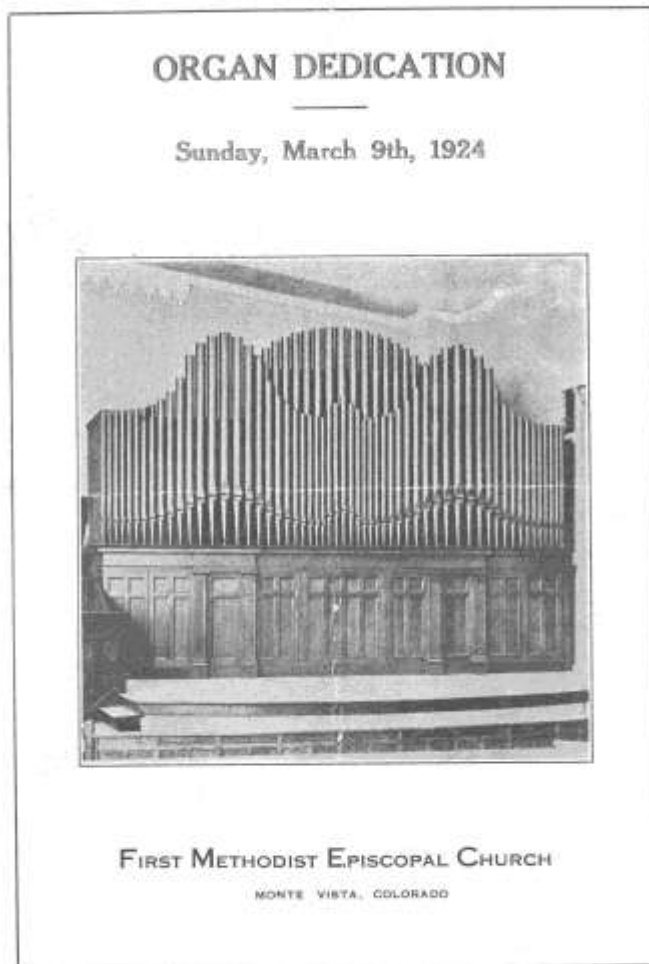
Most likely, all usable stone from the original church was reused, as well as stone from Dry Creek, a quarry between Del Norte and Monte Vista. No records of the method or dates of the demolition of the original structure have been found. Theoretically, the stones of the old church could have been dismantled *during* the construction of the new church. This practice was not unheard of, and in fact was the case in the construction of the two story stone Fassett Building, a state registered historic structure at 1st and Adams Street in Monte Vista. This structure was built while its site was still occupied by another building.

The foundation was excavated by the mules and scrapers of Mr. William Pridmore in the summer of 1922, and the foundation was laid in October with usable stone from the old church, along with larger uncut volcanic stone from a Dry Creek quarry. The stone was hand cut, so that no two are alike. While the church was under construction, services for Sunday school and worship were held in the historic Monte Vista Armory building, the public school buildings, and the Woods Mortuary. Early in 1923, the church was occupied, and the granite cornerstone was laid on Sunday, April 15th of the same year. At the cornerstone dedications, the reverend placed a tin time capsule box behind adjoining brick. On the centennial of the church, 1984, the capsule was removed, and the pictures, newspaper articles, and lists of contractors, choir and church members were reviewed. A second time capsule was placed next to the original to the left side of the cornerstone at this time. The church organ was dedicated on March 9th of 1924, and the church edifice itself was dedicated on March 16th. The cost of the entire church, with glass, pew seating, and organ included, neared the \$65,000 mark. The church was purported to possess, in a March 14th, 1924 Monte Vista Journal article “an auditorium with seating capacity of about 500, eight Sunday school rooms, gymnasium and full basement for banquet, and kitchen equipment. The auditorium and other rooms, when thrown together, will accommodate a gathering of 900

people. The building is equipped with Ideal heating system, complete lighting system, and toilets.”

Church building committees altered the historic composition with changes and improvements throughout the late twentieth century. These include the new curving front ramp and the doorway from its apogee, storm windows throughout the building, the north basement entry vestibule, new partitions at the mezzanine overlooking the sanctuary, new rolled rubber roofing, a carport and breezeway, sidewalks and curb cuts, and new carpet. Mechanical changes include a new Burnham boiler, installed in 1996.

Interior renovations include kitchen enlargements, the conversion of the Ladies’ parlor to nurseries, an accessible restroom near the vestibule and restroom remodeling in the basement, a kitchenette near the stage in the assembly hall, and Sunday school classroom partitions in the mezzanine.



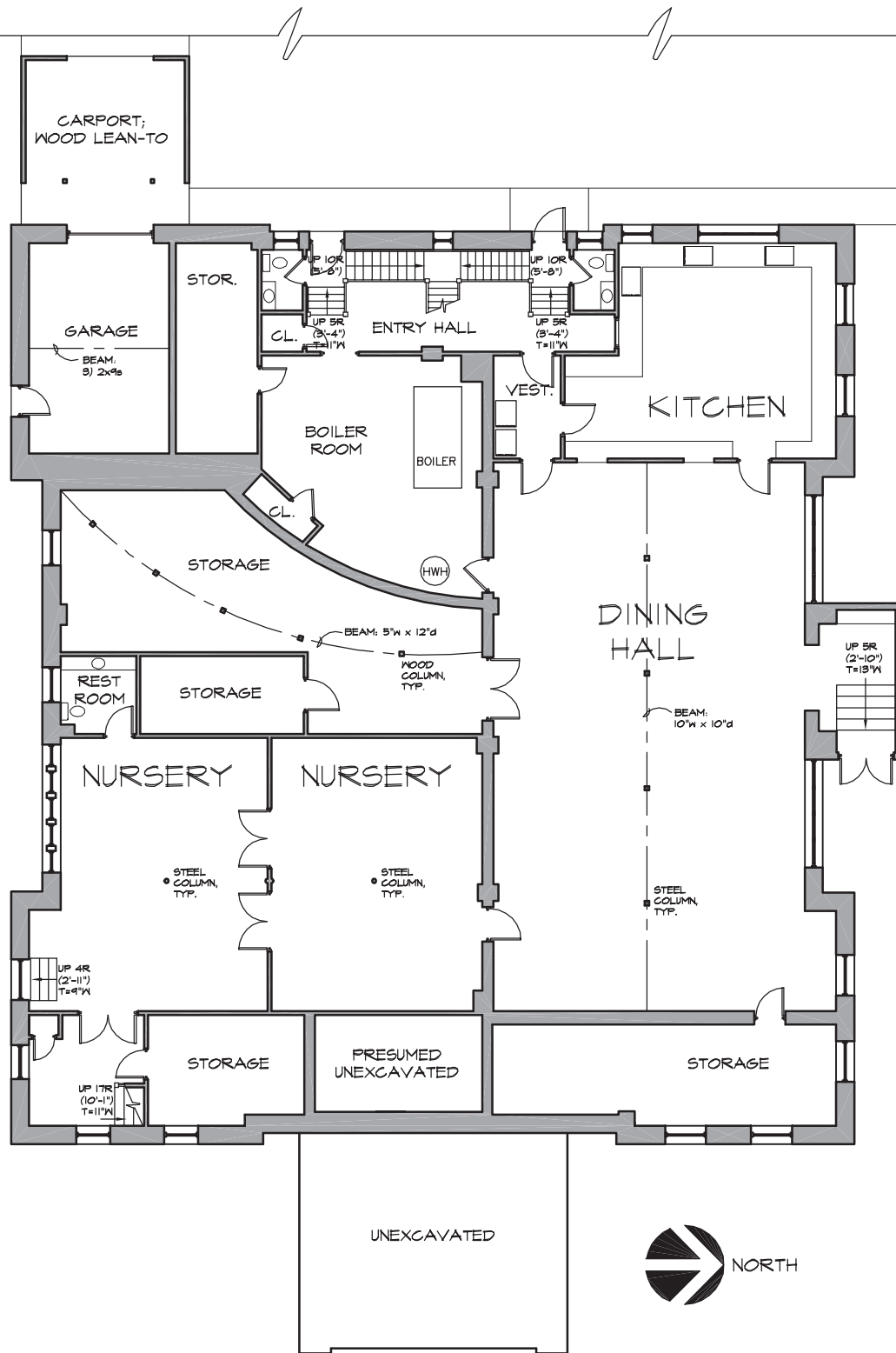
Service Bulletin for Organ Dedication, March 9, 1924. The pipes seen in the Sanctuary, and in this picture, are faux and produce no sound. The actual organ pipes are located in a long rectangular room behind these faux pipes.

2.2 EXISTING SKETCH PLAN

Following are electronically drafted measured drawings of the site and each of the three levels of the church. These were produced by Mark M. Jones Associates, Architects, LLC, and are based on field measurements made by this firm, and by Ms. Anita Olme-Cranson, a certified kitchen designer with Bristol Design of Monte Vista. All measurements were verified in the field by representatives of the Jones firm.



Left: *Commemorative stone at front entry steps.*

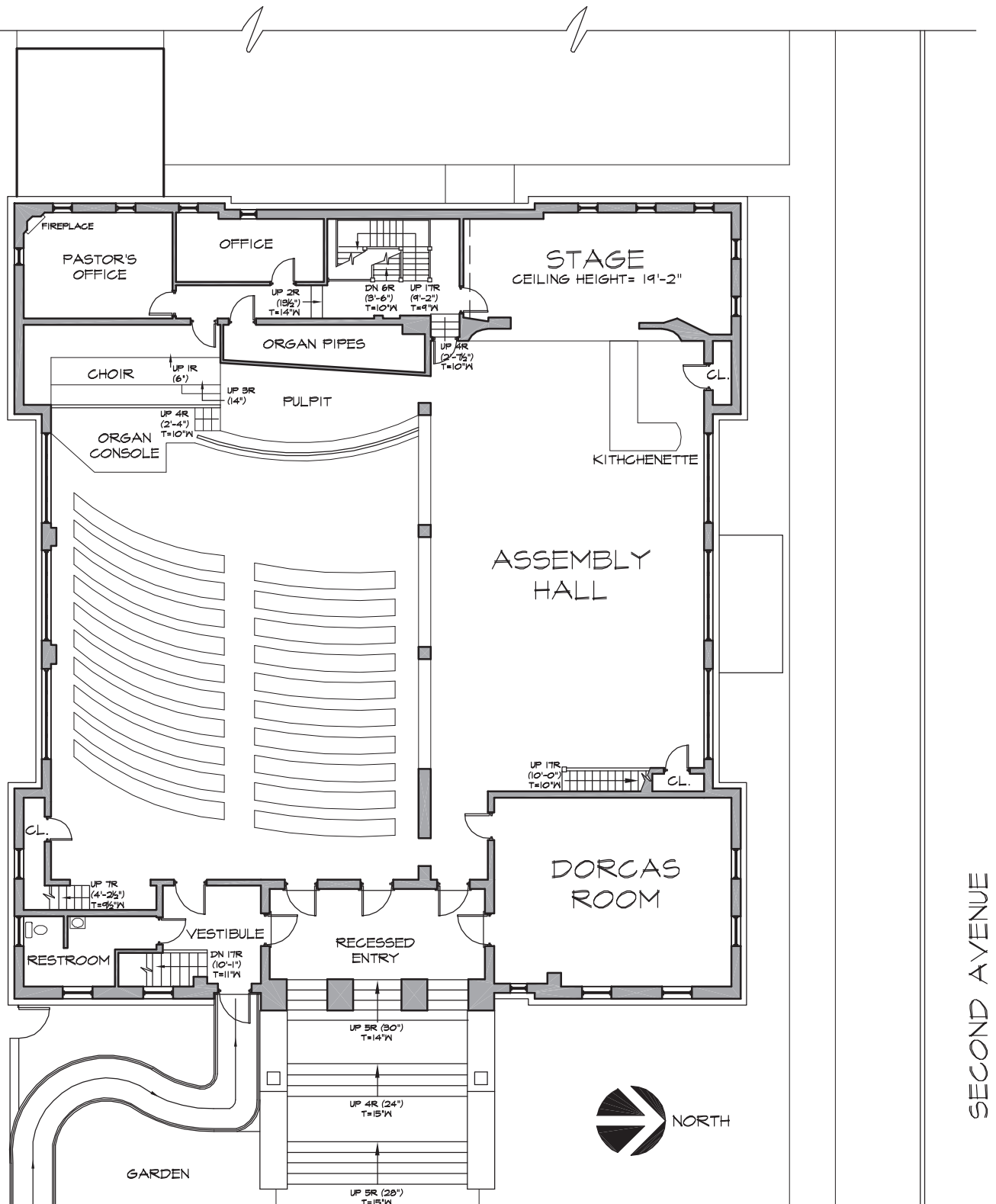


1

MEASURED DRAWING: LOWER FLOOR PLAN

SCALE: 1/16" = 1'-0"

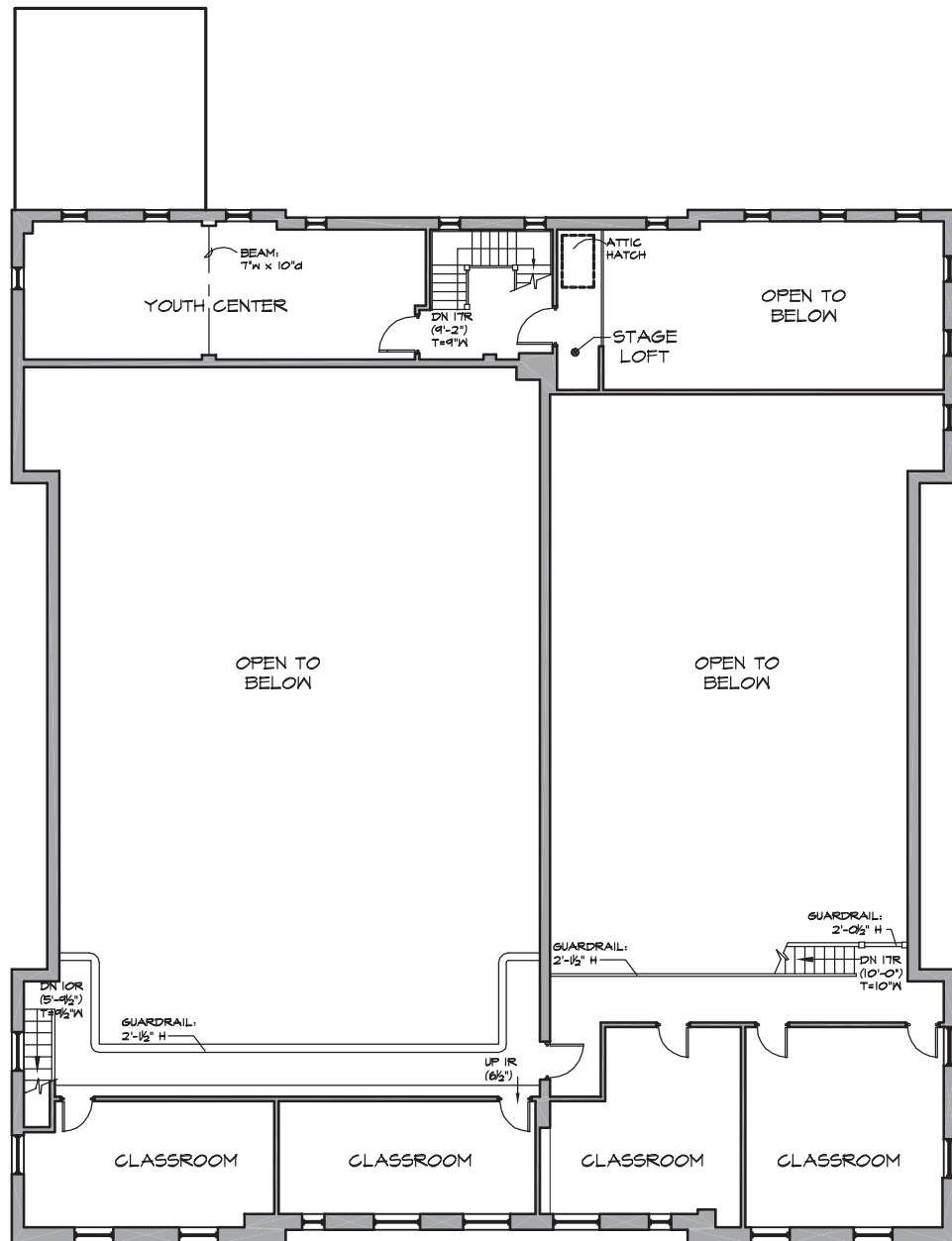
© MJA, LLC 25 JUNE 003



MEASURED DRAWING: MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

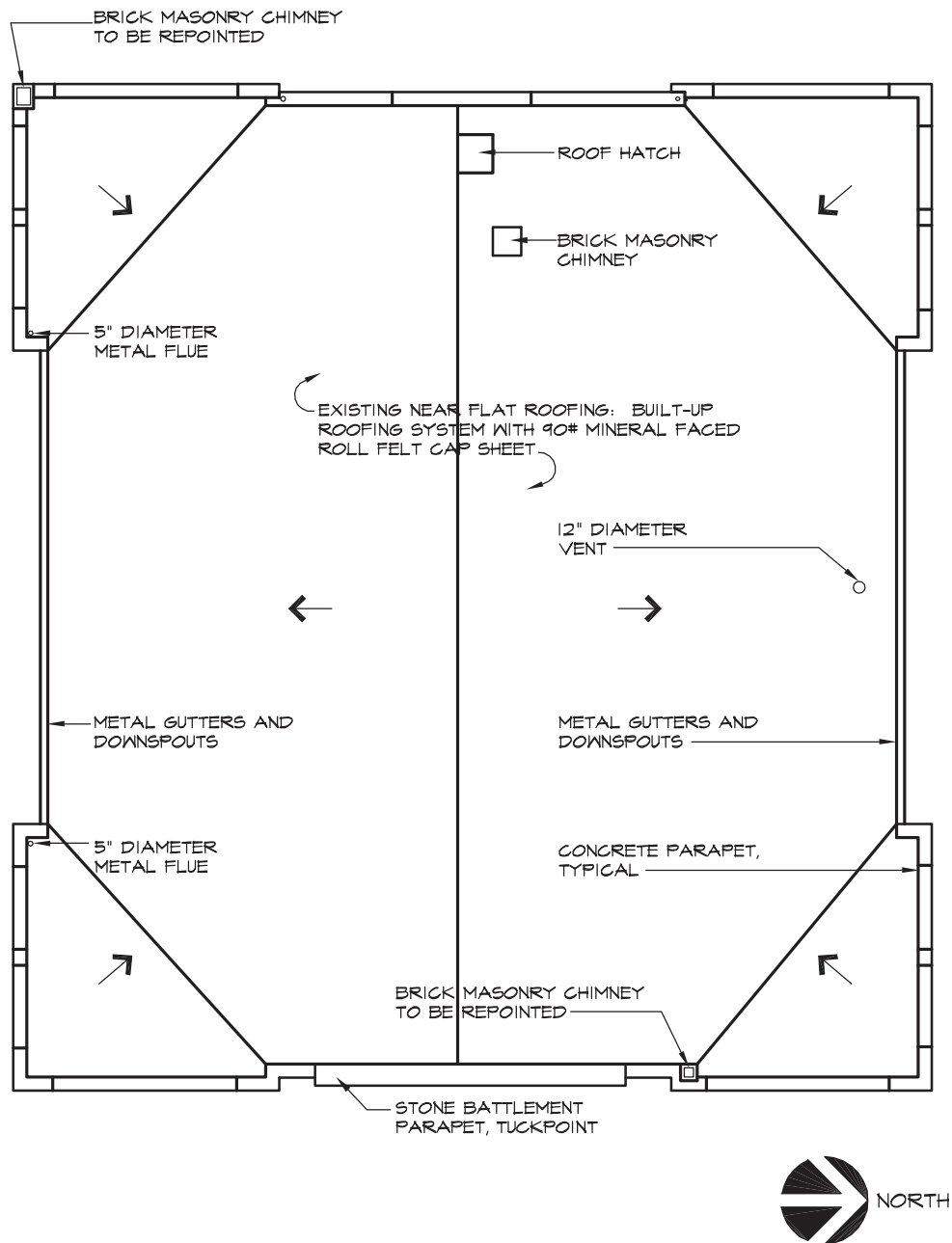
© MJA, LLC 25 JUNE 003



MEASURED DRAWING: UPPER FLOOR PLAN

SCALE: 1/16" = 1'-0"

© MJA, LLC 25 JUNE 003



MEASURED DRAWING: ROOF PLAN

SCALE: 1/16" = 1'-0"

© MJA, LLC 25 JUNE 003

2.3 PROPOSED USES

The Monte Vista United Methodist Church will continue in its use as a gathering place for worshipers, for religious education classes, for meetings of church committees and groups, and for functions of local associations. Also in full use by the church are the offices of the pastor and her assistant, the day care/ nursery, and the stage for musical and theatrical performances. Some organizations which currently utilize the church grounds include Cub Scout packs and Boy Scout troops, youth ministries, charitable affiliates, and bible study classes. The Methodist church fully intends to continue occupying and operating the space for these purposes, and welcomes other, new forms of community gatherings in the future.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

DESCRIPTION:

The site is located at the intersection of Washington Street and Second Avenue in Monte Vista, Colorado. The church property was located to be near the business part of town, now recognized as the Monte Vista Downtown Historic District with eleven bank, office, mercantile buildings, and including the Monte Vista Armory. The Monte Vista United Methodist Church and this armory share certain stylistic features, most notably their bold, fortress-like size and bearing, their ashlar-cut volcanic rhyolite stone, and their crenellated battlement parapets. Sturdy ecumenical and public buildings abound in the neighborhood. Across Washington Street is a more conservatively designed First Christian Church, replete with basilica plan and steeple. Cat-corner from the Church is the Beaux-Arts designed clay tile roofed Monte Vista Post Office. Less than one block away is the Romanesque Style First Presbyterian Church of Monte Vista.



The church itself is a strong rectangular block in plan, with each of its corners bolstered with additional massing. Around its borders are as follows. The north elevation contains a ramp which contains within its bounds a garden of rocks and shrubbery in varying degrees of chaos. A stone sign upon the lawn of the northeast corner of the site indicates the name of the church and depicts the Methodist cross and symbolic flame of the Pentecost.

Left: Stone sign at corner of church lot.

The east elevation of the church is bounded by the lot containing the church's brick nine room parsonage. Both church and parsonage share the same six-lot parcel of land. The Queen Anne Victorian style parsonage structure is built of bearing brick and clapboard siding, and cost approximately \$3000 when it was built in 1904. The south side of the building is a gravel parking lot abutting an alley. This lot, including its carport, could hold less than ten cars at maximum capacity. The remainder of parking spaces is found off-site. The north side of the building adjoins the pavement of the concrete sidewalk.



Church parsonage, built in 1904.

Three non-original appendages have been added to the church building. At the east elevation is the massive stone and concrete block s-shaped accessibility ramp, surrounded with an iron fence and an iron gate. On the north side is found a grey stucco-covered concrete vestibule "box" in service as an alternate lower level entry. On the west appears a rickety carport of two-by-four construction. These are mentioned in further detail under the category of EXTERNAL APPENDAGES.



The ramp, a challenge to navigate for even the ambulatory.

Landscaping flourishes, but perhaps too well, upon the site. Most shrubbery in the rock garden has overgrown its bounds, and some volunteer trees have appeared. The rocks in this garden are small and arranged rather haphazardly. Mature trees are present around the church on the lawn between sidewalk and street.

CONDITION:

Site conditions are in general, fair. The sidewalk is in good condition, with few cracks or upheavals. The unpaved gravel parking area is in fair condition. Water from the building drains properly towards the alley to the west and to the curb and gutter to the north and east.

The three additions made to the building, the serpentine ramp, entry vestibule, and carport, are all of poor design quality. None of these adequately relate to the design of their parent structure. The rubble stonework of the ramp does not match the rusticated or dressed stone or brick of the church. The north entry vestibule was designed for utilitarian purposes only, and was detailed with a limited palette of materials, including stucco, which are uncomplimentary to the church. The carport is a simple wood lean-to, and does not befit the stateliness of the church structure. Of the three additions, the ramp is in fair physical condition, while the vestibule and carport are in poor condition. The landscaping is poorly maintained, and not well composed.

RECOMMENDATIONS:

The gravel parking lot is serviceable and does not require alterations. No alterations are required to the existing site drainage either.

The three additions should be removed. The serpentine ramp should be removed and replaced with a garden of well-maintained bush plantings and annual flowers. A new ramp with proper slope and landings should be designed at the northeast corner to allow better access to the building. Proposed plans for the ramp are located in Section 4.4. The north entry vestibule serves an important function as an entry and exit to the basement dining area, kitchen, nurseries and storage. It should be demolished in its entirety and rebuilt with purple tapestry brick and stone accents. The new entry addition should, in order to comply with the Secretary of Interior's Standards, be compatible with the existing historic fabric, but not imitative. A churchgoer should be able to discern that the addition was indeed built at a later time than the original construction. The carport at the southwest corner should be dismantled, and adjoining original fabric should be patched. Church leaders have spoken of replacing this carport with a solidly built carport or garage behind the parsonage. The design of the carport is not within the bounds of this Historic Structure Assessment. Once the exterior of the building has been renovated to its final form, beautifying landscaping should be designed and planted.

3.2 FOUNDATIONS**DESCRIPTION:**

Foundation walls are of volcanic rhyolite, approximately twenty inches wide. These presumably bear upon similar stone or concrete footings, in an inverted-T configuration directly below the basement story.

CONDITION:

No cracks in interior plaster or exterior structural or finish elements were observed, nor has water seepage been an issue. Based on this data, it can be reasonably presumed that the foundations are strong and waterproof, and that perimeter foundation drainage is operating correctly. Soil around the perimeter of the structure is intact and not crumbling, so backfill had been properly compacted during construction.

RECOMMENDATIONS:

No corrective work is necessary.

3.3 BUILDING STRUCTURAL SYSTEM**GENERAL STRUCTURAL SYSTEM DESCRIPTION:**

The building is a load bearing masonry structure with wood framed floors and wood framed non-bearing partitions. Ceiling framing is of wood, and the roof structure is composed of wood and steel trusses. A portion of the building's loads are conducted through a series of columns and an interior load bearing masonry wall on the lower level.

LOWER LEVEL STRUCTURAL SYSTEM:

DESCRIPTION:

Basement perimeter walls are volcanic rhyolite twenty inches wide. It is a continuous load-bearing wall. Stonework is in a rusticated ashlar pattern on the exterior, and plastered on the inside. No waterproofing, parging, or sealant is known to have been applied to the outside of the basement walls. The interior basement floor is a concrete slab on grade.

CONDITION:

Generally the basement walls appear to be in good condition. The concrete slab on grade floor also appears to be in good condition.

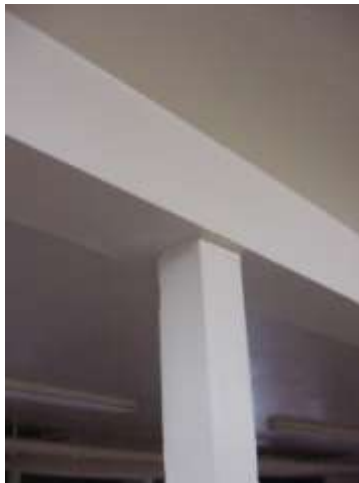
RECOMMENDATIONS:

No work is recommended on the basement structural wall system. No work is recommended on the concrete slab floor system.

FIRST FLOOR STRUCTURAL SYSTEM:

DESCRIPTION:

First floor framing varies. In addition to the perimeter walls, a masonry bearing wall is located beneath the wall partitioning the sanctuary from the assembly hall. Various other masonry bearing walls support the first floor from below, including the curving wall separating the boiler room from the adjacent storage room, and the masonry wall between the boiler room and the entry hall. Below the assembly hall (in the parish dining room) is a 10" x 10" box beam running longitudinally and supported by four six-inch square wood columns.



Box beam and typical wood column in parish dining room beneath assembly hall.



Interior masonry bearing wall in boiler room.

Several other primary structural beams are present. These include a segmented 5" wide 12" deep beam in the storage room structurally supporting the chancel area. Supporting the choir area is a composite beam of three 2x10s occurring in the garage. Secondary structural members are wood joists, always running perpendicular to bearing walls and primary structural members. These vary in sizes, including rough cut nominal 2x12s at approximately 19" on center and rough cut nominal 2x10s at approximately 16" on center.



Composite beam in storage room below chancel. 2 x 12 joists below chancel.



2x12 joists below chancel.

Framing in garage below choir area.

CONDITION:

Floor framing and structural walls appear to be in good condition, except for the floor framing in the Dorcas Chapel, which is severely undulating. The reason for this condition is not evident, and will require opening up the framing for observation.

RECOMMENDATIONS:

Corrective work is prescribed for the floor framing of the Dorcas Chapel only. In this room, all carpet must be removed and the floor system analyzed for flaws. As such, any flaws should be corrected either by sistering the floor joist members, or replacing them altogether if severely damaged.

SECOND FLOOR STRUCTURAL SYSTEM:**DESCRIPTION:**

Presumably, a similar wood structural system is in use here, but cannot be directly observed due to finishes. Joists supporting the second floor are presumed to be 2x12 members with regular spacing. At the Sunday school classrooms, these joists would span from a structural beam at the edge of the mezzanine wall to the east perimeter wall. At the youth center, these joists would span from the interior wall at the back of the choir area and pipe organ room to the west perimeter wall.

CONDITION:

No bowing or creaking is apparent in the floors. The floor joists appear to be adequately sized and spaced to support dead and live loads.

RECOMMENDATIONS:

No corrective work is recommended.

MAIN FLOOR CEILING AND BUILDING ROOF FRAMING SYSTEMS:**DESCRIPTION:**

The ceiling framing is composed of 2x8 wood joists at 16" on center. This framing is largely suspended by vertical 2x members from steel trusses in the attic. The maximum span of the ceiling joists is approximately twelve feet. At the stage area, a composite beam assists in carrying some of the load of the ceiling joists from below, as depicted here. Framing above the assembly room stage opening includes 2x horizontal and vertical members, and diagonal struts. This framing creates the angled header for the stage opening.

The roof framing is composed of 2x8 wood roof joists running east to west spaced at 20" on center. These bear directly upon the six foot deep steel trusses running north to south at twelve feet on center. The wall partitioning the sanctuary from the assembly hall is a bearing wall which, along with perimeter walls, supports the roof structure.

CONDITION:

The ceiling framing and the framing above the stage appear to be in good condition. The roof framing adequately supports the dead load of the structure and periodic snow loads. No roof deflection, damage, or dry rot was observed.

RECOMMENDATIONS:

No corrective work is prescribed.



Ceiling framing beam and joists visible from fly loft.



Framing above stage.



Above and above right: Steel trusses in attic. White flecks are insulation fabric



Roof joists in attic



Detail at steel truss joint, with roof joists and decking above.

3.4 BUILDING ENVELOPE-EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION AND MASONRY:

DESCRIPTION:

Exterior wall construction consists of a load bearing rhyolite stone lower level with triple wythe brick above. The stone is generally twenty inches thick, while the brick varies from twelve to sixteen inches thick, with pilasters in the sanctuary space at nineteen inches thick. Exterior joints at the stonework are beaded and at the brickwork are raked. The brick is considered “purple tapestry iron spot” brick, and the stone is locally quarried volcanic rhyolite. A granite cornerstone, dated 1923, is at the northeast corner of the building. Three chimneys penetrate the roof structure.

CONDITION:

Exterior walls generally appear to be in good condition. No evidence of cracking from settlement is present in these walls. The rusticated stonework appears to have solidly resisted most weathering through the years, although some is dirty or sooty. Most brickwork is still completely intact, although some has become discolored or stained. Some brick mortar is in early stages of deterioration from wind and rain erosion. The granite cornerstone is in good condition. Two of the three chimneys penetrating the roof structure have failed from disintegrated mortar, and are potential hazards to passersby, who may be hit by falling bricks. The mortar has dissolved from contact with smoke from the inside and weather from the outside. No mortar is left intact.

RECOMMENDATION:

Stone walls do not require any repointing of joints. However, all the rusticated stone would benefit from a thorough cleaner with restoration cleaner. Some areas of brick require repointing of joints and cleaning, specifically in the southwest corner beneath the failed roof drainage lines. Protocol for repointing is as follows: Remove old deteriorated mortar from horizontal and vertical joints to approximately ½” to 1” depth using only hand tools and exercising extreme care not to damage brickwork. No power tools will be allowed. Remove mortar only in areas where original flush joint has deteriorated or broken away. Repointing protocol: Do not use any Portland cement mortar. Mortar is to be of a soft permeable consistency intended to be softer than the brick. Use local rounded gradated sand, not crushed sand, in a 2 ¼-3 to one ratio with hydrated lime or lime putty. Type “O” bagged mortar may be substituted for the lime.

A test sample of mortar must be approved for color and consistency by the architect for each area to be treated. Do not use any sandblasting. Fill joints with plain mortar up to the surface, applying at not more than ¼” depth at a time. After repointing, clean brick surfaces with the gentlest means possible. For non-stained areas use ½ cup detergent per gallon of water and a medium soft bristle brush. For areas stained with paint, use Prosoco Restoration cleaner in dilution recommended by the manufacturer, applied with a medium soft bristle brush and washed off. Do not use any pressure washers or sandblasters, and do not use any abrasive products or tools. Do not apply any sealers to brick work.

No work is required at the granite cornerstone.



Clockwise from above: *Brick detail, Battlement detail, Twelve brick detail, Granite cornerstone, Corner detail.*





Left: Buttress and arch detail.

Above: Rhyolite Stone water table.

The chimneys at the southwest corner and the east battlement, for the pastor's office fireplace and the Dorcas chapel gas heater respectively, should be disassembled and restacked with proper mortar by a qualified mason. This work should be undertaken immediately.



Chimney at east battlement. Note potentially perilous placement of bricks.



Chimney at southwest corner.

EXTERIOR FINISHES:

DESCRIPTION:

All elevations have wood cornices above the corner windows. All the crenellated parapets are composed of purple tapestry brick and rhyolite, and are capped with concrete. The remainder of the parapets is also capped with concrete. Rhyolite stone occurs in the flat arches above the main entry doors. Stone is finally present in smooth, slanted form at several locations aspiring up the brick pilaster buttresses. A special brick pattern of twelve distinct tan lines appears on the west elevation.

CONDITION:

All decorative brick and stonework on the main body and the parapets of the building is in good condition. The wood cornices have begun to weather with time, and are sorely in need of a good paint job. Approximately twenty percent of the wood on the cornices has succumbed to dry rot.

RECOMMENDATION:

A thorough cleaning with restoration cleaner is recommended for the decorative brick and stonework. The wood cornices have been critically examined for any signs of dry rot. Parts of these that have cracked or been overtaken by dry rot should be removed and repaired. Small holes or gaps in the woodwork should be filled with approved restoration wood filler. Samples of the cornice woodwork should be removed at several locations. These should be sent to a laboratory for spectrographic color analysis to determine original color. Scrape and clean old paint off down to the next good paintable surface. Observe lead paint protocol. Mill new pieces from kiln-dried lumber to match pieces too damaged to repair. Prime and paint with two coats using an oil-based exterior paint. The color should be a good approximation of the original color.



Typical view of wood cornice.



Above: *Detail at cornice edge.*

Below: *Extensive dry rot at wood cornices.*





Extensive dry rot at wood cornices.

EXTERIOR APPENDAGES: PORCH, STOOP, PORTICO, ETC.

DESCRIPTION:

Four such appendages are present, with only one original: the main entry landing and stoop. The entry vestibule “box” on the north elevation is an anomaly and was not designed to cohere with the aesthetic of the building. It is constructed of concrete blocks and finished with stucco, and is protected from weather with a low-slope bituminous roof membrane. From visual inspection of both the inside and outside, it appears as though the vestibule was affixed to the north side of the existing building, with minimal damage or intrusion on historic materials. At the interior of the vestibule, the original rhyolite flat arch and keystone are still intact and visible. The ramp, as has been discussed, is constructed of concrete block with a river rock veneer on exposed surfaces, and a concrete ramp surface. The carport, on the west face, is of 2x4 wood construction with a low slope roof.

CONDITION:

The entry stoop and its stairs and abutments are in fair to good condition. The entry vestibule is a purely utilitarian. Its construction is solid, but its appearance is poor. The ramp inside the vestibule is neither ADA conforming nor functional, and is unattractive. Mobility impaired parishioners usually need assistance from an ambulatory person to negotiate its turns and slope. The carport is a simple wood lean-to with a shed roof and wood siding. It is not in character with the main church.



Exterior of entry vestibule.



Arch at entry vestibule interior, looking in to dining room



Southwest carport

RECOMMENDATION:

The front entry stoop and its abutments should be examined for any defects or chips in the steps. These should be repaired with concrete patching compound.

The north entry vestibule should be removed in its entirety and replaced with a more aesthetically appropriate design for an entry which coheres with the overall building design. Stone and brick materials could be chosen for this entry, which would also include doors more akin to those at the front, main entry. Once the new entry has been completely installed, original brickwork and stonework should be patched with severely damaged masonry units replaced in kind. Again, care should be taken in the new vestibule design to indicate a distinction between original and new construction. For example, the brick and stonework of the original façade and its arch could be maintained at the interior vestibule wall, indicating the original limits of construction.

The ramp, as mentioned under the site category, could be completely removed and redesigned to better integrate with the site. The new ramp would accommodate accessibility needs more gracefully. Finally, the wood carport should be completely demolished. The garage at the southwest corner of the church could be cleaned out and the door serviced so as to allow the pastor to park her car there.

It should be noted that the locations and design of the ramp, entry vestibule and other elements depicted on the sketch plans of this report are not definitive, final solutions to the code and accessibility needs of the building. Rather, these were drawn as “test solutions” to assure that there are indeed viable solutions, and in order to evaluate them to assure the least amount of impact on existing historical fabric. These were also drawn in order to establish a meaningful budget for the project. Other possible design solutions will be considered as schematic design planning for the project moves forward. Once schematic design solutions are approved by the Monte Vista United Methodist Church and the State Historical Fund, they will be fully detailed in construction documents.

3.5 BUILDING ENVELOPE-ROOFING AND WATERPROOFING

ROOFING SYSTEM, SHEETMETAL FLASHING, DRAINAGE, GUTTERS, AND DOWNSPOUTS

DESCRIPTION:

The roofing system for the main mass of the church has historically been a built-up low-slope roof system. “Ruberoid” brand roofing was last installed in 1992. This roofing is of rolled asphalt felt, with a 90# mineral faced rolled felt cap sheet. Flashing is of sheet metal, and is corrugated in some locations. External sheet metal gutters are located at the north and south elevations.

Leaders are present for the gutters at the south elevation of the building; however, none are present on the north elevation. A scupper and single leader are present at the west face of the north vestibule.



Clockwise from top: *Edge of roof showing concrete parapet cap and poor flashing, edge of roof with corrugated flashing, Edge of roof with vegetative material, Roof at roof hatch.*

CONDITION:

The roof appears to be in good condition with no apparent leaks. The life expectancy of this roof is usually between ten and fifteen years, so this roof will endure for the time being. The flashing punctures through the roof envelope, and is incorrectly mounted at the parapet. Especially suspect are the corrugated metal flashing sheets. The sheet metal gutters and leaders are in fair to poor condition. Leaks have developed at the leaders on the south face of the building, causing erosion of the brick mortar and discoloring of the rhyolite stone.



Gutter at west side of north elevation.



Gutter and leader at west side of south elevation.



Leader at west side of south elevation. Note loss of mortar at brick.



Leader at west side of south elevation. Note the dark, discolored rhyolite stone.



Leader at east side of south elevation.



Scupper and leader at north entry vestibule.

RECOMMENDATION:

As of the date of this report, no corrective work is advised for the roof membrane itself. The current roof could last another five years without replacement. The flashing should be removed where it is corrugated or improperly installed, and should be replaced with good quality sheet metal flashing. New leaders should be installed for the gutters at the north side of the building. These should match the leaders on the south side of the building. Completely failed sections of the galvanized metal gutters and leaders should be replaced in like kind. The gutters and leaders

should also be inspected to assure that they are securely fastened. Additional fasteners should be installed where required. All gutters and leaders should be given fresh coats of rustoleum metal primer and paint, or equivalent.

3.6 WINDOWS AND DOORS

DOORS, WINDOWS, HARDWARE, TRIM, AND FINISHES

DESCRIPTION:

Exterior doors and windows are wood frame. The original five panel exterior entry doors are intact on the east face. These are lightly stained, and are equipped with brass door pulls and hardware. Single panel doors are present on the west face, and these are brightly painted. Interior doors number approximately thirty seven. Approximately twenty of these interior doors are original, access public spaces, and are stained with brass hardware. Approximately ten of these, primarily towards the front (east) side of the building on the main level, are original stained five panel doors. The doors to secondary spaces, such as storage rooms and mechanical rooms are single panel or flush, and are usually painted. The doors for the Sunday school classrooms are flush hollow core and painted. Wood frames and trim are in place on all exterior and interior doors. Also mentionable here are the broad vertical doors separating the assembly hall from the sanctuary proper. Each of these is a slatted wood rolling door weighing approximately one ton. Below the doors is a decorative black steel rail with straight horizontal top and bottom railings and curved decorative vertical balusters. The railing appears to be original; it is appropriate to the period.



One overhead door in closed position.



Railing beneath overhead door.

Exterior windows are painted a cream color on the exterior and on the interior are either painted the same color or stained a deep brown. Trim at the interior of all windows is wood. Fifty-four windows in all are stained glass. Some frosted glass windows are at the lower level, and some clear glass windows serve the offices. Various obscured glass windows are present at the back stair, including bottle glass and frosted glass. Window operation is usually double hung, but several casement windows appear on the lower level. Exterior storm windows are present on most double hung windows.

The showpiece stained glass windows are six in number, and contain very few broken or replaced panes. These windows had lexan protective covers added at the exterior in 1973.



Main entry door at east face.



Entry door at west face.



Typical double hung window.



Basement casement window.



*Stained glass window on north wall.
Above: Exterior with storm windows visible.
Below: Interior view.*





Above: Good Shepherd stained glass window in north wall, with double hung windows below. This is one of four religiously themed mural windows in the church.



Interior five panel door with dark stain.



Interior door knob, brass.

CONDITION:

Window condition is generally fair. All original windows are intact with most having original glass. Interior condition is good with original or restored stain and varnish finish appearing in good condition. Ropes and weights for some windows are in poor condition, as some windows are no longer operable. Windows with lexan protective screens have no evidence of moisture infiltration or mildew. Some rooms upstairs have had paint applied over the original varnish on the interiors of the sash and trim. Exterior doors generally appear to be in good condition. Original interior doors appear to be in good condition. Non-original doors are mostly to secondary spaces, and are in fair, serviceable condition. Brass hardware for the doors and windows also generally appears to be in good condition. The large horizontal slat doors that separate the sanctuary from the assembly area are in good, operable condition. The iron railing beneath these overhead doors is securely mounted and is in good condition.

RECOMMENDATION:

Refurbish windows as follows: Remove and dispose of aluminum storm sash. Using gentlest means possible, remove all chipped and peeled paint from sash and frames only down to the next good paintable surface. Use epoxy filler to patch any damaged areas. Remove cracked glazing putty and re-putty. Prime sash and frames. Use epoxy filler on cracked sills as needed. Follow lead paint protocol. Replace all ropes and reset or replace any missing weights. Install galvanized metal weather-stripping. Check all sash for proper operation. Replace any cracked panes. Check leaded windows and repair any bent or broken coming and replace any cracked lites. Check inside finish and reseal with low sheen poly on any areas, especially sills, which are worn. As an alternate, traditional varnish can be used, but would not be as durable as a poly finish. It should be verified that lexan panels are properly vented to protect the leaded glass. Provide small openings in each for pressure equalization as required.

Remove the first layer of varnish from all varnished exterior doors and restore original finish with stain sealer as needed. Add a poly finish coat over the stain sealer. On the approximately twenty original stained interior doors, follow the same protocol. Those doors that access secondary spaces, and the doors to the Sunday school classrooms, should be maintenance painted as recommended by architect. No work is recommended for the large overhead doors and the iron railing dividing the sanctuary from the assembly area.

3.7 INTERIOR FINISHES

WALL AND CEILING FINISH MATERIALS

DESCRIPTION:

Most interior walls and ceilings in finished areas are lath and plaster. The walls of the mezzanine classrooms are framed with 2x4s and plywood. In the kitchen, walls and ceilings are of plaster, and cabinetry and Formica countertops are present.

Walls and ceilings have been painted in all locations. Most areas include wood base moldings. Interesting wood and plaster trim is included throughout. The chancel area includes oak elements below the organ and a wood short wood partition at the level of the communion kneeler. The half-height partition walls are also of oak, and finished similarly. Near the ceiling level are wood corbels and brackets and a series of plaster gothic trceries. The wood trim in this area is also composed of oak.



*Above: Classical woodwork at chancel.
Right: Kneeler and choir partition.*





Left: *Wood Corinthian capital*
Below: *Detail of wood bracket at overhead partition.*



Above: *Failed plaster in upper level.*
Right: *Plaster bracket at the ceiling of the sanctuary.*





Detail at plaster gothic tracery



Ceiling medallion in Sunday school classroom.

The mezzanine is accessed by a narrow stair in the northeast corner of the assembly hall, and another narrow, winding stair at the southeast corner of the sanctuary. The mezzanine has two distinct sections, one overlooking the assembly hall and the other overlooking the sanctuary. Two short, solid rails are present at the mezzanine edge. The railing at the assembly hall is the width of the 5-1/2" stud wall beneath it, whereas the railing at the sanctuary is nearly one foot in width. Both railings are finished in plaster and have wood caps, and both are just over two feet in height.



View of mezzanine overlooking assembly hall. View of mezzanine overlooking sanctuary.



Mezzanine stair newel and handrail.



Mezzanine newel and guardrail (overlooking assembly hall)



Mezzanine guardrail. (overlooking sanctuary)

The stair at the back (west) entry is constructed of wood, with wood stringers and structure beneath, and with wood newel posts and balusters. This stair provides vertical circulation between the basement level, the entry itself, the main floor, and the upper level stage fly loft and young adult room.



Back entry stair, with decorative newels and square balusters.



View beneath stair framing, showing wood stringers.

CONDITION:

FOR MONTE VISTA UNITED METHODIST CHURCH

MARK M. JONES ASSOCIATES, ARCHITECTS, LLC

Interior finishes range from fair to good. Most plaster areas have been well-maintained and painted at regular intervals. Some failed plaster has been noted, especially in the Sunday school classrooms. The walls, ceilings, windows, and trim in the young adult room have been painted in bright pastel colors. Nearly all the finely crafted trim remains intact. The mezzanine classroom walls above the sanctuary were not part of the original construction. Originally, this area was designated for seating. Neither stair to the mezzanine meets code for egress of the number of Sunday school attendants that occupy this space. The railings at the edge of the mezzanine, though well-detailed, do not meet code standards for railing height. The kitchen cabinets and counters are in fair condition. The back entry stair is in good condition.

RECOMMENDATION:

Some walls have begun to acquire a faded appearance, and should be painted. Any failed plaster and lath areas should be reconstructed using similar lath to what is found, and a coat of lime plaster. Ceilings in these rooms should be painted upon completion. Oak partitions and trim should be carefully inspected for burnishes or signs of wear. Any lackluster elements and pieces should receive a coat of poly finish or paint, as is required. The young adult room should remain painted brightly, as the décor creatively suits its purpose. The walls forming the mezzanine classrooms above the sanctuary were not original. However, because of present needs of the church, these should stay in place. The walls are reversible; that is, at a later date they could be removed. At that point in time, pews could be reintroduced to the sanctuary mezzanine, and the area could be used for seating.

One of the stairs leading to the mezzanine should be rebuilt so egress requirements are met from this level. Because the stair at the south of the mezzanine is in a compact space and turns two corners, the stair at the north of the mezzanine (accessed from the assembly hall) is the better candidate to be dismantled and reworked with appropriately sized treads and risers. Care should be taken to design a stair and railing profile that complements the assembly hall space. The stair will in fact encroach upon a larger area of the assembly hall, but will provide for a more gracious access to the mezzanine, and will provide in fact a storage room/ closet beneath it. Design issues regarding this stair will be addressed in greater detail in the architectural schematic design phase of the project.

The two-part mezzanine railing should be addressed at the same time the stair is reworked. The portion of the mezzanine overlooking the assembly space should receive a forty-two inch tall railing with a wood top rail. The bottom portion of the railing should be solid, as the original rail was. The upper portion (above two feet) could possibly be solid as well, or could receive balusters with code compliant spacing, to allow a visual connection between both floors at this point. The portion of the mezzanine overlooking the sanctuary presently has a wide railing approximately two feet in height. This existing, original railing should be retained and preserved in its entirety. An additional railing system should be securely fastened to the top molding of this original rail, in order to obtain the proper height (forty-two inches from finished floor). The railing could possibly consist of regularly spaced balusters or glass, to allow a visual connection between both floors. The construction for this portion of railing should be reversible, so that if the church leaders ever decide to expand seating back to the mezzanine level, the new upper portion of the railing could be removed.

A remodeling and redecorating is recommended for the kitchen. This should take place at the same time the kitchen area is brought into code compliance by relocating the refrigerators inside the main kitchen area, providing a hand sink and a three-compartment sink, and providing a kitchen hood with makeup air and an exhaust (see VENTILATION below). The redecorating should consist of new countertops and refurbished and repainted cabinetry.



Kitchen, view looking south.



Kitchen, view looking north.



Young adult room on second level above pastoral offices.

FLOOR FINISH MATERIALS

DESCRIPTION:

Floor in the lower level has all been laid upon a slab on grade. In utilitarian rooms such as storage and mechanical spaces, the concrete slab is still utilized as the final, finish material. Tile covers the floor in the dining hall, kitchen, vestibule and toilet rooms. The nursery floor is carpeted throughout. Flooring on the main level is tongue and groove wood, covered with deep red carpet nearly throughout. The offices on the main level are also carpeted. The stage flooring is wood. Flooring on the upper level is wood at the stage loft and stair, and carpet at the youth center. Sunday school classrooms at the mezzanine level are finished tongue and groove wood.

CONDITION:

Some floor tiles in the lower level have inevitably suffered damage, and are in need of replacement. The tiles in the restrooms and vestibule are in fair but serviceable condition. The carpet in the nursery rooms is an older vintage, and somewhat worn. The condition of the wood floors on the main level is unknown, as they are presently covered with carpet. The carpet may have protected these floors from undue damage. This red carpet has recently been replaced, and is in good condition. The carpet in the main floor offices is also in good condition. The carpet in the Dorcas Chapel is sufficiently worn enough to warrant replacement when the floor structure in this room is addressed. The youth center carpet is a 1960's era shag and is in poor condition. The wood flooring in the stage area and the Sunday school classrooms is in fair condition. The kitchen tiles are also in fair condition.

RECOMMENDATION:

Replace any damaged or broken vinyl composition floor tiles in the basement with new of the same. Replace carpet in the nursery rooms and the youth center. If wood floors in the Dorcas Chapel, once exposed, are attractive, they can be restored to their original finish. If they are particularly worn, replacement carpet would be appropriate. Throughout the building, any exposed areas of wood flooring should be restored to its original finish. The kitchen tiles should be removed and replaced with new vinyl composition resilient tiles.

3.8 MECHANICAL SYSTEMS

HEATING AND AIR CONDITIONING

DESCRIPTION:

The heating system for most of the building is low pressure steam supplying cast iron radiators. The system uses a combination of single pipe steam and condensate return for the main and upper levels and a more standard steam piping with separate condensate return for the lower level. The radiator and piping systems appear to be part of the original building construction. The building is run as a single heating zone with individual radiators being controlled manually through the steam shut-off valve at each unit. Gas enters the building at a meter on the west elevation.



Gas meter at west elevation.



Gas stove in kitchen.

The nursery is divided along an east/west axis into two spaces. The south nursery has an older 1950's style gas space heater which was apparently used to heat the space without firing the overall heating system (probably for weekday daycare of some type). This unit and a steam unit heater which appears to be part of the original construction are both available for use in the existing nursery.



Nursery space heater.



Nursery separate thermostat.

Demising walls have been installed on the upper level balcony making four classrooms out of the balcony seating space. None of the classrooms are heated, relying instead on the space heat from the sanctuary and assembly hall below.

The building does not have a mechanical cooling system of any kind.

CONDITION:

The steam boiler is relatively new, having been replaced with a Burnham 1.560 MBH input single stage atmospheric cast iron boiler in 1996. The boiler room does not have an adequate source of combustion air, resulting in non-compliance with current building codes. Most of the radiators appear to be in good condition and should continue to be usable for the foreseeable future.

Both of the units serving the nursery appear to be in relatively poor condition and should be replaced with an alternate system.



Burnham boiler. Note hot water tank at right.

RECOMMENDATIONS:

The use of a single stage boiler of this size is questionable, because it cannot effectively heat zones separately. Consideration should be given to changing the boiler controls to allow either two-stage or modulating firing. Much of the piping in the lower level is un-insulated, leading to uncontrolled heat gain to the spaces. It is recommended that all of the exposed steam piping in the lower level be insulated.

Given the use of the single zone heating control, it is necessary for the entire building to be heated, even if a small portion of the building is to be used, especially during the week. Programming work should be done to determine the areas of the building which are used most frequently (assuming that they would be less than 30% of the overall building) and a small condensing type hot water boiler be installed to serve these areas. This would reduce the

reliance on the larger system for daily heating, improve overall system efficiency, and offer the opportunity to solve the heating and ventilation problems in several of the interior spaces. Assuming that there are no significant changes being anticipated to the building's interior space layout, the remainder of the heating system continues to operate as a steam system.

Code necessitates combustion air for the boiler. In order to provide a means of obtaining combustion air into the boiler room, a 10" duct line with an integral fan should be installed. The duct should be routed through the adjacent storage room (to the east of the boiler room) and then out the building at the south elevation. One of the storage room windows will need to be altered to allow a ventilation grille for this combustion air duct. The historic impact on the building at the interior will be minimal, as neither the boiler room nor the adjacent storage room are character defining spaces. Care should be taken to integrate the ventilation grille into the storage room window, so as to not distract from the aesthetics of the exterior south elevation.

There is not a heat source for the north nursery area. In addition, the overall nursery area is poorly ventilated. There are a limited number of operable windows in the south space and no windows or ventilation source at all in the north space. As the nursery space backs up to the storage space on the east, a hydronic fan coil heating unit in the storage space is recommended to supply both heat and ventilation to both nursery spaces.

This unit could be attached to the existing steam system, or alternatively, could be connected to the small hot water boiler system noted previously. It is further recommended that this system be extended to serve the pastor's offices, effectively allowing improved heating space control for the smaller spaces which are more continuously heated.

If the upper classroom spaces are to remain, separate heat and controls should be provided.

Due to the heavy mass of the building, low external and internal heat gains, the high ceilings in the main level and the relatively short duration of occupancy, the need for mechanical cooling in the main sanctuary is limited at best and not recommended unless a specific request has been put forth from the Church as a whole.

After discussion with the church building committee, it was determined that the installation of a direct expansion cooling coil in the nursery fan coil heating and ventilation system (noted under ventilation) is not necessary. The nursery stays quite cool, even on summer afternoons.

The fireplace in the pastor's office should be disabled, and its chimney capped.

VENTILATION:

DESCRIPTION:

With the exception of several ceiling fans in the sanctuary and assembly hall and a side wall exhaust fan in the kitchen, there are no ventilation systems in use in the building. Most of the spaces rely on operable windows to meet the requirements for outside air, and many of the operable windows do not work. The kitchen exhaust system makes use of a sidewall exhaust fan for general exhaust.

CONDITION:

In most spaces the use of operable windows are adequate for code compliance. The area of the operable windows in the sanctuary and assembly halls may be less than that required by current building codes. The exhaust fan is somewhat of an eyesore on the west side of the building and has limited effect given that it is not directly connected to a kitchen hood.

RECOMMENDATIONS:

A new mechanical ventilation system should be installed for the sanctuary and assembly hall, especially in order to counter the south window heat gain.

As noted previously, there is a code problem with the lack of ventilation in the nursery. The recommended addition of a heating and ventilating fan coil unit will solve the code issue. In addition, the fan coil unit could be set up to supply tempered air to the Dining Hall as well, effectively increasing the amount of ventilation in the area without significant additional cost.

It is recommended that the kitchen layout be reviewed with regard to the best overall use of space and that a standard commercial kitchen exhaust hood be installed. The rated exhaust duct should then be routed vertically in a chase at the back of the stage and stage loft areas above to a roof mounted exhaust fan. Make-up air should be returned to the kitchen through the same chase, ensuring that code requirements for a serving kitchen are met.

WATER SERVICE, PLUMBING, AND SEWER UTILITIES:**DESCRIPTION:**

Presently, the water service comes from Washington Street east of the building and extends along the south side of the building before entering into the lower level storage space. The existing service entry is galvanized steel. Where the water system is exposed in the boiler room, it is copper. All remaining water service in the building is galvanized steel. The water service also serves a lawn sprinkler system.

The original domestic water piping in the building appears to have been galvanized steel. Subsequent areas which have been remodeled have seen the use of copper tubing. The waste and vent piping system is cast iron. There are a limited number plumbing fixtures in the building, comprising four toilet rooms and the kitchen area. The domestic hot water heater is a 40 gallon, 40 MBH gas fired unit with relatively limited make-up capacity. The waste system discharges west to the city sanitary sewer in the alley.



*Lower level unisex restroom fixtures:
lavatory and toilet.*



*Main level unisex restroom fixtures:
lavatory and toilet.*



*Men's restroom fixtures:
lavatory and toilet.*



*Women's restroom fixtures:
lavatory and toilet.*

CONDITION:

The water service size was not able to be verified, but discussions with the owner's representative suggested that it is adequate for the needs of the facility. Where visible, the galvanized steel in the domestic water system appears to be in relatively good condition. The waste and vent system appears to be in good condition. The plumbing fixtures are in generally good condition, but none of the toilet rooms are A.D.A. compliant and the kitchen does not meet general health department standards with regards to having a three compartment sink and a hand sink.

A visual inspection was not possible for the sanitary waste system. However, conversation with Mr. Rominger determined that there have not been any problems with the installation and that in all likelihood it will continue to function properly for the foreseeable future.

RECOMMENDATIONS:

The water service and the waste system are both adequate in their present configuration.

Should future congregational plans include more serving functions, it is recommended that the kitchen be remodeled to include the use of a three compartment sink and a hand sink as a minimum. Additional consideration should be given to the use of a dishwasher and a larger capacity domestic hot water heater. The existing water heater may have a remaining life of 5-10 years. Its replacement (either as an upgrade or as a replacement due to system failure) should be a domestic hot water storage tank / heat exchanger which is heated by the heating water boiler. At least one of the restrooms should be remodeled for ADA use.

FIRE SUPPRESSION AND SPRINKLER SYSTEM**DESCRIPTION:**

The building does not have a fire suppression system in place.

RECOMMENDATIONS:

There is adequate ceiling space above the main level areas to install a concealed system. The installation in the lower level would likely have to be exposed, due to the limited amount of ceiling space and the overall construction. The installation would require that the water service into the building be upgraded to 4" in order to have adequate water flow. There are not any code requirements to install the sprinkler system, but it is recommended that the congregation discuss the option, particularly with regards to potential insurance savings.

3.9 ELECTRICAL SYSTEMS**ELECTRICAL SERVICE****DESCRIPTION:**

The electrical service entry mast is extended from the alley, overhead to a space on the main level of the building (approximately 1-1/2 stories above ground level). The electric meter is located inside along with a 200 amp, 240 volt, 1 phase load center which is being used as the service disconnect.



Electrical meter and panels.



Electrical subpanels in boiler room.



Electrical shutoff in kitchen.



Electrical subpanel and shutoff in kitchen.

CONDITION:

The location of the service disconnect does not meet current code requirements and should be replaced with either an exterior disconnect or if allowed by the local utility company, or a disconnect directly inside the lower level alley entry.

RECOMMENDATIONS:

Given the overall size and potential use of the building, some consideration should be given to increasing the size of the service entrance to 400 amps at 240 volt, 1 phase.

ELECTRICAL PANELS AND DISTRIBUTION SYSTEM:

DESCRIPTION:

From the interior meter noted previously, the electrical service is extended to two 100 amp load centers which appear to be overloaded. Service is extended from one of the load centers to a fused panel in the kitchen. Most of the observable building wiring was cloth covered.

CONDITION:

In general, the building electrical service is dated and undersized for the needs of a modern facility. The existing service is also nearly a century old, and is a potential hazard.

RECOMMENDATIONS:

Given that there is a desire for modernization of the audio/visual systems, it makes sense to replace the overall electrical infrastructure. This will ensure that any new systems have an adequate foundation and will not cause a hazard by overloading the existing system.

It is recommended that a single 400 amp, 1 phase panel board be installed in the rear entry hall. Working with the local utility company, it may be possible to avoid an exterior disconnect by having the panel exposed to view upon first entering the building. From this point, new sub-panels should be installed in the Kitchen and south Stage area. From these locations, the building should be re-wired with using exposed conduit in the lower level and concealed conduit in the main level ceiling / attic space. The conduit above the sanctuary and assembly hall should be in flexible conduit, to allow for flexibility in the later placement of historic light fixtures.

LIGHTING:

DESCRIPTION:

Lighting systems through the building are a mixture of fluorescent and incandescent. Fluorescent lighting is typically used in the lower level. The lighting systems in the Sanctuary and Assembly Hall are generally incandescent and appear to be from the 1950's. The lighting in the upper level classrooms is incandescent. A utilitarian light is located on the rear elevation of the building.

CONDITION:

The fluorescent lighting used in the lower level appears to adequately meet the more utilitarian needs of the spaces. The incandescent lighting systems used on the upper levels are in acceptable condition, but tend to detract from the style and ambience of the spaces. The light on the rear elevation is in serviceable condition, but is not an attractive fixture.



Light fixture in assembly hall.



Light fixture in sanctuary.



Light fixture in hall.



Exterior light fixture on west elevation.

RECOMMENDATIONS:

In general, it is recommended that the lighting in all of the Main and Upper Level areas be replaced with period type fixtures to re-establish the historical appearance of the building. In addition, consideration should be given to the installation of a stage lighting and control system for the Assembly Hall. A new, attractive outdoor light fixture could also be chosen and installed at the rear elevation at that time.

FIRE DETECTION SYSTEM:

DESCRIPTION:

The building does not presently have a central fire detection system and neither were any local smoke detectors observed.

RECOMMENDATIONS:

Given that there can be significant unoccupied periods in the building of this type, the installation of a complete fire detection system with a central station dial up capability is

recommended. As with the fire sprinkler system, this modification should be reviewed with the Church's insurance carrier for premium cost savings.

SOUND AND PRESENTATION SYSTEMS:

DESCRIPTION:

The building does not presently have any built-in audio / visual systems in place. The Church has requested that this report review and include comments regarding the feasibility of installing both a projector system in the sanctuary and a sound system in the sanctuary and assembly hall.

RECOMMENDATIONS:

There appears to be adequate space in the ceiling / attic of the main level to install a concealed drop-down screen and projector system. Obviously, while concealing the system will increase the cost, it will effectively ensure that the historically significant interior of the building is not changed. Due to the large size of the space, the screen will need to be approximately 15' wide x 12' tall and would be generally centered north to south between the choir and pulpit spaces and just in front of the organ pipes. The projector system would be installed in the west third of the sanctuary, centered on the screen.

The installation of a sound system could be relatively easily accomplished, although the overall size and complexity will have to be determined in further discussions with the church.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Evidence of potential asbestos containing materials was found in pipe insulation in the basement. At the time mechanical work is undertaken in the building, an asbestos survey is recommended. The mechanical Priority 7 described below includes funding for such a survey.

4.2 EXISTING MATERIALS ANALYSIS

PAINT:

Original paint in the building, because of its age, is understood to be lead-based paint. Restoration work should follow approved protocol for encapsulation of lead-based paint.

4.3 ZONING CODE COMPLIANCE

The lots upon which the church and its rectory are located are zoned by the City of Monte Vista as Commercial Business, therefore the present use is conforming.

4.4 BUILDING CODE COMPLIANCE

The City of Monte Vista has adopted the Uniform Building Code, 1997 (Kevin Hayner, City Building Inspector). Recommended work for the Monte Vista United Methodist Church is intended to follow the requirements of this code. Electrical recommendations are in accordance

with the National Electrical Code, and fire protection recommendations are in accordance with NFPA 91.

As follows in this section, a preliminary code analysis undertaken on the building by Carolyn Hunter, a consulting architect.

Monte Vista Methodist Church Preliminary Code Review, using UBC 1997.

Occupancy Types and Separations

- A-3: Sanctuary, Dining Hall, 7,149 square feet.
and Assembly Hall (accessory use)
Note: stage in assembly hall is less than 50' high, therefore this is an A-3, not an A-2 occupancy.
- B: Sunday School Classrooms 2,135 square feet.
(Instruction less than 12 hours per week)
- E-3: Nurseries 1,066 square feet.
- S-1: Storage 4,029 square feet.
(May include wood furniture, books, choir robes)
- S-3: Garage 270 square feet.
(Carport to be removed)

- 302.1 Exceptions #2. Not necessary to separate the accessory uses from the main use of the building.

2.1 Accessory assembly halls less than 750 square feet.

2.2 Administrative offices do not exceed 25 percent of floor area.

2.4 Kitchen serves the dining room, of which it is a part.

Exception # Effect

- 2.1 Youth center doesn't need separation from A-2 or A-3
- 2.2 Pastor's office doesn't need separation from A-2 or A-3
- 2.2 Meeting room/ Library doesn't need separation from A-2 or A-3
- 2.4 Kitchen doesn't need separation from Dining Hall

Occupancy Separations

- A-3 to B N
- A-3 to E N
- S-1 to A-3 N
- S-1 to B N
- S-1 to E N
- B to E 1 hour (not applicable to this floor plan)
- S-1 to S-3 1 hour (verify 1 hour wall between garage and storage)

503.1 Centerline of adjoining streets and alleys can be used as a “property line” for allowable area calculations.

Curb to centerline of Washington Street= 24’-0”

Curb to centerline of Second Avenue= 26’-9”

(+ 19’-4” to face of building) = 46’-1”

Face of carport to centerline of alley = 15’-2”

With 2 “sideyards” (46’-1” – 20’-0”) = 26’-0” x 125 % = 32.5% increase allowed.

Construction Type of existing building: Type V-N, due to wood floor and roof joists.

Allowable Area Calculations

Using Type VN construction, with multi-story modifier (2) and sideyard increase (1.325).

A-3 6,000 x 2 x 1.325 = 15,900 square feet

B, S-1, S-3 8,000 x 2 x 1.325 = 21,200 square feet

E 9,100 x 2 x 1.325 = 24,115 square feet

Entire Building = 61,215 square feet

Mixed Occupancy Calculation

[A-3] 7,149/ 15,900 + [B, S-1, S-2] 6,434/ 21,200 + [E-3] 1,066/ 24,115 < 1.00

[A-3] .450 + [B, S-1, S-2] .303 + [E-3] .044 < 1.00 .797 < 1.00 so the areas work.

Table 5-A

	Bearing Walls	Non-bearing Walls	Openings
A-3 Occupancy,	<5’, 2 hr	<5’, 2 hr	<5’, NP
Type V-N	<20’, 2 hr. N/C	<20’, 2 hr N/C	<10’, Protected
	<20’, NR	<20’, NR	
B, S-1 Occupancies	<20’, 1 hr	<20’, 1 hr	<5’, NP
Type V-N	>20’, NR	>20’, NR	<10’, Protected
E Occupancy,	<5’, 2 hr	<5’, 2 hr	<5’, NP
Type V-N	<10’, 1 hr	<10’, 1 hr	<10’, Protected
>20 persons	>10’, NR	>10’, NR	
R-3 Occupancy,	<3’, 1 hr	<3’, 1 hr	<3’, NP
Type V-N	>3’, NR	>3’, NR	
(Parsonage)			

No ratings are required, due to distances from property lines.

Exiting

1004.2.2 Travel through intervening rooms.

- Exceptions:
1. Exiting may occur through foyers, lobbies, and reception areas.
 2. If only one exit is needed, it may occur through one intervening room which provides direct access to an exit or rated exit corridor.
 3. Rooms with a cumulative occupant load of less than 10 may access exits through more than one intervening room.
 4. Where access to more than one exit is required from a space under consideration, such spaces may access one required exit through an adjoining or intervening room, which in turn provides direct access to an exit or to a corridor that provides direct access to an exit. All other required access to exits shall be directly from the space under consideration to an exit or to a corridor that provides direct access to an exit.

Exception 4 allows the following rooms compliance:

- South nursery
- Dining hall
- North nursery, if a horizontal exit is created.

Hallways are non-fire-rated intervening rooms.

Cannot exit through kitchens, restrooms, or closets.

Storage can exit through Boiler room.

1004.2.5 Travel distance to exits.

Must be less than 200'-0", because building is unsprinkled.

The building complies.

Lower Floor Exiting:

1. In South nursery. Change window to a door to create a direct exit to the exterior. Add 3'-0" landing at this door. At north nursery, add 90 minute rated doors to create a "horizontal exit" into the dining room.
2. Remove door and wall on the west side of the vestibule near the kitchen. This solves the problem of too many intervening rooms, and that of the door swinging in the wrong direction.
3. Elevator allows interior barrier free access to main level.

1104.1.1 All spaces required to be accessible need one accessible exit. When more than one exit door is required, two accessible exits are needed, within the maximum travel distance of 200'-0."

1104.1.2 Difficult to create areas of refuge. A "horizontal exit" may be used instead.

In this case, the existing masonry basement wall separating the storage and nurseries from the dining room and boiler room are already 2 hour rated (by the equivalent thickness calculation). Add one pair and one single 90 minute rated doors to gain compliance as a horizontal exit.

1103.2.2 Must provide accessible route between levels (elevator). Due to minimal expected use of upper floor, and the expense of three-stop elevator, a two-stop elevator is provided.

1103.2.3 At least half of all entrances need to be accessible. This building will not comply with this statute. However, accessibility is being improved by adding a ramp to the Lower Level, rebuilding the ramp to the Main Level, and adding an interior elevator.

1103.2.4 Signage will be required at parking spaces, areas of refuge, restrooms, all building entries and exits. Braille signs must be present at exit stairs, and assistive listening signs must be located at assembly uses.

Main Floor Exiting:

1004.2.2 Travel through intervening rooms (as noted above).

Exception #2 applies for stage and meeting room.

Exception #4 applies for choir area/ sanctuary and assembly hall.

Exception #3 applies for all other spaces.

The uppermost portion of the west exit stair (with six risers) is only 3'-0" wide. By code, only forty-nine people can exit here at maximum. This stair will officially be the exit for the twenty-one people in the youth center, and the twenty-seven people from the stage.

Because both the sanctuary and the assembly hall populations exceed fifty people, two remote exits are required (more than one-half the diagonal distance of the building).

This can be accomplished with an emergency stair at the present location of the kitchenette, which will be relocated. This stair will include one area of rescue.

Upper Level Exiting:

1008.5.7 Exception: Guardrails at front of front row of seats, not located near an aisle, may be 26" high at finished floor, with a mid-rail.

2406.6 Glass railings must have a handrail or guardrail attached. Tempered or laminated glass is allowed only.

711.3 Openings that penetrate only one floor and not connected with openings communicating with other stories or basements, and are not concealed, need not be enclosed. By this, upper floor seating and classrooms may be open to below if desired.

711.3 Walls containing gas vents or non-combustible piping that pass through less than three floors need not have shaft-enclosures (1-hour rated per table 6-A) provided annular space around vents and piping filled at each floor or ceiling with non-combustible materials.

1004.2.2 Travel through intervening rooms (as noted above).

Exception #2 applies for all upper floor rooms.

1103.1.2 Mezzanine (not a true mezzanine) seating is < 25% of total seating, so it is not required to be wheelchair accessible.

1103.1.3 and 1103.1.4 Upper floor classrooms do not comply. A child in a wheelchair could not attend Sunday school, unless a similar class was to be offered in the assembly hall.

Plumbing Calculations:

Worship Place – Educational and Activity Unit: 5290 net square feet

$5290 / 30 = 176.3$; 88 men and 88 women

Office Unit: 296 net square feet

$296 / 200 = 2$ people; 1 man and 1 woman

Mixed-Use Calculation:

$39/300 + 106/250 + 1/35 = .13 + .424 + .029 = .583$

Two water closets and 1 lavatory required for each gender.

Two drinking fountains required total.

Existing plumbing fixtures in the building are as follows:

Lower level: Kitchen: 1 two compartment sink.

Nursery: 1 unisex restroom with 1 toilet and 1 lavatory

Main level: At west side of building: 1 men's restroom and 1 women's restroom
Each restroom contains 1 toilet and 1 lavatory

At east side of building 1 unisex restroom with 1 toilet and 1 lavatory

Total fixture count: 1 two compartment sink
2 unisex toilets and 2 unisex lavatories
1 men's toilet and 1 men's lavatory
1 women's toilet and 1 women's lavatory

Fixture count presently meets the requirements of the Uniform Building Code, except in regards to drinking fountains, as listed above. Presently there are no drinking fountains in the building. It is recommended that either two drinking fountains are installed in the building, or that one drinking fountain is installed, with cold drinking water also made available from disposable cups from the existing kitchen. The drinking fountain should be installed in a discreet but easily accessed location in a non-character defining space in the building.

Group E, Nurseries.

These rooms are used primarily for infants and babies in diapers. They could be adequately serviced by the one water closet and one lavatory available to them.

1112.2.5 If one accessible unisex restroom is added, it is not required to make existing restrooms near the west exits accessible, because this is technically infeasible. Based on this, the restroom at the front entry will be altered to make both the water closet and lavatory accessible. If possible, the restroom at the nursery could be made accessible as well.

In order to meet exiting requirements of this code, the stairs between the assembly hall and the mezzanine should be widened, and additional exits should be added at the west end of the assembly hall, and in the south nursery. These modifications are noted on the sketch design plans included in the appendix of this report. These plans should be interpreted by the reader as "test" plans, to determine whether in fact workable solutions for the egress requirements can be met in any way. Other solutions would be delineated, and their impacts on historic spaces and fabric determined, during the architectural schematic design phase of the project.

The widening of the stairs between the assembly hall and the mezzanine is described in detail on page 60. An appropriate solution could hinge on the reinstallation of existing historic fabric. Specifically, as much historic railing and trim from the original stair as possible could be saved

and reintegrated into the design. Code also requires that a large number of church attendants exit the building (in the event of an emergency) from the main level at the assembly room space. During the course of this Historic Structure Assessment, reworking the rear (west) entry stair was considered. Solutions obtained from this exercise were determined to irrevocably damage or remove too much historic fabric. An external stair with an area of rescue assistance at the northwest corner of the assembly room is shown on the sketch design plans in the appendix. Care would be taken in the design of this stair to effectively integrate it with the historic north elevation façade, and to effectively downplay its appearance by the selection of colors, textures, and materials. An additional exit is required in the south nursery. The nursery itself is not necessarily a character defining space. However, care should be taken to minimize the impact of the stair to be installed on the space. Again, the design of the woodwork, trim, balusters, rails, and overall form of the stair would need to be carefully undertaken. Also to be considered is the selection and finish of a new wood door and frame for this exit stair. A new concrete walkway would necessarily lead from the stair to the walk at the building's east elevation.

4.5 ACCESSIBILITY COMPLIANCE

The property is not in compliance with the American Disabilities Act Accessibility Guidelines. A brief analysis follows. The front entry ramp, as it stands, has no landings, has cross-slope along its length, and is not properly sloped. This ramp should be demolished and replaced to allow access to the main body of the building by disabled people. The north entry, with its makeshift ramp, is also not accessible. To allow access to the lower floor, an additional ramp should be installed. To allow access between all floors before or after services, a three-stop elevator should be installed. The elevator and its shaft could be installed in the northwest corner of the Dorcas Chapel meeting room, and its machine room could be placed in the lower level in the northeast storage room. The restroom at the east side of the building is a candidate for accessibility renovation. After some modifications, such as removal of the wall between the toilet and the lavatory, and the addition of toilet grab bars, this restroom would be accessible. Floor plans with the alterations described accompany the code analysis located in the appendix.

As stated previously, under the EXTERIOR APPENDAGES portion of section 3.4, the designs of elements such as ramps and elevators as shown on the sketch design plans are test solutions. These will be subject to further evaluation as the project progresses, and to approval by the church and the State Historical Fund. They are included here, as test solutions are required in order to establish solid, meaningful budget figures in the estimated costs portion of the report.

Further study is required to determine the potential impact of the proposed solutions. A ramp as depicted in the sketch plans could slope down to a new basement entry, minimizing the amount of new, above ground construction. The only visible, above ground elements of a new ramp as proposed would be curbs and iron railing required for access by the disabled.

An elevator with access to all three inhabited floors of the building (Sunday school classrooms included) could not be located directly at the covered entry of the building, as this would prevent egress from the building. Nor would an elevator be desirable at the southeast corner of the building, as this would either disrupt the character defining space of the sanctuary, or would take away the stair from the nursery area and the main level accessible restroom. It is acknowledged

that a three-stop elevator, as located in the Dorcas Chapel meeting room would diminish the size of this room. Again, further study would be undertaken during the architectural schematic design phase to minimize the impact of the elevator on this space. At no time was an external elevator tower considered because of the significant disruption of the historic character and overall building symmetry.

The alterations of the restroom at the southeast corner of the main floor are deemed as one appropriate solution, as these would minimize the cost expenditures for rerouted plumbing lines. The primary adjustments in this case would be the opening up of the restroom by removal of a partition and the inclusion of required grab bars.

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

PRIORITY 1: Immediate Maintenance.

Remove dry-stacked bricks on chimneys and rebuild these portions. This should be undertaken by a qualified mason immediately. Clean out all gutters and leaders. Remove any obstructions in these. Replace any missing or corroded gutters or leaders. Caulk and seal all portions of gutters and leaders. Clean and repoint masonry where water damaged by faulty gutters and leaders. Remove and replace faulty roof flashing at the entire perimeter of the roof. Repair any interior wall and ceiling plaster cracks, primarily below mezzanine and in Sunday school classrooms. After patching, repaint both of these areas.

PRIORITY 2: Electrical and Fire Detection.

Replace existing 100 amp single-phase electrical service with 400 amp single phase service. Rewire electrical system in the entire building where required to meet current electrical code. Lighting conduit above the sanctuary and assembly hall should be flexible, to allow flexibility in the later placement of historic light fixtures. Install new fire detection system with direct fire station dial-up.

PRIORITY 3: Exterior Doors and Windows.

Refurbish all exterior doors and windows throughout the building, excepting those destined to be removed entirely in later stages of construction. Keep windows and sashes in place if possible. Replace any missing or damaged parts of the window assembly. Also, refurbish six large stained glass panel windows. Keep Plexiglas protective panels over the stained glass panel windows. Remove all exterior storm windows for all operable windows. Fabricate and install new interior storm/ screen windows. These should match the mullion and sash profile and the jamb and casing finishes of the existing windows.

PRIORITY 4: Stairs and Emergency Exiting

Remove necessary interior walls and portions of exterior walls to create room for the emergency exit stair on the north wall. Install this emergency exit stair and its corresponding door per plan. Remove and rebuild stair in south nursery room. Install new stair and exit door at this location.

Remove existing gas furnace from south nursery room. Add new heating and ventilating fan coil system to nursery.

Remove stairs between assembly hall and mezzanine. Install 36" wide stairs with 11" wide treads at this location, as shown in sketch plans. Mirror the location of the kitchenette, so that it is reinstalled adjacent to the east wall of the assembly hall. At the edge of the entire mezzanine level, install new ADA and UBC compliant handrail at mezzanine edge.

PRIORITY 5: Ramps

Demolish existing curvilinear ramp. Patch any construction scars to match existing. Remove window at vestibule at the top of the ramp. Replace with a wood window to match similar at opposite side of east elevation. Fill in remainder of wall with purple tapestry brick to match existing. Install new plantings in former location of demolished ramp. Install new ramp at a location to be concretely determined during the architectural schematic design phase of the project. Repair all damaged stairs, and any uneven concrete walks. Install landscape elements per architect's plans.

PRIORITY 6: Elevator, and ADA Requirements.

Remove existing interior walls as necessary to construct elevator shaft per architect's proposed plans. Build shaft and elevator equipment room and install three-stop elevator. Renovate restroom on main floor level to meet Americans with Disabilities Act Accessibility Guidelines. At this time, also assess and reconstruct portions of Dorcas Chapel floor structure that are uneven. Once this floor is approximately level, assess the quality and condition of the wood flooring. At the discretion of the church leaders, either refinish the wood flooring or install high quality commercial carpet in this room. If carpet is installed, the color and pattern should be of a style complementary to the overall design of the room.

PRIORITY 7: Mechanical

Survey asbestos and remediate where appropriate. Change the boiler firing from single stage to modulating. Insulate exposed lower level steam piping. Provide code compliant combustion air system for the boiler. Add small hot water boiler system for high-use areas of building. Replace existing domestic water heater with a domestic hot water storage tank/ heat exchanger. Install ventilation system for sanctuary and assembly hall.

PRIORITY 8: Kitchen

Remodel kitchen. Provide a three-compartment sink and a hand sink. Remove counter and cabinetry necessary to make room for refrigerators. Relocate refrigerators from hallway to kitchen. Install kitchen hood with make up air in the kitchen, and hood exhaust and chase at back wall of stage. Repaint cabinetry. Remove countertops. Replace with new solid surface material. Remove flooring and replace with new resilient composition tile.

PRIORITY 9: Projection System and Sound System.

Install new retractable projection screen and projection system in sanctuary. Design and install new sound system in sanctuary and assembly hall.

PRIORITY 10: Interior Doors and Woodwork.

Clean all existing original wood doors and frames, using Murphy's Oil Soap or equivalent product. Clean all interior woodwork.

PRIORITY 11: North Entry Vestibule.

Demolish north entry vestibule. Install new entry vestibule per architect's proposed plans. Patch any disturbed construction to match existing. A new vestibule is one potential solution for both code egress requirements for this location, and for the general beautification of this portion of the building. It is acknowledged that the representative of the State Historical Fund sees the construction of a new vestibule at this location as only one potential solution for these issues. As the architectural schematic design phase of the project is undertaken, other potential solutions will be fully investigated. The preliminary budget number for this priority is thus a rough estimate for work that would address the important issues of building access, egress, and aesthetics at this specific location of the building.

PRIORITY 12: Carport Demolition.

Demolish existing wood frame carport, and patch all affected existing construction.

PRIORITY 13: Lighting.

Remove 1950s era light fixtures. Replace with pendant light fixtures appropriate to the period of construction. Add stage lighting and control system.

PRIORITY 14: Sprinkler system.

Install new wet pipe fire sprinkler system throughout building.

5.2 PHASING PLAN

The owners' preliminary plan for the Monte Vista United Methodist Church is as follows:

2004 Priorities 1 and 2
2005 Priorities 3 and 4
2006 Priorities 5 and 6
2007 Priorities 7 through 9
2008 Priorities 10 through 12
2009 Priorities 13 and 14

5.3 ESTIMATED COSTS

Historic Structure Assessments are by nature conceptual and do not include plans and specifications sufficient to develop actual quantity takeoffs for purposes of cost estimating. As such, this is approached as a conceptual budgeting effort, based on the level of detail available. Consequently, contingencies ranging from 20% to 30% have been included in each item. A&E fees are also included.

PRELIMINARY BUDGET

Construction Priorities	2004	As scheduled*
PRIORITY 1: Immediate Maintenance.	\$ 9,150	\$ 9,150
PRIORITY 2: Electrical Work and Fire Detection System.	\$ 82,500	\$ 82,500
PRIORITY 3: Exterior Doors and Windows.	\$ 65,880	\$ 69,174
PRIORITY 4: Stairs and Exiting.	\$ 49,444	\$ 52,091
PRIORITY 5: Ramp and Porch.	\$ 46,318	\$ 51,066
PRIORITY 6: Elevator and ADA Requirements.	\$ 68,678	\$ 74,693
PRIORITY 7: Mechanical.	\$ 35,375	\$ 45,163
PRIORITY 8: Kitchen.	\$ 39,673	\$ 45,926
PRIORITY 9: Projection and Sound System	\$ 20,250	\$ 23,442
PRIORITY 10: Interior Doors and Woodwork.	\$ 4,000	\$ 4,862
PRIORITY 11: North Entry Vestibule.	\$ 29,473	\$ 35,824
PRIORITY 12: Carport Demolition.	\$ 2,563	\$ 3,116
PRIORITY 13: Lighting.	\$ 38,500	\$ 49,137
PRIORITY 14: Sprinkler System	\$ 60,000	\$ 76,577
TOTALS:	\$ 551,804	\$ 617,721
Heated Square Footage, Total	15,973 sf	15,973 sf
Cost per Square Foot	\$ 35 /sf	\$ 39/ sf

*As scheduled in phasing plan above. Construction costs are presumed to increase five percent per year, compounded.

6.0 PHOTOS AND ILLUSTRATIONS

Photos and illustrations appear where applicable within the text in each section of the report.

7.0 BIBLIOGRAPHY

Barr, Ms. Peggy. *Our Heritage, A History of the Monte Vista United Methodist Church, Monte Vista, Colorado.* April, 1984.

Burggraaf, Mark, P.E., Burggraaf Associates. *Mechanical/ Electrical Recommendations and Construction Cost Estimates.* June 26, 2003

Handsome new Methodist Church edifice will have formal dedication Sunday

The Monte Vista Journal March 14th, 1924

Methodists Fully Finance Church at Dedication

The Monte Vista Journal March 21st, 1924

Methodist Church History Read by George Boutwell

The Monte Vista Journal November 23rd, 1934

The Secretary of the Interior's Standard for the Treatment of Historic Properties, U.S. Government Printing Office, Washington, D.C.

Treasurer's Report of Costs, Contributions, Donations, Receipts, and Disbursements in the Construction of the First Methodist Episcopal Church of Monte Vista. March, 1929

Uniform Building Code, 1997, International Conference of Building Officials

8.0 APPENDICES

8.1 MEASURED DRAWINGS

Measured drawings are included in Section 2.3. Conceptual design drawings are located in this appendix.

8.2 CONSULTANT DOCUMENTS

On pages to follow. These include: Mechanical/ Electrical Report, Mark Burggraaf, Burggraaf Associates, Inc.

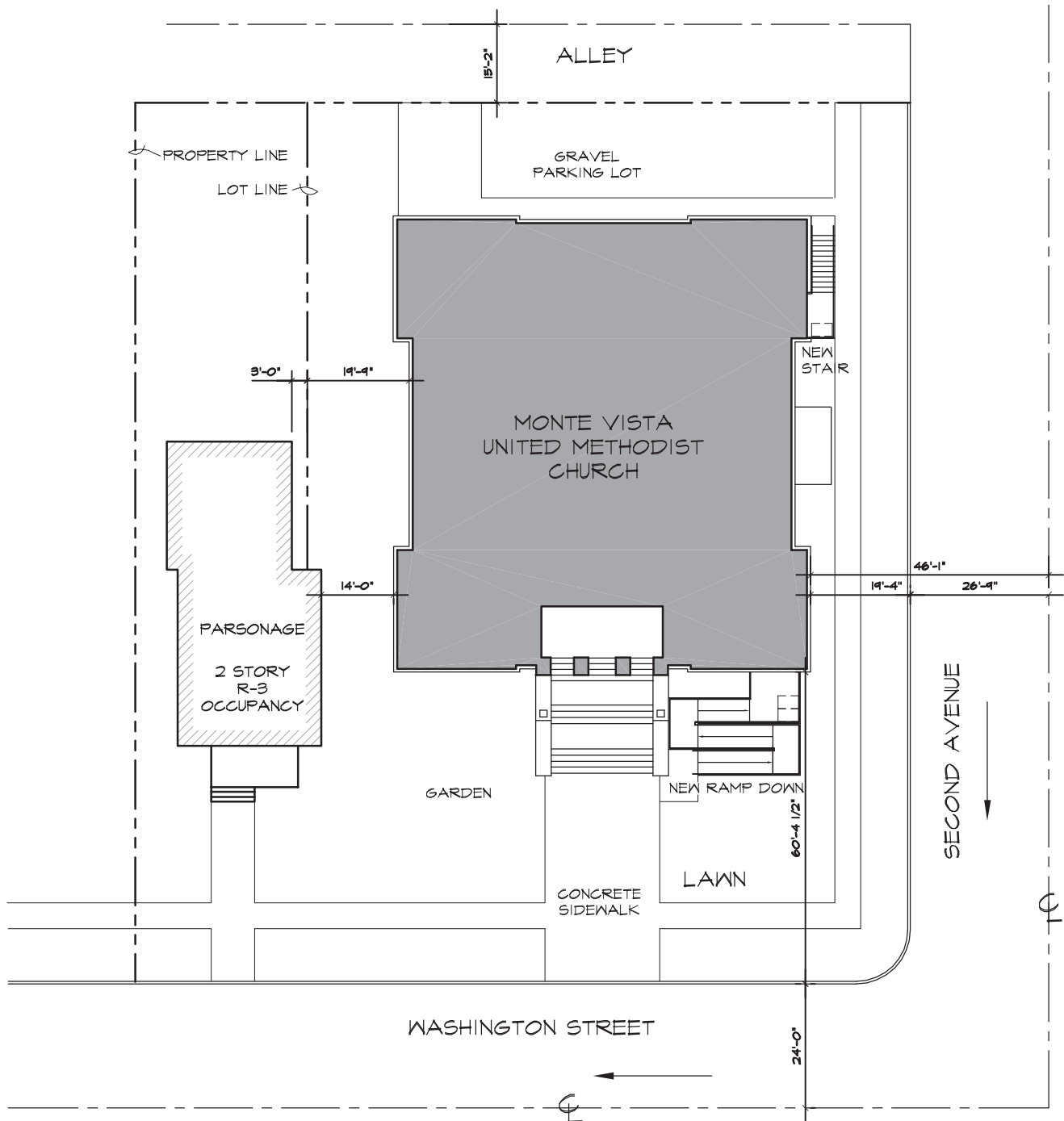
8.3 HISTORIC DOCUMENTS

On pages to follow. These include:

- A. A seven-page "TREASURER'S REPORT of Costs, Contributions, Donations, Receipts, And Disbursements in the Construction of the First Methodist Episcopal Church of Monte Vista." Copy made for Jonathan Smith, the Compiler, in 1929.

8.4 HISTORIC NEWSPAPERS

On pages to follow.



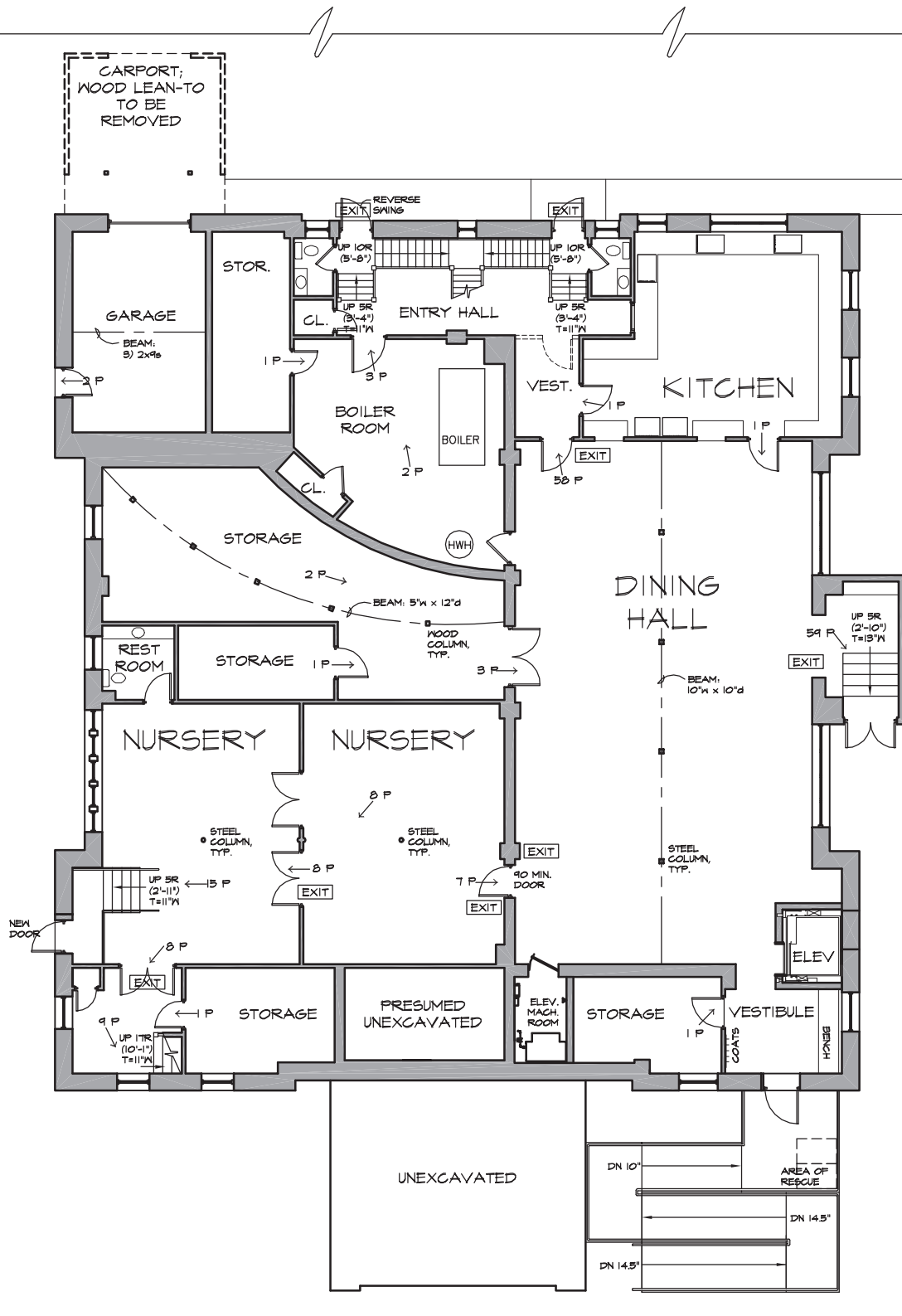
PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

MJA, LLC © 2003



NORTH

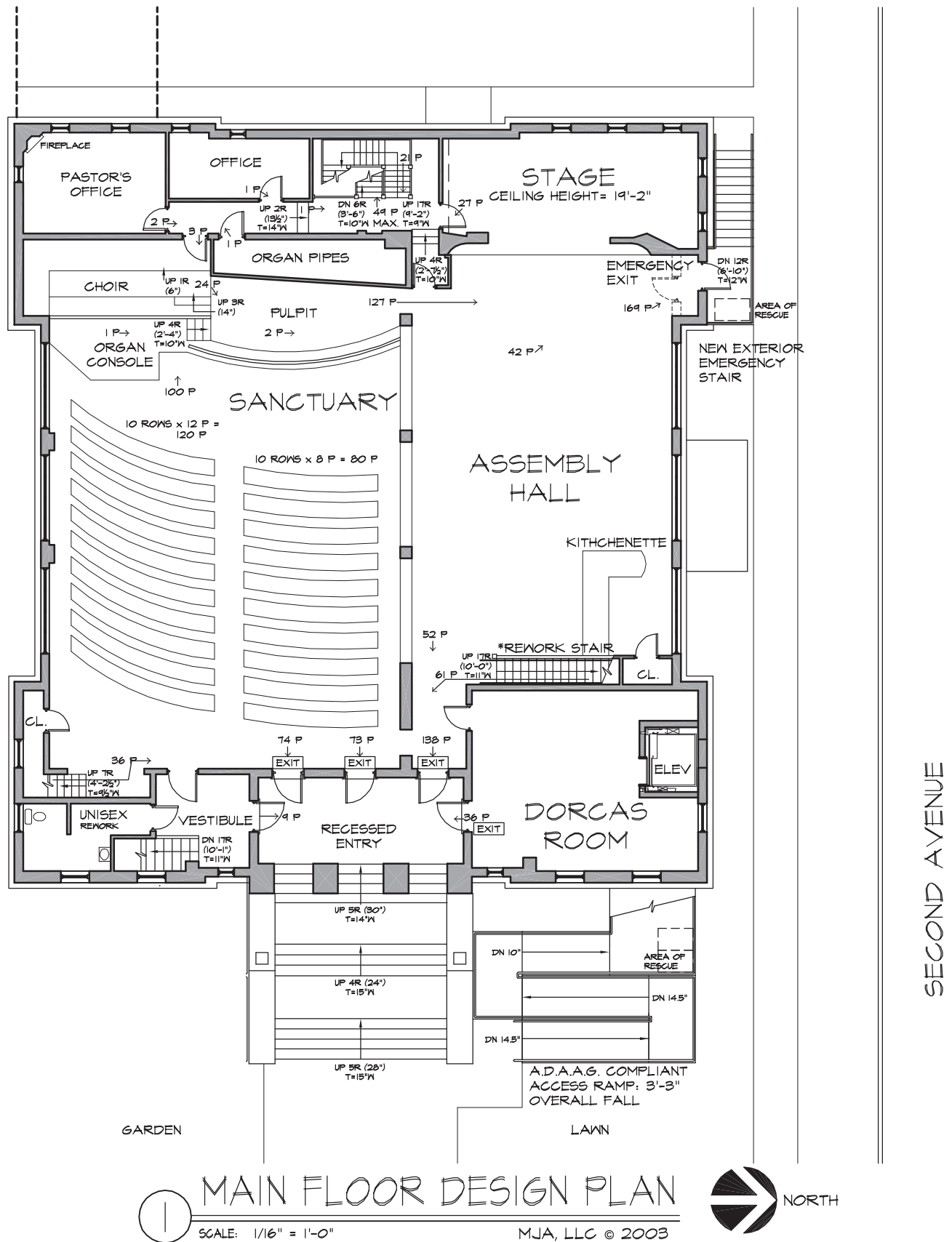


1 LOWER FLOOR DESIGN PLAN

SCALE: 1/16" = 1'-0"

MJA, LLC © 2003





UNITED METHODIST CHURCH

MONTE VISTA, COLORADO

MECHANICAL/ELECTRICAL

RECOMMENDATIONS

AND

CONSTRUCTION COST ESTIMATES

PREPARED BY

BURGGRAAF ASSOCIATES INC.
543 PARK AVE., SUITE #1 - P.O. BOX 5770
PAGOSA SPRINGS, COLORADO 81147
970/731-4278

June 26, 2003

INTRODUCTION

Burggraaf Associates has been commissioned to provide a scope of work and estimated costs for mechanical and electrical improvements for the United Methodist Church in Monte Vista, Colorado. Mark Burggraaf met with Chris Lobas of Mark M. Jones Associates, Ms. Peggy Barr, and Mr. Harold Rominger on Wednesday, May 23, 2003 to examine the building and to discuss the Owners' desires for the structure.

The comments and recommendations of this report are intended to document the existing mechanical and electrical systems presently in the building, identify equipment and systems which are deficient and determine the requirements for new mechanical and electrical systems which will need to be installed in order to ensure the habitability of the building for the future. An opinion of probable cost associated with each of the systems has also been provided.

The existing church facility was built as a single complete structure in 1923. While there have apparently been a number of minor interior remodels over the years, the systems presently in use are generally as they were originally constructed. Major changes to the mechanical and electrical systems are generally limited to the conversion of the boiler system from coal to gas, more recently a complete replacement of the boiler system, and the partial renovation of the electrical service entry. The workmanship where changes have been made is generally good.

Presently, all of the mechanical, plumbing and electrical systems in the building are functional and are in reasonable repair given the age of the systems. The electrical service entry and distribution systems have outlived their useful life and should be considered for replacement. In addition, there are issues with the mechanical systems in areas which have been turned into separate spaces without addressing space heating and/or ventilation.

DOMESTIC WATER UTILITY SERVICE

Description

Presently, the water service comes from Washington Street east of the building and extends along the south side of the building before entering into the lower level storage space. The existing service entry is galvanized steel. Where the water system is exposed in the boiler room, it is copper. All remaining water service in the building is galvanized steel. The water service also serves a lawn sprinkler system.

Condition

The water service size was not able to be verified, but discussions with the Owner's representative suggested that it is adequate for the needs of the facility.

Recommendations

The water service is adequate in its present configuration.

SANITARY WASTE UTILITY SERVICE

Description

The waste system discharges west to the city sanitary sewer in the alley.

Condition

As with the water system, a visual inspection was not possible. However, conversation with Mr. Rominger determined that there have not been any problems with the installation and that in all likelihood it will continue to function properly for the foreseeable future.

Recommendations

The waste system is adequate in its present configuration.

NATURAL GAS UTILITY SERVICE**Description**

The gas service into the building is used for the boiler and water heater in the mechanical room with a branch being extended to a gas space heater in the south nursery.

Condition

In general, the installation is in good condition.

Recommendations

The natural gas service is adequate in its present configuration.

ELECTRICAL UTILITY SERVICE**Description**

The electrical service entry is extended from the alley, overhead to a space on the main level of the building (approximately 1-1/2 stories above ground level). The electric meter is located inside along with a 200 amp, 240 volt, 1 phase load center which is being used as the service disconnect.

Condition

The location of the service disconnect does not meet current code requirements and should be replaced with either an exterior disconnect or if allowed by the local utility company, or a disconnect directly inside the lower level alley entry.

Recommendations

Given the overall size and potential use of the building, some consideration should also be given to increasing the size of the service entrance to 400 amps at 240 volt, 1 phase.

It is estimated that the cost of a new electrical service entry will be approximately \$ 5,000.

TELEPHONE UTILITY SERVICE**Description**

As with the electrical service, the telephone service entrance is also overhead and enters the building from the alley on the west.

Condition

From all appearances and our conversations with the Owner's representatives, the telephone service appears to be adequate and functional for the intended use.

Recommendations

The telephone utility service is adequate in its present configuration.

MECHANICAL HEATING SYSTEM**Description**

The heating system for most of the building is low pressure steam supplying cast iron radiators. The system uses a combination of single pipe steam and condensate return for the main and upper levels and a more standard steam piping with separate condensate return for the lower level. The radiator and piping systems appear to be part of the original building construction. The building is run as a single heating zone with individual radiators being controlled manually through the steam shut-off valve at each unit.

The nursery is divided along an east/west axis into two spaces. The south nursery has an older 1950's style space heater which was apparently used to heat the space without firing the overall heating system (probably for weekday daycare of some type). This unit and a steam unit heater which appears to be part of the original construction are both available for use in the existing nursery. Demising walls have been installed on the upper level balcony making four classrooms out of the balcony seating space. None of the classrooms are heated, relying instead on the space heat from the sanctuary and assembly hall below.

Condition

The steam boiler is relatively new, having been replaced with a Burnham 1,560 MBH input single stage atmospheric cast iron boiler in 1996. The boiler room does not have an adequate source of combustion air, resulting in non-compliance with current building codes. Most of the radiators appear to be in good condition and should continue to be usable for the foreseeable future.

Both of the units serving the nursery appear to be in relatively poor condition and should be replaced with an alternate system.

Recommendations

The use of a single stage boiler of this size is questionable. Consideration should be given to changing the boiler controls to allow either two-stage or modulating firing. Much of the piping in the lower level is un-insulated, leading to uncontrolled heat gain to the spaces. It is recommended that all of the exposed steam piping in the lower level be insulated.

Given the use of the single zone heating control, it is necessary for the entire building to be heated, even if a small portion of the building is to be used, especially during the week. Programming work should be done to determine the areas of the building which are used most frequently (assuming that they would be less than 30% of the overall building) and a small condensing type hot water boiler be installed to serve these areas. This would reduce the reliance on the larger system for daily heating, improve overall system efficiency, and offer the opportunity to solve the heating and ventilation problems in several of the interior spaces. Assuming that there are no significant changes being anticipated to the building's interior space layout, the remainder of the heating system continues to operate as a steam system.

There is not a heat source for the north nursery area. In addition, the overall nursery area is poorly ventilated. There are a limited number of operable windows in the south space and no windows or ventilation source at all in the north space. As the nursery space backs up to the storage space on the east, a hydronic fan coil heating unit in the storage space is recommended to supply both heat and ventilation to both nursery spaces. This unit could be attached to the existing steam system, or alternatively, could be connected to the small hot water boiler system noted previously. It is further recommended that this system be extended to serve the pastor's offices, effectively allowing improved heating space control for the smaller spaces which are more continuously heated.

If the upper classroom spaces are to remain, separate heat and controls should be provided.

The estimated installed costs for the above recommendations are as follows:

- Change the boiler firing from single stage to modulating - \$ 2,000
- Insulate exposed lower level steam piping - \$ 3,000
- Adding small hot water boiler system - \$15,000
- Code compliant combustion air system - \$ 1,500
- Replacement all of the steam and condensate lines with a hot water heating system - \$ 40,000
- Adding heating and ventilating fan coil unit to nursery - \$ 7,500

MECHANICAL VENTILATION SYSTEM

Description

With the exception of several ceiling fans in the sanctuary and assembly hall and a side wall exhaust fan in the kitchen, there are no ventilation systems in use in the building. Most of the spaces rely on operable windows to meet the requirements for outside air.

The kitchen exhaust system makes use of a sidewall exhaust fan for general exhaust.

Condition

In most spaces the use of operable windows are adequate for code compliance. The area of the operable windows in the sanctuary and assembly halls may be less than that required by current building codes. However, given the overall volume of the spaces, an inherent safety or comfort issue is not seen and it is recommended that they be “grand-fathered” as part of the original construction.

The exhaust fan is somewhat of an eyesore on the side of the building and has limited effect given that it is not directly connect to a kitchen hood.

Recommendations

As noted previously, there is a code problem with the lack of ventilation in the nursery. The recommended addition of a heating and ventilating fan coil unit will solve the code issue. In addition, the fan coil unit could be set up to supply tempered air to the Dining Hall as well, effectively increasing the amount of ventilation in the area without significant additional cost.

It is recommended that the kitchen layout be reviewed with regard to the best overall use of space and that a standard commercial kitchen exhaust hood be installed. The exhaust duct should then be routed vertically in a chase at the back of the stage and stage loft areas above to a roof mounted exhaust fan. Make-up air should be returned to the kitchen through the same chase, ensuring that code requirements for a serving kitchen are met.

The estimated cost of installing a kitchen hood with make-up air in the kitchen will be \$ 7,500.

MECHANICAL COOLING SYSTEM

Description

The building does not have a mechanical cooling system of any kind.

Recommendations

Due to the heavy mass of the building, low external and internal heat gains, the high ceilings in the main level and the relatively short duration of occupancy, the need for mechanical cooling in the main sanctuary is limited at best and not recommended unless a specific request has been put forth from the Church as a whole.

The pastor's offices face south and west and may become uncomfortable during the late afternoon and evening in the summer. If the nursery is used during the summer, depending on the number of children and the level of activity, this space could also begin to have enough heat gain to become uncomfortable during the late afternoon. In either case, the installation of a direct expansion cooling coil in the previously noted fan coil heating and ventilation system will effectively solve the problem.

It is estimated that the addition of a condensing unit and associated cooling coil in the fan coil heating and ventilating system will cost approximately \$ 4,000.

DOMESTIC PLUMBING SERVICES

Description

The original domestic water piping in the building appears to have been galvanized steel. Subsequent areas which have been remodeled have seen the use of copper tubing.

The waste and vent piping system is cast iron.

There are a limited number plumbing fixtures in the building, comprising four toilet rooms and the kitchen area.

The domestic hot water heater is a 40 gallon, 40 MBH gas fired unit with relatively limited make-up capacity.

Condition

Where visible, the galvanized steel in the domestic water system appears to be in relatively good condition.

The waste and vent system appears to be in good condition.

The plumbing fixtures are in generally good condition, but none of the toilet rooms are ADA and the kitchen does not meet general health department standards with regards to having a three compartment sink and a hand sink.

Recommendations

Should future congregational plans include more serving functions, it is recommended that the kitchen be remodeled to include the use of a three compartment sink and a hand sink as a minimum. Additional consideration should be given to the use of a dishwasher and a larger capacity domestic hot water heater. The existing water heater may have a remaining life of 5-10 years. Its replacement (either as an upgrade or as a replacement due to system failure) should be a domestic hot water storage tank / heat exchanger which is heated by the heating water boiler.

At least one of the restrooms should be remodeled for ADA use. Further evaluation should be done to determine the code required number of restroom fixtures needed for the building as a whole.

The estimated installed costs for the above recommendations are as follows:

Remodeling the kitchen to provide for a three compartment sink and a hand sink - \$ 3,000

Replacing the existing domestic water heater with a domestic hot water storage tank / heat exchanger – \$ 1,000

Adding additional restroom facilities - \$ 1,000 per fixture

FIRE SUPPRESSION - SPRINKLER SYSTEMS

Description

The building does not have a fire suppression system in place.

Recommendations

There is adequate ceiling space above the main level areas to install a concealed system. The installation in the lower level would likely have to be exposed, due to the limited amount of ceiling space and the overall construction. The installation would require that the water service into the building be upgraded to 4" in order to have adequate water flow. There are not any code requirements to install the sprinkler system, but it is recommended that the Congregation discuss the option, particularly with regards to potential insurance savings.

In the event that a sprinkler system is installed, the cost is estimated to be \$ 40,000.

ELECTRICAL PANELS and DISTRIBUTION SYSTEM

Description

From the interior meter noted previously, the electrical service is extended to two 100 amp load centers which appear to be overloaded. Service is extended from one of the load centers to a fused panel in the kitchen. Most of the observable building wiring was cloth covered.

Condition

In general, the building electrical service is dated and undersized for the needs of a modern facility.

Recommendations

Given that there is a desire for modernization of the audio/visual systems, it makes sense to replace the overall electrical infrastructure. This will ensure that any new systems have an adequate foundation and will not cause a hazard by overloading the existing system.

It is recommended that a single 400 amp, 1 phase panel board be installed in the rear entry hall. Working with the local utility company, it may be possible to avoid an exterior disconnect by having the panel exposed to view upon first entering the building. From this point, new sub-panels should be installed in the Kitchen and south Stage area. From these locations, the building should be re-wired with using exposed conduit in the lower level and concealed conduit in the main level ceiling / attic space.

The cost of re-wiring the building is estimated to be \$45,000.

LIGHTING SYSTEMS

Description

Lighting systems through the building are a mixture of fluorescent and incandescent.

Fluorescent lighting is typically used in the lower level.

The lighting systems in the Sanctuary and Assembly Hall are generally incandescent and appear to be from the 1950's. The lighting in the upper level classrooms is incandescent.

Condition

The fluorescent lighting used in the lower level appears to adequately meet the more utilitarian needs of the spaces.

The incandescent lighting systems used on the upper levels are in acceptable condition, but tend to detract from the style and ambience of the spaces.

Recommendations

In general, it is recommended that the lighting in all of the Main and Upper Level areas be replaced with period type fixtures to re-establish the historical significance of the building. In addition, consideration should be given to the installation of a stage lighting and control system for the Assembly Hall.

The estimated installed costs for the above recommendations are as follows:

- Relighting the Main and Upper levels - \$ 15-25,000
- Adding a stage lighting and control system - \$ 10-20,000

FIRE DETECTION SYSTEM

Description

The building does not presently have a central fire detection system and neither were any local smoke detectors observed.

Recommendations

Given that there can be significant unoccupied periods in the building of this type, the installation of a complete fire detection system with a central station dial up capability is recommended. As with the fire sprinkler system, this modification should be reviewed with the Church's insurance carrier for premium cost savings.

The cost of installing a fire detection system is estimated to be \$10,000.

TELEPHONE / DATA SYSTEM

Description

The telephone service entry is on the west side of the building along with the power systems.

Condition

It appears to be adequate for present use and should only be upgraded if the Congregation's plans include a significant increase in telephone / data services in the future.

Recommendations

If there is an anticipated increase in telephone / data services in the future, it is recommended that the service entrance be extended to the boiler room and that a central phone / data system be installed in the boiler room.

AUDIO / VISUAL SYSTEMS

Description

The building does not presently have any built-in audio / visual systems in place. The Church has requested that this report review and include comments regarding the feasibility of installing both a projector system in the sanctuary and a sound system in the sanctuary and assembly hall.

Recommendations

There appears to be adequate space in the ceiling / attic of the main level to install a concealed drop-down screen and projector system. Obviously, while concealing the system will increase the cost, it will effectively ensure that the historically significant interior of the building is not changed. Due to the large size of the space, the screen will need to be approximately 15' wide x 12' tall and would be generally centered north to south between the choir and pulpit spaces and just in front of the organ pipes. The projector system would be installed in the west third of the sanctuary, centered on the screen.

The installation of a sound system could be relatively easily accomplished, although the overall size and complexity will have to be determined in further discussions with the church.

The estimated installed costs for the above recommendations are as follows:

- Installing a recessed (hidden) screen and projection system - \$35,000.
- Installing a sound system - \$10-25,000.

In both cases, the installation was discussed with Electronic Systems Consultants in Aspen, Colorado. Given the present evolutionary state of the audio / visual industry, it is recommended that the basic design be developed by ESC or a similar type company which specializes in the installation of these types of systems. This will ensure that the system is reasonably compatible with the foreseeable future.

MECHANICAL / ELECTRICAL DESIGN FEES

Design fees for the above noted recommendations will range from 6% to 10% of the construction costs depending on the number of recommendations pursued and the construction cost.

*Officially
accepted by
1st Quarterly
Conference
Oct 15, 1929*

COST OF CONSTRUCTION OF THE FIRST METHODIST
EPISCOPAL CHURCH OF MONTE VISTA. Monte Vista,
COLORADO.

Architect--	C.J. Anderson	\$1469.77
Contractor--	W.A. Worth	33838.01
Cement Contractor--	B.W. Berry	3832.00
Seating, Etc. Centennial Sup. Co.		2860.13
Glass-- Kansas City Stained Glass Company		1487.50
Organ-- Estey Organ Company		6625.00
Heating and Plumbing--	T.D. McKean	5350.00
Sunds.-- All other items than above	<u>7887.70</u>	\$63,350.11

Included in the above item of "Sunds."
are the following donations of labor
and material:--

Sylvester Shea - - - - -	\$17.70
W.S. Nash - - - - -	30.00
Chas. Lunbeck - - - - -	10.00
Arthur D. Marvin --(corner stone)- - - - -	110.00
W.A. Worth - - - - -	<u>354.00</u> \$531.70
Items evidenced by check - - - - -	<u>7366.00</u> \$7867.70

This Report compiled by Jonathan H. Smith
as of April 16, 1929.

*Insurance earned
5000. on building
7500 on contents*

Statement of Receipts and Disbursements in connection
with the construction of First Methodist Episcopal Church.

RECEIPTS

Contributions, including those financed through		
Building Association	\$56,182.91	
From sale of church bell	50.00	
From sale of wood and kindling	82.25	
From Rent of Res. property	744.60	
From Sale of Res. property (Swart)	1850.00	\$58,909.76
Loan held by M.V. Bank & Trust Co.	\$2484.00	
Loan held by Mrs. Belle Hogate	700.00	
Loan held by J.M. Clough	600.00	3,784.00
Overdraft with M.V. Bank & Trust Co.		9.44
		<u>\$62,703.20</u>

DISBURSEMENTS

C.J. Anderson	\$969.77	
W.A. Worth (and for his acct.)	30184.24	
B.W. Berry	3810.00	
Centennial School Supply Co.	2860.13	
K.C. Stained Glass Co.	1487.50	
Estey Organ Co.	6625.00	
T.D. McKean (and Nelson Mfg. Co.)	5350.00	
Sunds.	7366.00	
Interest on loans and past-due accounts - - - - -	4050.56	<u>\$62,703.20</u>

All disbursements evidenced by check, with the exception of one item of \$184.00 interest due Trust Company and which is included in note for \$2484.00 in renewal of \$2300.00 note.

Included in "Sund." disbursements are three checks, to wit: Nos. 146, 147 and 148, totaling \$775.00 (besides interest) which properly belonged in the Budget for Current Account, but which were charged to the Building Fund because of lack of funds in the regular Budget Account.

Following is a synopsis of settlement with different Contractors:

W.A. Worth		
By check	\$27596.70	
Bakken A/c assumed (note)	1741.31	
Nash A/c assumed (note)	4500.00	\$33838.01
W.S. Nash		
By check	\$1154.23	
Balance due on note	3345.77	\$4500.00
H.H. Bakken		
By check	\$1433.31	
By H.M. Howard pledge	258.00	
By donation	50.00	\$1741.31
C.J. Anderson		
By check	\$969.77	
By donation	500.00	\$1469.77
B.W. Berry		
By check	\$3810.00	
By donation	22.00	\$3832.00

April 16, 1929

PAID SUBSCRIPTIONS TO FIRST METHODIST EPISCOPAL
CHURCH BUILDING FUND.

Armstrong C A	2.00	Gibson B M	25.75
Aldrich Effie	50.00	Gibson B A	2000.00
Aldrich Paul	150.00	Goff J F	2000.00
Ayers B F	1050.00	Goff Mrs. S E	322.25
Ayers Mrs. B F	50.00	Goff C P	236.00
Barley W H	300.00	Goodding E E	500.00
Ball H A	500.00	Hogle A W	300.00
Bailey W L	400.00	Henry Paul	200.00
Bledsoe E B	110.00	Henry Paul	25.00
Bledsoe Cecil	17.10	Henry Jane L.	10.00
Beatty E.L.	25.00	Hart C E	500.00
Beatty Children	10.00	Hart Children	20.00
Barber C E	100.00	Hummel R C	600.00
Boutwell Geo. B	2000.00	Hedges John	68.50
Boutwell Parke	100.00	Harper E P	25.00
Bowsher Cephas	5000.00	Headlee A E	500.00
Brown L A	133.00	Hopper F.M.	336.00
Burgett Mrs. Geo.	185.00	Huffman G E	29.50
Burgett Jno.	112.02	Hurd H C	60.00
Bushinger J C	25.00	Ind. Lumber Co.	45.00
Bruce Mrs. Audrey	63.00	James C.F.	365.48
Busch Joe	111.80	Jarrett J J	20.00
Chaney C W	24.00	Jones Wayne & D.	10.00
City Garage	35.00	Jones Mrs. Geo.	10.00
City Bakery	5.00	Jones J G	25.00
Chaney Alice	25.00	Judson A R	10.00
Chase A S	101.50	Johnson Ida	25.00
Corey Leora	75.00	Jerny Florence	55.25
Cornell A W	1.00	Jennings Mrs.	10.00
Crooks Ida	10.00	Johnson Harvey	25.65
Collins Mrs.	5.00	Kephart H C	500.00
Corlett G M	200.00	Kerr J I	672.00
Cross Frank	16.65	Kauffman Florence	15.00
Cross H & M	27.40	Locke T S	10.00
Collins Shrive	100.00	Lauer Chas.	100.00
Clark Elsie	90.80	Lauer F H	1000.00
Clark Joseph	232.00	Lightner M T	10.00
David M V	28.00	Lunbeck Carrie	100.00
David Doyle	27.55	Ladd B W	10.00
Davis Roberta	5.00	Lunbeck Mrs. E	50.00
Dietrich Carrie	5.00	Lunbeck E B	50.00
Ditto J M	25.00	Lunbeck Chas.	29.75
Drake V A	325.90	Lewis W G	15.00
Dorcas Society	2000.00	Lyman Lydia	20.00
Eagle Zelpha	220.00	LaPorte Mary	28.28
Eagle Zach.	500.00	Lague H E	50.00
Eagle Children	60.00	Merchant Mrs. M N	150.00
Elting C T	50.00	Milner L.	100.00
Elting M & R	28.22	M.V.Journal	25.00
Edgerton E N	25.00	Mac Arthur John	25.00
Edman Chas.	38.59	Maxwell J T S	15.00
Elofson L T	35.00	McNeil H B	25.00
Elliott Lena	5.15	Maxfield Clara	100.00
Fuller J N	1000.00	M V Hardware Co.	100.00
Fassett L L	300.00	Merchant Lucile	25.00
Fornwald Peter	5.00	Mann Jesse	5.00
Freeman J L	50.00	Morse Jessie	6.00
Frasier L.	25.75	Murphy Mrs. M S	162.22
"Friends"	10.32	Murphy Loris	79.50
		Hagill Ella	100.00

Meyer O E	101.00	M.V.Flour Mill	300.00
McElhaney S M	551.25	Edna McNeil	100.00
Miracle Glen	300.00	Nash Mrs. A.	50.00
Newcomb Edgar	2.00	Orell P C	121.00
Peartree J.H.	25.00	Peartree Amie	100.00
Plunkett A.	220.00	Plunkett Children	5.00
Perkins J K	54.40	Perdew Olin	10.00
Price L R	150.00	Price Lewis Jr.	10.00
Penney Co. J C	100.00	Priscilla Society	5742.00
Roughton T H	348.20	Roberts Paul	1057.83
Roberts Harold	15.00	Roberts Ralph	10.00
Rawlings E M	10.00	Reid Mrs. A	15.00
Robinson Gertrude	25.00	Rio Grande Hdwe.	100.00
Roy Mabel	10.00	Robb R E	111.19
Smith J H	2050.00	Smith J.Towne	100.00
Smith Elouise	50.00	Smith D E	250.00
Smith Mrs. Lee	6.00	Smith C A	518.00
Sherman G C	50.00	Stroup Josie	17.00
Southworth J M	100.00	Sanderson W J	4000.00
Sanderson V H	450.00	Stow-Wood	100.00
Spangler G W	10.00	Stephenson Jesse	100.00
Smalley J L	363.50	Smalley Mrs. J L	50.00
Sylvester L B	125.00	Schull H E	58.50
Scull Dorothy	32.35	Selters Cris	100.00
Selters Joe	1028.16	Selters Henry	2117.49
Selters Boys	87.90	Sunday School--	
Towne W.H.	700.00	Mens Bible Class	900.00
Trapp H G	5.00	Mrs. Roberts do	77.00
Teeverbaugh Mrs.	5.00	Miss Wings do	14.16
Taylor R D	220.75	Mrs. Fullers do	40.60
Taylor Josephine	16.20	Queen Esther do	325.00
Trueblood Chas.	272.33	Ella Towne Smith do	219.00
Turner Dorothy	15.00	Thomas J W	56.00
Travis Claude	200.00	Veerkamp J P	10.00
Wadleigh A G	261.00	Wadleigh Kenneth	5.00
Wadleigh Milton	5.00	Warner W W	50.00
Waters I G	330.00	Waters Alton	26.35
Wallace State Bank	400.00	Wiley J C	84.00
Whitacre Mrs.	5.00	White W E	5.00
Warburton Mrs.	5.00	Worth Hannah	92.52
W.O.W.	525.00	Woodman Bldg. Assn.	50.00
Worth May (Schall)	50.00	Whitney W B	27.50
Wright Joseph	30.00	Wright W W	1000.00
Wright Corbyn	586.25	Total -----	<u>\$56182.91</u>

Contributions as above--	- - -	\$56182.91	
From sale of church bell		50.00	
" " " wood and kindling		52.25	
" Rent of Res. property		744.60	
" Sale of " "		<u>1850.00</u>	\$58909.76

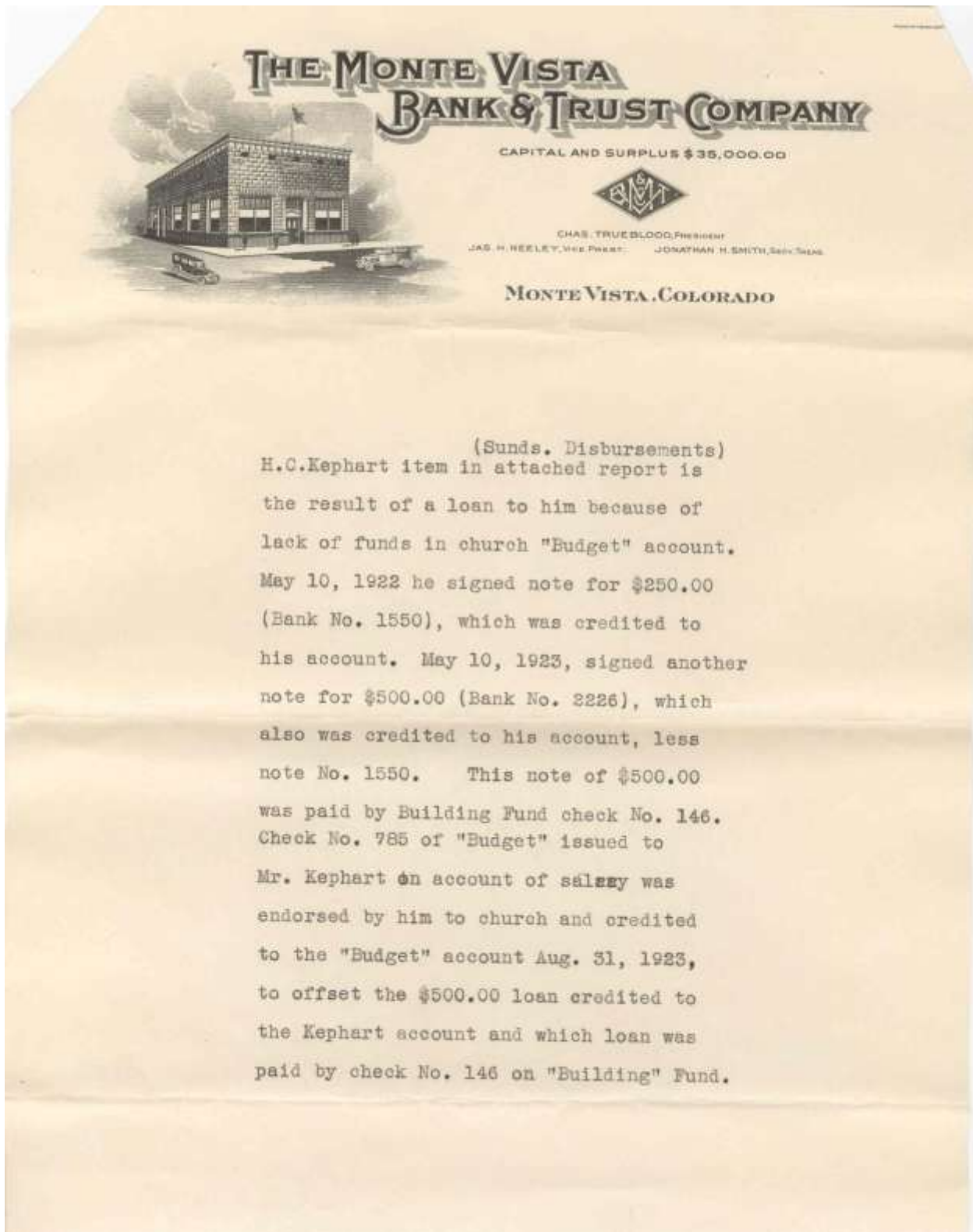
The following items, which are listed above as "paid" subscriptions, may have to be refinanced because of payments having been allowed to lapse and become delinquent:

C.E.Hart	\$500.00	Paul Henry	\$200.00
W.H.Barley	300.00	Men's Bible Class	900.00
H C Kephart	500.00		

The H.C.Kephart item was only a tentative subscription and should not have been listed as a subscription.

MEMORANDUM

There is an item of \$500.00 carried on the books of The Monte Vista Building Association under the name of Geo. B. Boutwell Trustee, which is a gift from Mr. Henry Selters, conditional upon all of the outstanding indebtedness of the Church being paid. This \$500.00 is participating in the earnings of the Building Association, the accruals being added yearly.



W. H. FASSETT, PRESIDENT

GEO. B. BOUTWELL, SECRETARY

JOHN C. BUSHINGER, TREASURER

THE MONTE VISTA BUILDING ASSOCIATION

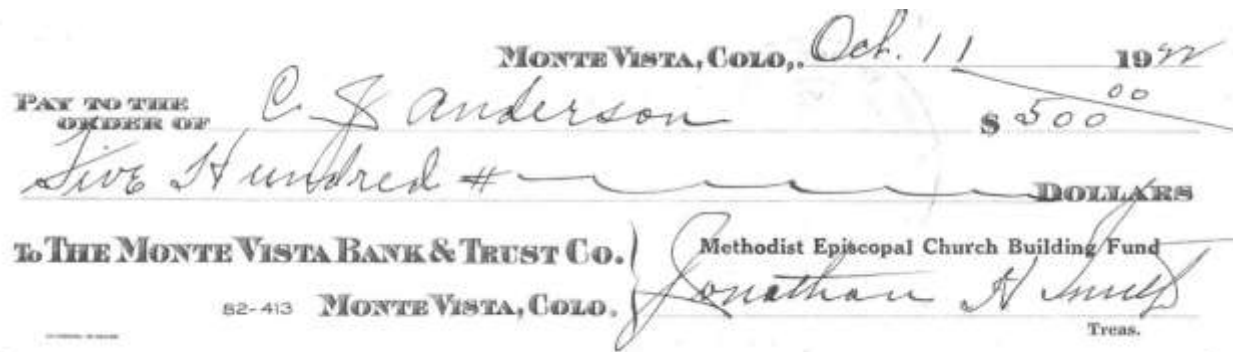
MONTE VISTA, COLORADO

DIRECTORS:

W. H. FASSETT
R. L. STITT
HENRY CHAPMAN
W. J. CLARK
JAS. E. WARD

✓ F.H.Lauer	\$1000.00
✓ C.E.Hart	\$500.00x
✓ Claude Travis,	\$200.00
✓ D.E.Smith,	\$200.00
✓ E.E.Goodding,	\$500.00
✓ B.F.Ayers,	\$1000.00
✓ Paul H.Henry,	\$200.00x
✓ Mens Bible Class	\$900.00x
✓ W.H.Barley,	\$300.00x
✓ Dawson & Dawson,	\$200.00x
✓ Geo.B.Boutwell,	\$1800.00
✓ H.A.Ball,	\$500.00
✓ J.H.Smith,	\$1500.00
✓ A.G.Wadleigh,	\$200.00
✓ Roy C.Hummel,	\$600.00
✓ P.L.Boutwell,	\$100.00
✓ Glen Miracle	\$300.00
✓ Priscilla's	\$3300.00
✓ Dorcas,	\$1000.00
✓ W.H.Towne,	\$600.00
✓ H.C.Kephart,	\$500.00x
✓ W.O.W.	\$500.00
	<u>\$15900.00</u>

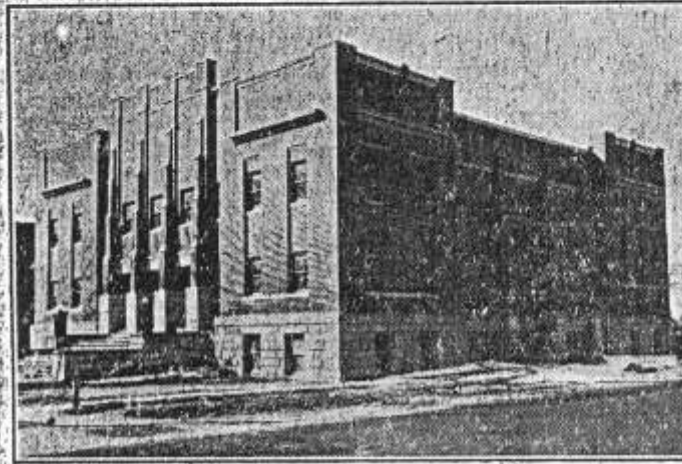
Paid out on above \$15700.00



Above and Left:

Copy of original check from the Methodist Episcopal Church Building Fund to Charles J. Anderson, a partial reimbursement for design services. The check was signed by Jonathan Smith, presumed treasurer of the building committee, on October 11th of 1922 and endorsed on the reverse side by Mr. Anderson.

Handsome new Methodist Church edifice will have formal dedication Sunday



An occasion of exceptional interest to the people of the Monte Vista community is the dedication of the new Methodist Episcopal church building which will take place next Sunday, March 16th.

The formal ritualistic dedication will be at the morning service at 10:30 and will be in charge of Bishop Mead. There will be no session of the Sunday school. At 3:00 o'clock in the afternoon, there will be a platform meeting when former pastors and others will speak. The evening service will be held at 7:30 with Bishop Mead as preacher.

The completion of this handsome church edifice is a tribute to the initiative of Rev. H. C. Kephart, the present pastor, who came here in January, 1922, and who secured the vote of the congregation to build a new church three months after

his arrival. The old building was torn down last April and the new church home was started in September.

For those who wish to bring their lunch and remain for the day warm coffee will be provided in the basement.

Constructed of cut brick and following a plan of modern architecture, the new church is at once a splendid addition to the town and a church home of complete convenience and equipment. It consists of an auditorium with seating capacity of about 500, eight Sunday school rooms, gymnasium and full basement for banquet and kitchen equipment. The auditorium and other rooms, when thrown together, will accommodate a gathering of 900 people. The building is equipped with ideal heating system, complete lighting system and toilets.

Monte Vista Journal Newspaper, Article March 14th of 1924.

THIRTY-FOURTH YEAR

METHODISTS FULLY FINANCE NEW CHURCH AT DEDICATION

With every dollar of the \$65,000 fund for their new church building guaranteed, the M. E. congregation dedicated their new church building near 10 o'clock Sunday night and pledged their pastor, Rev. Kephart an additional \$600 in salary. The dedication services began at 10:30 a. m. Sunday morning with the service in charge of Bishop Charles L. Mead of Denver, and Dr. William H. Ayers, district superintendent. Dr. E. N. Edgerton, a former pastor, but now district superintendent at Gunnison, was present and read the scripture lesson. Chas. Edman, organist at the Presbyterian church presided over the new organ, the gift of the Priscilla society and the choir rendered several musical numbers well worthy the momentous occasion. Mrs. A. W. Hogle sang a solo, "O Thou that Tellest Good Tidings to Zion," from Handel's Messiah.

Taking as his text, "Upon This Rock I Shall Found My Church and the Gates of Hell Shall Not Prevail Against It," Bishop Charles L. Mead preached a splendid sermon in which he emphasized the importance of such a fine church as the new M. E. to a community like Monte Vista and graphically told how the church was to be a bulwark against evil to the younger generation. Dr. Mead never fails in his pleasing sense of humor and out of his most serious moments some most unexpected clever quips and incidents of pioneer days of the church that carried his audience from grave to gay and kept them in a most congenial frame of mind until far past the noon hour. Being the son of a Methodist minister, he born and brought up in a Methodist parsonage, Dr. Mead was able to contrast the pioneer church and its puritan ways most vividly and humorously with the present fine new church and its modern equipment and music. Dr. Mead closed the morning service with an appeal for subscriptions to the church fund and a generous response was

The various church boards and societies and their officers who deserve such high praise for their noble work in aiding Rev. H. C. Kephart to make possible the building of one of the finest churches, perhaps the largest in the San Luis valley area.

Board of Trustees: Cephas Bowsher, J. H. Smith, B. A. Gibson, Geo. Boutwell, W. J. Sanderson, F. H. Lauer, W. H. Towne, W. W. Wright, Paul Roberts.

Board of Stewards: Geo. Boutwell, Hunter Barley, Cephas Bowsher, J. H. Smith, Lincoln Milner, W. W. Wright, Roy Hummel, J. Frank Goff, Glen Miracle, Paul Roberts, Z. C. Eagle, C. E. Hart, W. H. Towne, H. A. Ball.

Sunday School Supt.: C. E. Hart.
Epworth League Pres.: Towne Smith.

Pres. Priscilla Society: Mrs. J. Frank Goff.

Pres. Doreas Society: Mrs. Lee Smith.

Pres. W. F. M. S.: Mrs. A. W. Hogle.

Pres. W. H. M. B.: Mrs. Z. C. Eagle.

TROOP A CAVALRY HAD INSPECTION THIS WEEK

Troop A Monte Vista Cavalry had official inspection Sunday, Monday and Tuesday of this week and the spick and span appearance of the troopers and their equipment merited the approval of the inspection officer. Captain Springie, of Roswell, New Mexico, conducted the inspection and was so satisfied that he found little to criticize in Troop A. Monte Vista has six officers of the 11th squadron. Geo. M. Corlett, commander; J. N. Fuller, adjutant; W. M. Decker, captain of the veterinary corps, and the three Troop A officers, Captain Peters, Louis Espinosa, first lieutenant, and Harry Kistler, second lieutenant.

made. The board of trustees passed and subscription notes through the crowd and the secretary and treasurer recorded the names and amounts as they were read by Dr. Ayers from the platform. When the reading of the pledges already made was completed the amount came to \$53,000. As the meeting progressed generous responses brought the debt to a little over \$1,000.

The afternoon meeting was devoted to a platform meeting but owing to the storm pastors of churches in neighboring towns could not get here. Rev. Edgerton, representing the former pastors gave an interesting talk on his work here a few years ago and told of the earlier history and incidents of the M. E. church. Dr. Mead also gave a short talk.

At the evening meeting two out of town pastors were present, Rev. Barr of Del Norte who offered the prayer and Rev. T. C. Steele of Ajamora, who read the scripture lesson.

Bishop Mead preached for the third time during the day. He took for his text, "Salvation Will Guard a Point for Walls and Bulwarks." In his sermon he told of the value of Christianity to a nation and of the building of new states and nations following the trail of the missionary. He declared that Christian nations were the world leaders and dictators and told how the building of churches and Christian organizations were to be a greater bulwark against wars than walls and battlements of old.

At the close of the sermon responses were readily made for subscriptions which brought the unpaid debt down to \$3,500. After a called meeting of the trustees it was announced the pledges of members who could not attend because of the storm would bring the amount of debt down to \$500. The board then guaranteed this sum for the congregation and the dedication of the church was made by the board. Mr. J. H. Smith, treasurer acting as spokesman, Bishop Mead made the speech of acceptance.

MRS. HOMER HENRY BROKE ARM IN FALL

Mrs. Homer Henry had the misfortune to break her arm, both bones, just above the wrist Tuesday near the noon hour. She had finished preparing the noonday meal and went to call her husband from his shop when she slipped on the icy steps to the porch and fell doubling her arm under her.

The fracture was set at once without using an anesthetic and Mrs. Henry was able to be about the next day. Mrs. Laura Mathias, a friend of the family has been acting as nurse to the patient since the accident.

LECTURE ON CHILD LABOR AT M. E. CHURCH

Dr. O. E. Lylejoy of Washington, D. C. is coming to Monte Vista to speak in behalf of Child Labor. He will speak at the M. E. church Sunday afternoon, March 23, 2:30 o'clock.

ROTARY CLUB HAS OUTSIDE GUESTS

Judge Sperry S. Packard of Pueblo, referee in bankruptcy, was a guest of the Rotary club at their luncheon Monday noon. He made a talk briefly discussing the merits of the bankruptcy act and stated that the fundamental purpose was to make an honest debtor of a man who had become hopelessly involved in debt and therefore of little use to himself or anybody else. The judge also proved to be a very entertaining and sound lecturer along other lines and pointed the warning that clubs must watch closely lest they overlook the most important thing of all—the benefit of all the people in their various lines of activity.

Captain Springie, of the National Guard, was also a guest of the club. His talk complimented the community in the attitude of support toward the Troop here.

Monte Vista Journal Newspaper, Article March 21st of 1924

FRIDAY, NOVEMBER 23, 1934

Methodist Church History Read By George Boutwell

Story Traces Fifty Years of Progress in Work of Monte Vista Congregation

"Turn backward, turn backward, O Time in thy flight," said George B. Boutwell Sunday night in introducing to the congregation of the Methodist Episcopal church the history of the membership through 50 years. With timely comments on the inspiration to be gained from the consecrated hardihood of the pioneer Methodists of struggling Henry, Mr. Boutwell unravelled a story of fearless battle against immorality and devotion to work of the church which continued unrelentingly thru innumerable hardships.

Mr. Boutwell's history was complete, and presented in an interesting way. The facts, assimilated with the assistance of Mrs. Ella Holt and Mrs. D. E. Newcomb, followed the progress of the church from the date of its organization, July 14, 1884, to the present time. The facts follow in detail.

E. C. Brooks was first pastor of the Methodist church of Henry. Services were held in the Bond house on Monroe street, which during the week was used as the school house. First trustees were: C. S. Aldrich, L. M. Earnest, Ira J. Bloomfield, James Goodlander and Lewis H. Cheney.

During the first year of Sunday school work, an average attendance of 70 per cent was recorded. The enrollment grew from 44 to 50 and total collections amounted to \$82.00.

On June 21, 1885, the first Children's Day exercises attracted large crowds. Both the morning and evening services were devoted to the recognition of talented children. Many compliments were received by the committee in charge, Mrs. L. H. Cheney, Mrs. O. Bomer, Mrs. Hyatt, Mrs. Anna Ford, Mrs. Jane Knopp, Mr. Richardson, Mr. Reusch and Mr. Pelton.

It was an occasion of rejoicing when, on March 19, 1886, the Monte Vista Town and Land company deeded to the board of trustees of the Monte Vista Methodist Episcopal church lots 17, 18, 19, 20 and 21, block 3, in trust "that said premises be used, kept and maintained as a place of divine worship for the

use of the M. E. church." The membership rolls of the church now listed forty names.

In November, 1886, the Sunday school of Bloomington, Ill., made a donation of \$75 to the Monte Vista church for the erection of a Sunday school room. Construction was started immediately, and the new building was dedicated, with opening services on February 18, 1888. Dr. Moore of Denver University delivered the address at that meeting.

It was on November 27, 1888, that the Sunday school distributed its new library books. Librarians in charge of this pride of the pioneer organization were Mrs. Veeder and Mrs. Crooks.

At a cost of six thousand dollars, the stone church was erected during the early nineties. This building served the people of the congregation and of the community until 1921, when plans were formulated for the erection of the present church home. The completion of the new modern building, with its lavish comforts and beauty, and the dedication services in April, 1922, are within the memory of the majority of Monte Vistans.

Pastors who have devoted their talents and energies to the services of this church have been devout and courageous men. Their duty has not always been an easy one, but they have met their responsibilities bravely and have motivated their people to greater service for the community. The example and the influence of a God-fearing church upon the town in which it exists cannot be over-estimated.

In the Graphic, first newspaper of Monte Vista, was published February 14, 1885, a notice about Rev. Brooks, which shows the intrepid spirit of the man. It comments that, owing to some misunderstanding, an effort was made to jump the claim of Rev. Brooks. Mr. Brooks desired it understood that he was fully complying with the law regarding this land; that his home was there; that he was to be found at home to all intruders; that he not only preached, but practiced the gospel of peace, and that he was so determined to have peace on his ranch that he would fight for it if necessary.

Succeeding Rev. Brooks, and the dates of their ministry here, were the following pastors: P. McNutt (1885); C. C. Zeboed (1886-87); J. S. Shawbee (1888); Wm. Pearce (1889); N. Bascom (1890-91); J. H. Gill (1892); L. E. Kennedy (1893); C. W. Anthony (1894); George W. Irwin (part of 1894 and 1895); R. L. McNabb (1896); H. M. Mayo (1897); E. E. Bean (1898-99); F. I. Stevens (1900); Eugene H. Smith (part of 1900 and 1901-03); E. V. DuBois (1904); John H. Deeds (part of 1904 and 1905); F. W. Bretnall (1906-08); E. N. Edgerton (part of 1908 and 1909-12); F. I. Kruger (1912-13); N. H. Lee (1914); A. M. McLaine (1915-19); T. H. Temple (1920); H. C. Kephart (1921-24); W. C. Wasser (1925); F. H. Zimmerman (1926-27); John L. Spargo (1928-30); L. E. Cooke (1932-34); and W. E. Blackstock, present pastor.

It is notable that the Methodist church of Monte Vista, since its birth fifty years ago, has never failed to hold religious services on the Sabbath day, and has never been without the leadership of a pastor. Its doors have always been open, and its help accessible to the weary and the oppressed.

Monte Vista Journal Newspaper,
Article November 23rd 1934.