# TUCUMCARI BATHOUSE

## A SUSTAINABLE SOLUTION TOWARDS REVITALIZATION

Adela G Borjas, Francisco Uviña, University Of New Mexico School of Architecture and planning

## ABSTRACT

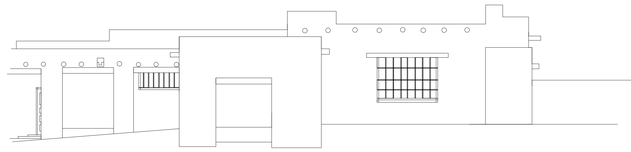
Tucumcari located in Eastern New Mexico and has a rich agricultural history. The climate of this area made it perfect for recreational use, especially a bathhouse. The bathhouse was part of the 1930s Citizen Conservation Corps, the structure was completed in 1940 with a capacity of up to 500 occupants. The “Tucumcari Metropolitan Park” is listed in the state national register of historical structures and places. Due to its large use of water, the structure and its services were forced to close. Thereafter it has sustained water damage to the roof and walls, termites, and a complete deterioration after a fire in 2013. Tucumcari is in need of a sustainable form of restoration that would bring back tourism and profit to the area. According to census information, for the last sixty years the population of Tucumcari has decreased, the goal of this research is to explore sustainable restoration methods for the bathhouse that complement the structure and attract tourism to the area. Research methods include speaking with Tucumcari leaders, revising state records, researching water preservation methods, conduction a population survey and a site analysis for structure. This includes presenting a full preliminary budget with a 4-stage plan that breaks down how the structure could be built without impacting Tucumcari’s budget and developing a 1/16th inch model of the proposed structure.

Map of the City of Tucumcari + File mile Park including bathhouse

## METHODS + DESIGN

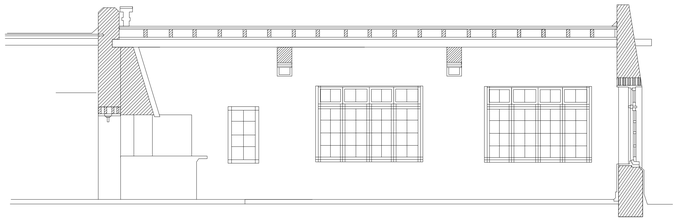
### Design Proposal:

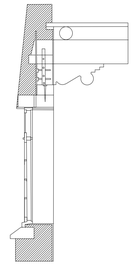
Bathhouse Research site + Pool



Courtesy of the City of Tucumcari, *“Tucumcari now and then”* Facebook page

Due to the poor documentation of these drawings, I found it quite difficult to find any drawings that were available to digitze. A site visit would not help due to the fact that the entire structure had been burned in 2013.
The solution to this was to find the cornerstones organization files and work with these to influence our design and how to properly revitalize the bathhouse.
In March 25th I was informed that cornerstones had donated the rest of the documents of the strucutre. Next, I will digitize these to scale to produce an accurate design.





According to information found in public city blogs and social media, the public does not want the five mile park to become a shed and sitting space only, but they would like to see the bathouse be revitalized and functioning to it’s full potential. The public has many memories of the cite and remember how beautiful it was, it is my goal to revitalize the structure in a sustainable way, through water conservation. This way, the public is able to have their structure back and at the same time their water resources would not be affected

### The next steps to an effective revitalization are

1. DIGITIZING FILES
2. WORKING WITH CITY OFFICIALS TO TEST WATER CONSUMPTION
3. ESTABLISH A BUDGET AND PHASE PROPOSAL FOR CLEAN UP AND CONSTRUCTION
4. PRESENT PROPOSALS TO CITY COUNCIL FOR APPROVAL

## CLIMATE CHANGE + WATER CONSERVANCY

According to recent information Tucumcari only receives about 17” of rain per year, meaning that not only does is it not enough water for the bathhouse alone, but it is not enough water for the 4,895 people that currently live in Tucumcari, even if that number is currently declining at -9.85% per the recent census. Climate change has made it much more difficult in the past 50 years to maintain structures like these in the middle of arid regions even if we are able to have a well that can pump 400 gallons per 2019 new s paper article, the water consumption of this structure alone would take from the city’s needs. The solution to this problem is to elaborate and effective rain water collection system and a gray waters irrigation system and recycling system this way the bathhouse will consume about 500 gallons every two weeks if possible and recycle the same water.

## CHALLENGES

-Poor documentation of drawing files
- Delay in design decisions
- Delay in model constructing
- Lack of some city officials interest
- Little to no documentation of the Architect who built the structure
- Finding the funds to revitalize the structure
- Finding workers in the area

## BENEFITS

### COMMUNITY BENEFITS

Children of all ages and families of all kinds will be able to visit the bathhouse. The bathhouse will soon be able to offer food service as well, allowing people form the community to be employed. Soon after approval the bathhouse can be used as a venue for weddings and any other gathering event, this way leaving revenue as well for the city of Tucumcari.

### EDUCATIONAL BENEFITS

The Bathhouse will soon be able to host research camps for students from the ages of 18 and above. The facility will contain dorms equipped for overnight stay and a commercial kitchen, as well as a lab to preform any form of scientific research, such as vegetation research, water conservation research and any other types of research that UNM would like to conduct.

### ECONOMIC BENEFITS

- Research facility Revenue with collaboration of UNM | Winter
- Bathouse use | Later spring + Summer
- Venue for events | All year long through reservations

These three functions provide the city of Tucumcari with YEAR ROUND revenue, the money does not only stay at the bathhouse but it expands the opportunity for surrounding business to flourish again.

The Next step is to study how many jobs these functions will create and exactly how much revenue would be left for the city of Tucumcari

### RESOURCES

Technical staff of Cornerstones Community Partnerships, and Fransisco Uviña . Adobe Conse
A Preservation Handbook .

Mario Carpo. “The Alphabet and the Algorithm .”

Price , Nicholas Stanley, et al., editors. “Readings in Conservation.” Historical and Philosophi
Issues in the Conservation of Cultural Heritage .

Cornerstones Community Partnerships Staff

UNM Southwest collections Staff