



June 23, 2026

MEMORANDUM

From: Quinn Evans

To: Bay View Association

**RE: VOORHIES HALL NEEDS ASSESSMENT & CONCEPTUAL DESIGN STUDY
BAY VIEW ASSOCIATION
PETOSKEY, MI
QE #: 52600980**

Subject: **Building Description and Existing Conditions Assessment Summary**

Building Description

Paul W. Voorhies was president of the Kresge foundation from 1924 until his death in 1952. He was a graduate of the University of Michigan, a trustee of Albion College from 1928 until 1952 and had summered in Bay View. This Memorial Hall was a gift from the Kresge Foundation to the Bay View Association and was completed in 1953.¹

Only one of three brick buildings at Bay View, the 5,400± gsf Paul W. Voorhies Hall was designed by Ralph Bauer Associates of Traverse City, MI, in a mid-century style with orange and brown highly textured brick, wide rectangular gridded windows, and a stepped masonry proscenium at the stage, clearly a nod to the 1930s Bay View Library building across the street.² Voorhies Hall sits within wooded Fairview Park with a clear view to Little Traverse Bay. A typical characteristic of mid-century design – a strong connection to nature – multiple porches, numerous windows, and an outdoor ticket office window strengthen the relationship between visitors and the natural, summer camp-like setting of Bay View.

The auditorium space is very restrained with painted concrete masonry unit walls, a flat floor with mottled asbestos vinyl tiles, and 240 fixed folding seats. Support spaces within the building include the lobby, ticket office, restrooms, a concessions pantry, and two backstage dressing rooms. Since opening, Voorhies Hall has undergone two major renovations: a 2009 effort to refresh finishes, fixtures, and improve building systems, followed by significant roof repairs in 2012 that also required replacement of the ceiling and its acoustical treatment. Today, Voorhies Hall is used by most everyone at Bay View for lectures, recitals, youth musicals, meetings, and movies.

¹ Bay View Association Walking Tour guide, 2013

² Refer to Voorhies Hall vs. Bay View Library comparison, attached, Quinn Evans, 2026

Existing Conditions Assessment Summary

Below are highlights from the Existing Conditions Assessment that took place on Thursday, June 4, 2026. The survey team consisted of Quinn Evans (architecture), Apex Engineering (structure), Nealis Engineering (mechanical, electrical, plumbing and fire protection), and Beckett and Raeder (site and landscape). To note, a full code compliance analysis was not performed as part of this early phase.

Architecture

Exterior

- Bricks are in excellent condition except for some face spalling on the west and south sides.

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- The exterior wall assembly, made up of concrete masonry units and brick veneer, are assumed to be uninsulated.
- The fixed metal windows with single pane glazing are generally in good condition. However, there is notable cracking and spalling where the window sills meet the brick façade, likely due to the freeze thaw cycle. A large window at the north side of the stage is blacked out, since having a window onstage is undesirable.
- The pitched asphalt shingle roof and flat rubberized membrane roofs were replaced in 2008. There is leaking occurring, causing ceiling damage at the southwest stair. The cause of the leak is unknown.

Interior

- There are accessibility issues throughout the building, most notably, the entry doors are heavy and lack automatic push button openers, the restrooms are not equipped with required clearances and fixtures, the seating layout lacks equitable wheelchair and companion seating, and there is no accessible route to the stage or backstage dressing rooms.
- Finishes are generally in fair condition but are dated. There have been multiple complaints regarding a strange odor when entering the building.
- Seating is fully fixed, with a center and side aisles. The seats appear original to the building, however previous documentation notes that the seats have been reupholstered at least once. Several of the spring mechanisms are worn out and many of the seats do not automatically flip up.
- Existing absorptive materials include acoustic panels on the pitched portion of the ceiling, and fabric seats. There is no sound or light lock between the lobby and the auditorium. There is also a single user restroom backstage (nearly onstage) with a sign stating "do not flush during performances."

Structure

- There are no signs of settlement in the exterior walls other than potentially one location where there is a large vertical crack in the masonry wall and brick veneer at the northwest exterior door.
- There is notable step cracking and popping under many of the exterior window sills.
- The 4x4 post at the mechanical equipment canopy on the west (back) side of the building is warped and twisted.
- There is some brick delamination and popping due to water infiltration and freeze-thaw cycling.
- Overall, Voorhies Hall seems well-built, structurally.

Utilities – General

- Bay View Association partners with the City of Petoskey for both sewer and water service, but the systems are owned and operated by Bay View. Electric service is provided, owned, and operated by the City of Petoskey.

Mechanical

- Mechanically, there are no exhaust fans installed in any restroom.
- There is a single 5-ton rooftop unit, installed on grade, that serves heating, ventilation, and A/C to the Stage and Auditorium.
- There is a single duct supply run to the Ticket Booth.
- The Lobby, Lounge and Toilet rooms do not have any HVAC installed.
- The building has natural gas - with the rooftop unit being the only connected appliance.
- The rooftop unit was installed in 2008. This unit should be replaced.

Electrical

- The building is serviced with 400-amps at 120/240V, single phase by a City of Petoskey electric meter.
- There are two (2) relatively new panelboards that serve the loads in the building, as well as other smaller (and very old) panels. Each of these new panelboards has ample space for additional loads.
- The original receptacles throughout the building do not contain ground prongs.
- The ticket office, ladies lounge, and sound booth rely on extension cords and plug strips which are a fire hazard.
- The spotlight booth (Crow's Nest) utilized non-code-compliant wiring methods yielding an unsafe condition.
- The lighting is of older technology (incandescent, and fluorescent lamps), while a few locations are using replacement LED lamps. Energy savings could be realized with the replacement of the light fixtures with LED specific fixtures.

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- The theatrical lighting and controls are of older technology.
- The theatrical lighting controls are independent of the house lighting controls.
- There are no automatic lighting controls for the interior and exterior lights, relying on occupants to turn on and turn off the lights each day.
- Although all the exits from the Auditorium have exit signs with emergency lighting heads, it is likely that there is inadequate emergency lighting to provide an average of 1 footcandle along all of the paths of egress from the Auditorium.

Plumbing

- Plumbing has two (2) municipal water meter services. One (1) serves the single toilet room by the stage and the other serves the water for the gang toilet rooms. A municipal sewer has not been confirmed.
- There are wall-hung lavatories, floor-mounted (tank-type) water closets, and wall hung urinals. The urinals have sensor flush valves. All other fixtures are manual.
- Other fixtures within Voorhies Hall include a service sink and a drop-in sink.
- There is an existing electric water heater, 40-gallon, 4500 W that serves the gang toilet rooms. It was installed in 2012 but appears in good working condition. It is probably nearing the end of its life, but with seasonal use and good maintenance, there is a chance it could last a few more seasons.
- All distribution piping is uninsulated copper. The sanitary piping is a mix of cast iron and PVC.
- The restroom fixtures are not ADA-compliant.
- There is a hot water mixing valve installed for the lavatories.
- There is no drinking fountain on-site.

Fire Protection

- The building is not equipped with a fire suppression system.

Hazmat

- The flooring likely consists of 10x10 asbestos vinyl tile (a common mid-century material) that is deteriorating at the backstage restroom and the northwest auditorium exit door threshold. Also, it should be assumed that the 1953 building has lead-containing paint. It is recommend Bay View perform hazardous material testing.

Site and Landscape

- Located adjacent to Bay View's central campus, Voorhies Hall sits within a 3± acre parklike extension of the central campus green, featuring mature trees.
- The sidewalk along Encampment Avenue (the main road in Bay View that encircles the central campus area) serves as a pedestrian collector from the parking in front of the hall and other campus buildings including Crouse Chapel and Loud Hall.
- Access to Voorhies Hall is via a 10' wide main entry sidewalk meeting an accessible grade. Wooden benches and faux stone planters on either side reduce the clear width to approximately 6'.
- Encampment Avenue features two on-street parallel parking spaces in front of the main entrance, which is not ideal, but which may be adequate for this relatively low-trafficked street. Painted crosswalks serve to indicate pedestrian routes to drivers.
- The ticket booth is accessed via a window at the main entry, and a separate 4' wide sidewalk to a ticket window on the southeast building elevation. This sidewalk also serves the southeast building exit and covered porch.
- The northwest building exit is served by a 4' wide sidewalk with no direct connection to Encampment Avenue.
- There are no bicycle parking facilities at Voorhies Hall.
- The existing topography is relatively flat, allowing for accessible walks at the main entrance and south ticket booth window and along Encampment Ave. However, the existing topography falls from Fairview Avenue toward the south building wall, directing stormwater toward the south building edge where it can become trapped, and has caused flooding in the recent past.
- Plantings include Lilac trees flanking the building entrance, native ferns at the building foundation, and a mature tree canopy providing shade and cooling. Landscaping at the sides and rear building foundation is minimal.

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- Views from the building include:
 - Fairview Park
 - Little Traverse Bay
 - Bay View Library
 - Victorian cottages along Park Ave and Fairview Ave
- Views to the building include:
 - A mid-century style, low-profile, brick building within a park setting.
 - Porches on three sides of the building.
 - Overhead utility lines at the front elevation.
 - Unscreened utilities at rear elevation.
- Site lighting, provided by post-top lights mounted on the existing wood utility poles, appears to be adequate.

Voorhies Hall shows some expected wear, including ongoing roof leakage, localized masonry cracking and deterioration, limited accessibility, outdated building systems, and the absence of a fire suppression system. The 2012 roof repairs generally appear to be performing well, and no widespread structural concerns were observed. Overall, Voorhies Hall appears to be in fair to good condition for a building approaching 75 years of age and has “good bones” that provide flexibility for future planning, including opportunities to better take advantage of its views and park setting.

END OF MEMORANDUM

Voorhies Hall | Bay View Library Comparison

Voorhies Hall, 1953



Highly textured, orange and brown brick

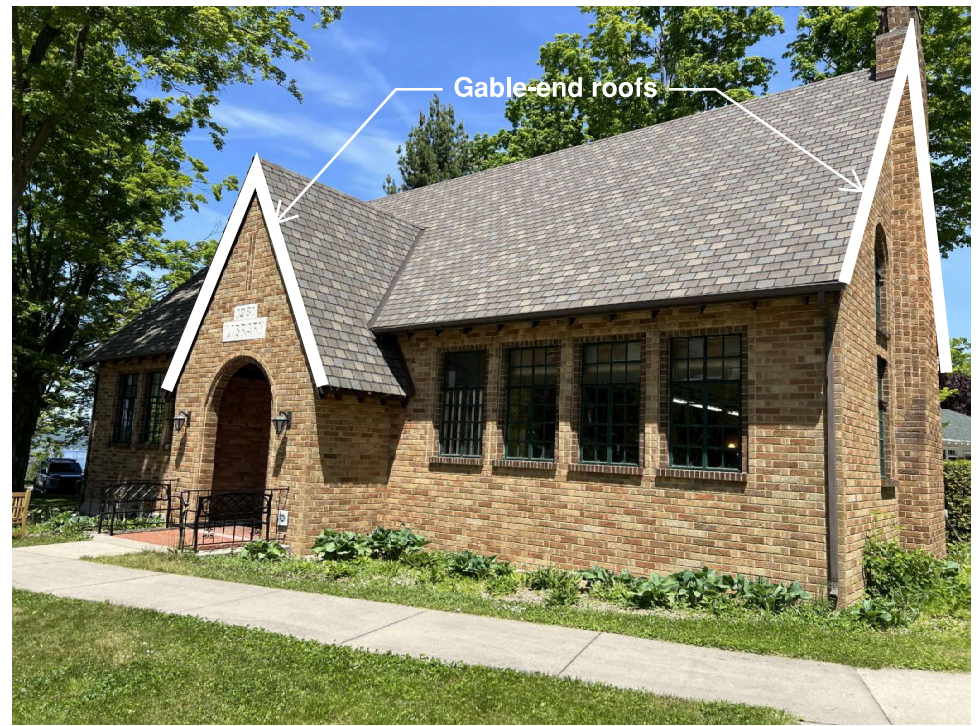


Stepped masonry proscenium



Gridded windows

Bay View Library, 1931



Highly textured, orange and brown brick



Stepped masonry chimney



Gridded windows

Conditions Assessment Images

Overall



Southeast elevation



West elevation



North elevation



Auditorium and stage



Entry Lobby



Dressing Room



Women's Restroom

Architecture



Minor brick deterioration at wall base, south elevation



Cracked sill and step cracking of brick - typical at **all** windows



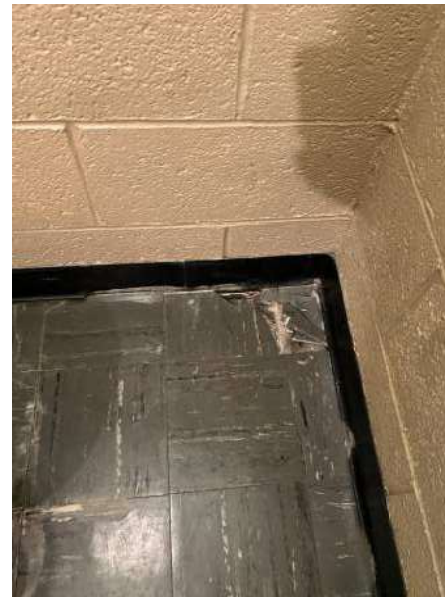
Auditorium window



Many seats no longer flip up



Water damage at backstage ceiling



Flooring damage at backstage restroom



Concessions pantry

Structure



Exterior cracking at NW door



Interior cracking at NW door



Detail of cracking sill condition



2012 roof repairs



Stage door sill and brick deterioration



Warped 4x4 post at rear mechanical area

Mechanical, Electrical & Plumbing



Exterior mechanical equipment



Backstage ducting



Widely used extension cords and plug strips within the ticket office



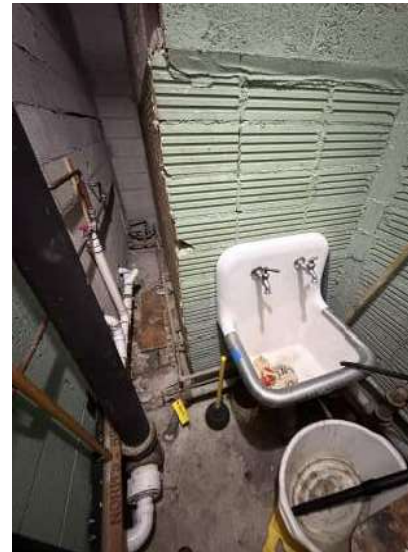
Old electrical panel



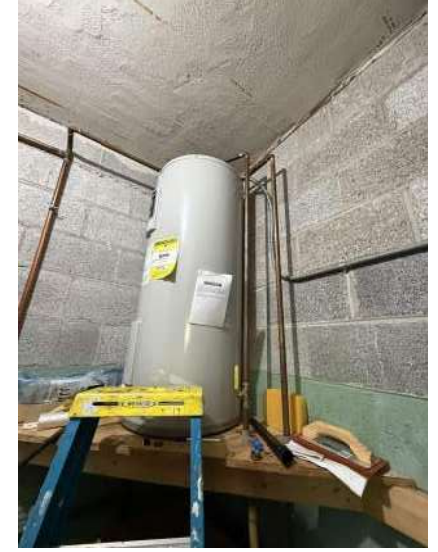
Widely used extension cords and plug strips within the spotlight booth



Wall mounted restroom sinks



Service sink



40-gallon water heater

Access, Views and Lighting



Main Entrance
10' wide main entry sidewalk meeting an accessible grade. Benches and planters on either side reduce the clear width to approx. 6' but provide a nice accent and enhance the symmetry of the entrance.



Ticket Window and Exit
The ticket booth is accessed via a window at the main entry, and a separate 4' wide sidewalk to a ticket window on the southeast building elevation. This sidewalk also serves the southeast building exit and covered porch.



Parking
Parking at Library is often used for Voorhies Hall events.



Accessible Parking
Accessible Parking on Encampment Ave. is in close proximity to main entrance, but driver door opens toward the street.



Bikes
No bike parking facilities exist at Voorhies Hall.



Architectural Style
The Mid-Century architectural style of Voorhies Hall harmonizes well with the surrounding landscape and site are harmonious.



Bay View
View of the bay from Voorhies Hall.



View of the Library from Voorhies Hall



Rear Elevation
Landscape does not screen views of utility infrastructure.



Overhead Utilities
View of front elevation is compromised by overhead utility lines. Site lighting is provided by unshielded street lights attached to existing utility poles.



Voorhies Hall | Bay View Library Comparison



Landscape and Topography



Main Entrance



Front Elevation

Landscape plants include Lilac trees flanking the building entrance and planters along either side of the entrance walk, adding spring color and strengthening the symmetry of the building elevation. Topography is virtually flat, providing a number of accessible routes before Encampment Ave. rises to the south.



Northeast Corner



Rear Elevation

The site landscape is completed by native ferns at the building foundation, and a mature tree canopy providing shade and cooling. The mature tree canopy extends over the rear building elevation; however, there is one large declining spruce tree in the center of the pedestrian walkway, and landscaping allows views to utility infrastructure. Topography slopes away from the north elevation and covered exit, providing positive drainage.



Rear Elevation



South Elevation

An opening in the tree canopy allows sunlight to shine on the exit and ticket booth area.

Utility infrastructure is partly screened with Arborvitae. A closer look at topography indicates a slope from the roadway to the exit and ticket booth, which can occasionally flood the building edge.



Conditions Assessment Images

