Fox Theatre
715 Main Street
Walsenburg, Colorado 81089

HISTORIC STRUCTURE ASSESSMENT AND PRESERVATION PLAN

This project was paid for by State Historical Fund grant from History Colorado
Grant # 2017-HA-012

Site No. 5HF.1160

Final Report
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Structural Engineer: JVA, Inc.

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

This historic structure assessment and preservation plan is based on a series of visits to the building during which the conditions of major components of the building were observed and their physical conditions and problems noted. The on-site observations occurred from July through October 2017. Information obtained during the on-site observations is organized by major building components as follows: site, foundations, building structural system, building envelope - exterior walls, building envelope - roofing and waterproofing, building envelope - doors and windows, interior finishes, mechanical systems and electrical systems.

The on-site observations and development of the historic structure assessment and preservation plan were completed by Jessica Reske, AIA, LEED AP of Form+Works Design Group. On site observations and development of the structural sections of the assessment and preservation plan were completed by Larry Graham, PE of JVA, Incorporated. Further research and information was provided by David Wise and Mike Peters. Information relating to dates of construction and changes were obtained from Fox Theatre Board Members and from historic photographs. This project was paid for by a State Historical Fund grant from History Colorado, the State Historical Fund.

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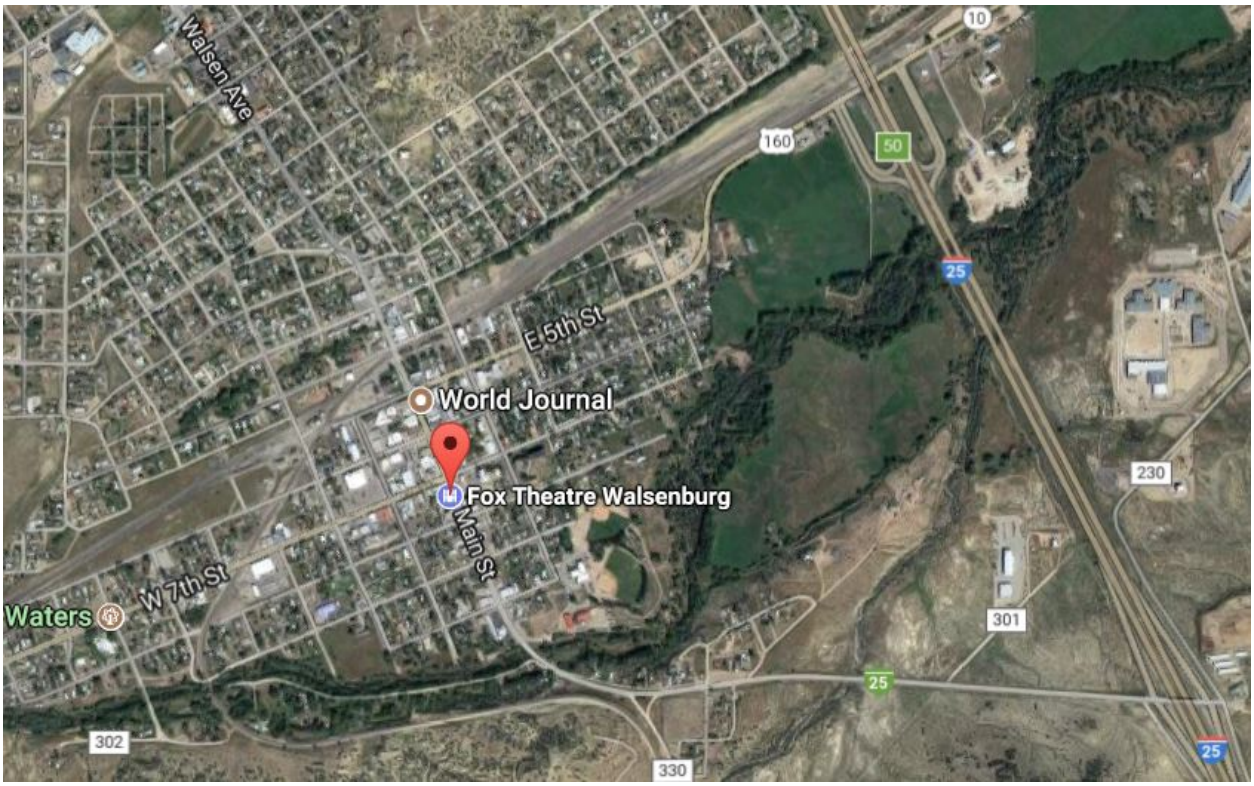
1.2 BUILDING LOCATION

1.2.1 VICINITY MAP



1.2.2 LEGAL DESCRIPTION

The legal description for the property is as follows:

P. M. 6th Township 28S Range 66W W ½ of NE ¼ of SE ¼ of ¼ of Section Quad Map Walsenburg South Lot(s) Part of lots 3 & 4 Block 51 Addition Walsenburg

UTM Reference: Zone 13 Easting 519420 Northing 4163720

1.2.3 SITE PLAN

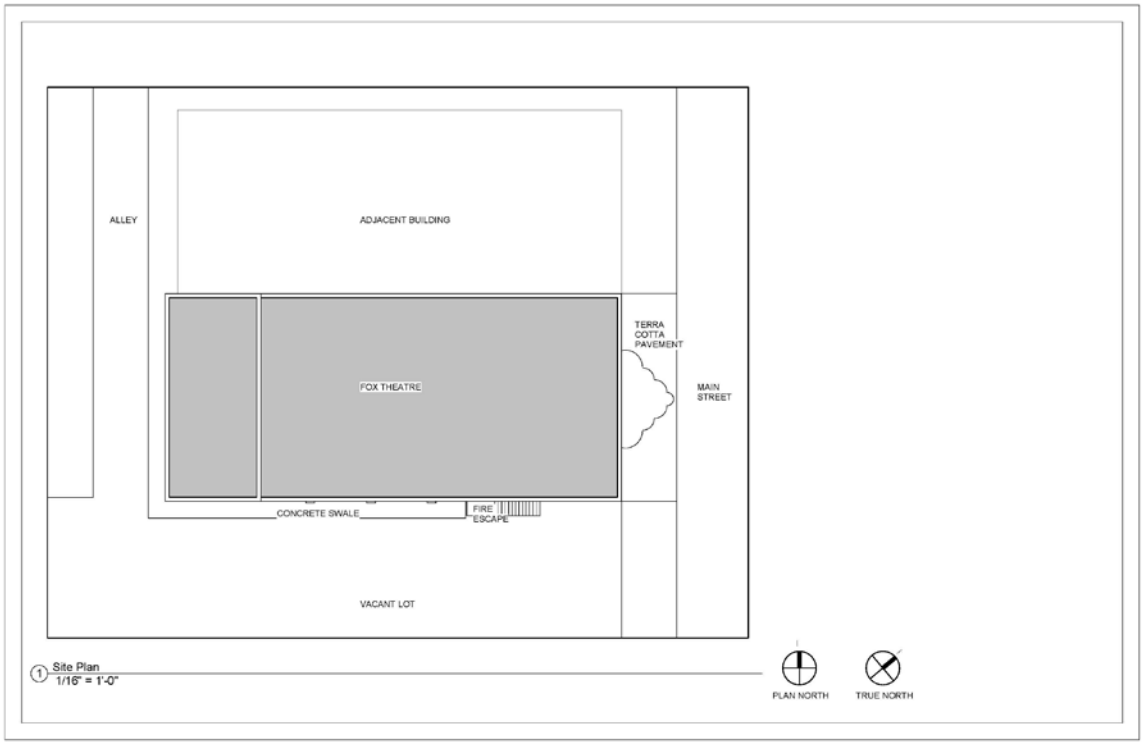


Figure 1: Overall view of the Fox Theatre site. Note Main Street to the right in the image.

2.0 HISTORY AND USE

2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY

2.1.1 History

The theatre was constructed in 1917. The theatre operated as the Star Theatre from 1917 through 1929. During the period from 1917 through 1929, the building functioned as a venue for live theatre. In 1929, the name was changed to the Valencia Theatre. At this time the owner re-decorated, updating interior finishes throughout the building. The décor was a Spanish/Moorish motif. 1929 was also the first documented date at which movies were shown in the building. For many years, the building was used for both movies and live shows.

In May of 1923 a Wurlitzer organ was purchased and installed in the theatre. The organ was used in the building until 1940 when the Krier Family (who owned the theatre) donated the organ to St. Mary's Church. The organ was used at the Church until 1984 when it was returned to the theatre.

In 1941 a major renovation occurred which resulted in the art deco façade currently in place on the east elevation of the building. At this time, the name was changed to the Fox Theatre. The Fox Theatre operated until 1987 when the building was closed. The theatre was closed from 1987 through 1992. During that time, interior modifications occurred. These interior modifications were partially in response to a roof collapse which had led to standing water inside the building.

In 1992, George Birrer began operating the theatre, which at the time was home to the Huerfano Youth and Arts Foundation. The Theatre is currently owned by Huerfano County and is operated by the Spanish Peaks Community Foundation.

Figure 2: Original east (main) façade of the theatre. Photo circa 1917 courtesy of Owner.

Figure 3: Undated photo of the east façade of the Fox Theatre. The movie on the marquee was release in 1941 so the photo likely dates to 1941 or 1942.

Figure 4: Overall view of Main Street Walsenburg. Note the Fox Theatre to the left in the photo.

Figure 5: Undated photograph of the Fox Theatre. Note the art deco signage and marquee and stucco coating are visible on the east façade of the building, indicating the photo was taken after 1941. The show title on the marquee is a play, not a movie, illustrating the use of the building as a live theatre venue. Given the clothing of the person in the photo, the photo likely dates to the 1960s or later.

2.1.2 Architectural Description

The Fox Theatre is located mid-block and is part of a continuous row of main street buildings in downtown Walsenburg *(Re: Figure 6)*. The building is currently located at the end of the row of buildings as the building immediately to the south of the theatre is no longer extant. The theatre is rectangular in plan. The front (east) elevation of the building faces Main Street. The east façade is constructed of brick which was covered with stucco in 1941. The north, south, and west walls of the building are constructed of brick, with the exterior wythe exposed on the outside of the building. Painted signage advertising the theatre and an insurance company is located on the east, west, and north sides of the fly space and at the east end of the north elevation.

The building has two areas of flat roofs. At the west end of the building there is an upper flat roof over the fly space. The rest of the roof is lower, covering the main auditorium space and lobby at the east end of the building. The building does not have any extant chimneys or projections at the roof.

The main entrance to the theatre is located in the center of the east elevation. The main entrance includes two sets of doors with a box office between the sets of doors. A secondary entrance is located at the north end of the east elevation and an office entry is located at the south end of the east elevation. There are two sets of egress doors at the first floor level on the south elevation and one set of egress doors at the balcony level on the south elevation. A stage exit is located on the west elevation.

Above the main entrance on the east elevation there is an art deco style 'FOX' sign with a projecting marquee below. The signage includes three large cylindrical shapes on which the signage is mounted.

There is a series of fixed picture windows at the first floor level along the east elevation. There are two steel casement windows at the second floor level on the east elevation. There is one wood framed window at the upper section of the south elevation of the fly space.

Inside the building, the first floor includes the main auditorium, a lobby, restrooms, and an office. The second floor level includes the balcony and projection room. The basement houses storage for the theatre.

The exterior of the building has remained largely unchanged since 1941 when a significant alteration occurred. The interior of the building was modified in the early 1990s during a building rehabilitation project necessitated by a partial roof collapse which resulted in on-going water infiltration.

Figure 6: Overall view of the Fox Theatre from the northeast.

2.1.3 Preservation Background

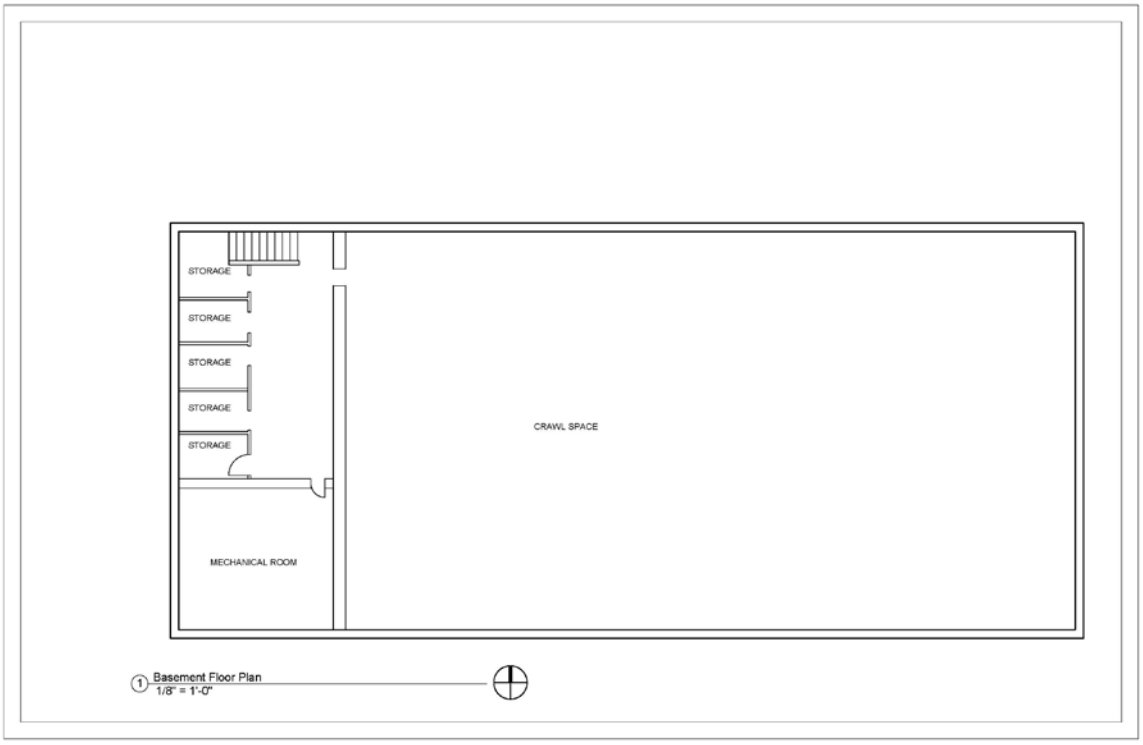
The building is listed on the Colorado State Register of Historic Places. According to State Register Nomination paperwork, the Fox Theatre building is significant for its association with events that have made a significant contribution to history. The building is significant in the area of Entertainment / Recreation.

Although the main façade of the building was altered in 1941, this alteration is associated with the acquisition of the building by the Fox Inter-mountain chain. This collection of theatres provided financial benefit and security to small rural communities and suburban towns throughout Colorado. The theatre was one of few sources of entertainment after the decline of coal mining and loss of population in the area. In the 1950s and 1960s the theatre served as a local entertainment venue and link to the world outside Walsenburg.

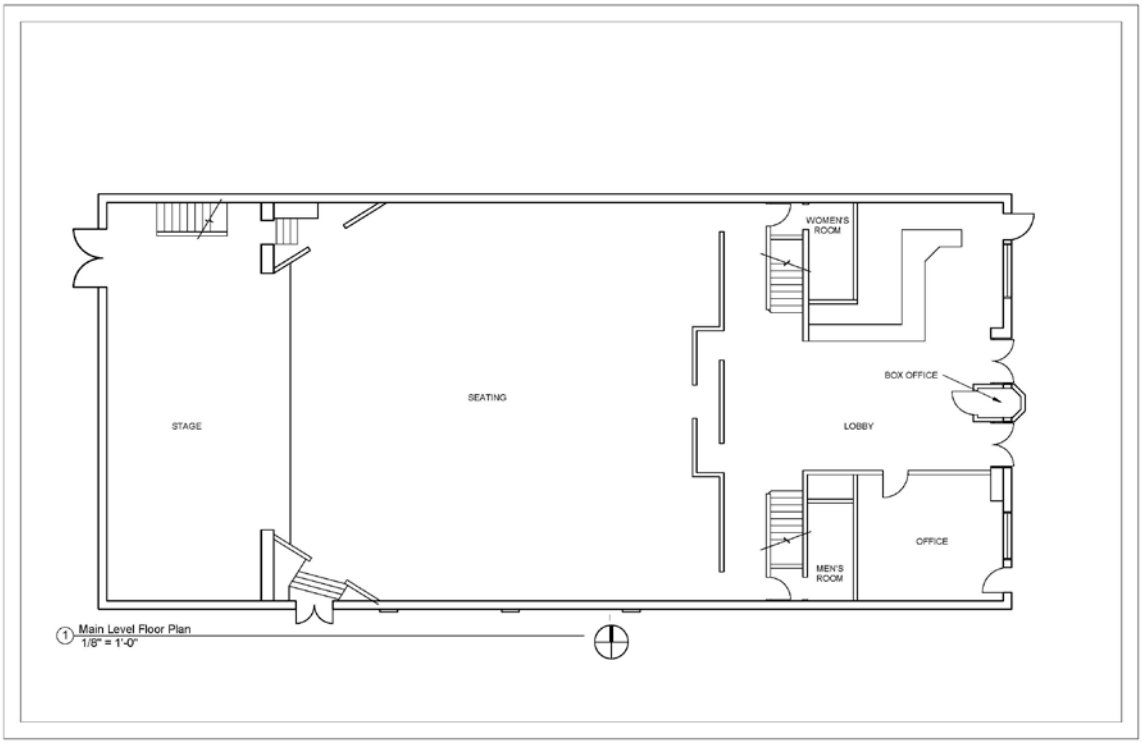
The grant to fund this Historic Structure Assessment is the first grant received for the building from History Colorado.

2.2 EXISTING FLOOR PLANS

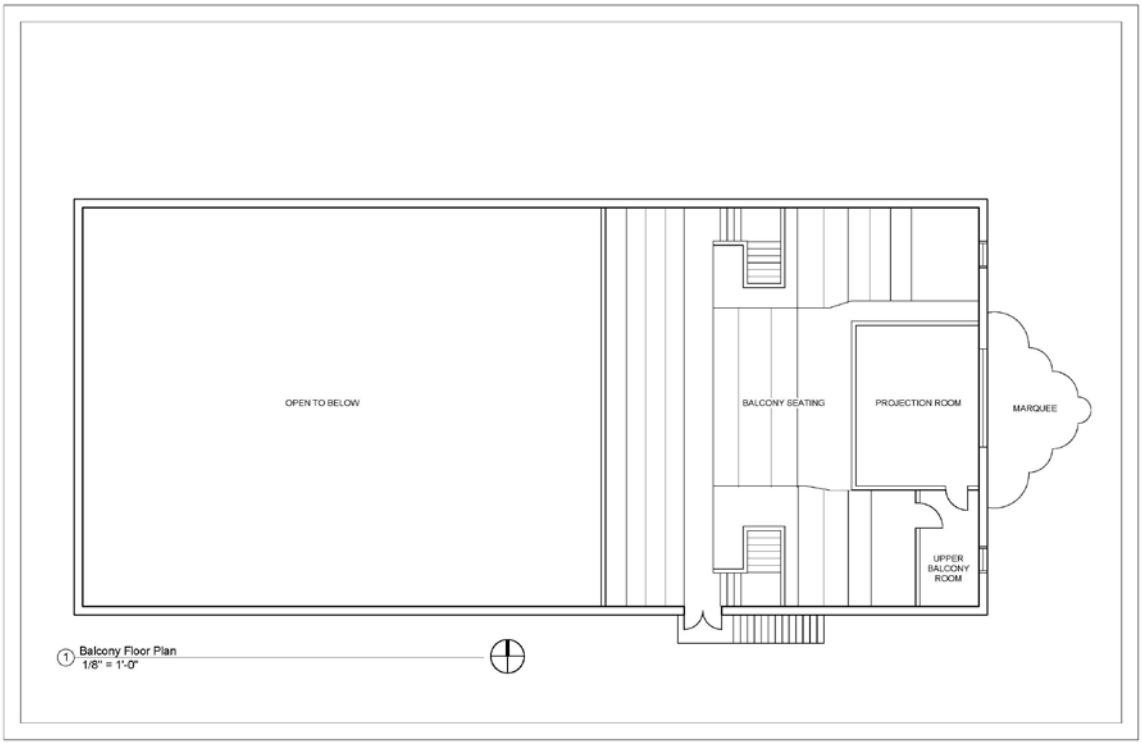
2.2.1 BASEMENT FLOOR PLAN



2.2.2 FIRST FLOOR PLAN



2.2.3 SECOND FLOOR PLAN



2.3 PROPOSED USE

The building has been used as both a live theatre venue and a movie theatre at various times since its construction in 1917. The earliest use of the building was as a live theatre venue, with use as a movie theatre not starting until 1929. It is anticipated that it will remain in use as a movie theatre, with possible live shows for the foreseeable future. To better accommodate live performances, it is desired to establish a green room, dressing rooms, a laundry facility, and a restroom in the basement of the building. The current use of the building and the proposed changes are appropriate under the Rehabilitation Standards.

Given the current and anticipated use of the building, and the alterations which have already occurred, the Rehabilitation standards are most applicable to the project. The Secretary of the Interior's Standards for the Treatment of Historic Properties Rehabilitation guidelines are as follows:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old

and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3.0 STRUCTURE CONDITION ASSESSMENT

This building condition assessment and treatment recommendations are based on a number of visits to the building during which the conditions of major components of the building were reviewed and their physical conditions and problems noted. Information obtained during these observations is organized by major building components as follows: site work, foundations, building structural system, building envelope - exterior walls, building envelope - roofing and waterproofing, interior finishes, mechanical systems, and electrical systems.

Definitions:
This building condition assessment makes use of terms concerning the condition of building components which are defined as follows.

Good Condition: An element, component or system is evaluated in good condition it meets the following criteria:

- It is intact, structurally sound, and performing its intended purpose.
- There are few or no cosmetic imperfections.
- It needs no repair and only minor or routine maintenance.

Fair Condition: An element, component or system is evaluated in fair condition when one or more of the following conditions are evident:

- There are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended purpose.
- There is failure of a sub-component of the feature or element.
- Replacement of up to 25% of the feature or element is required.
- Replacement of a defective sub-component of the feature or element is required.

Poor Condition: An element, component, or system is evaluated in poor condition when the following is evident:

- It is no longer performing its intended purpose.
- It is missing.
- It shows signs of imminent failure or break-down.
- Deterioration / damage affects more than 25% of the feature or element and cannot be adjusted or repaired.
- It requires major repair or replacement.

3.1 SITE

3.1.1 Associated Landscape Features

The east elevation of the building faces Main Street in downtown Walsenburg *(Re: Figure 7)*. Between the building and the street there is an 11 foot 6-inch-wide sidewalk *(Re: Figure 8)*. Along the street there is a concrete curb. Along the east side of the building the sidewalk has terra cotta pieces embedded in the concrete pavement.

To the south of the building there is a vacant lot *(Re: Figure 9)*. Approximately 48 inches from the southeast corner of the building there is a 22-inch-thick wall remnant at grade. This wall is presumed to be associated with the building that is visible on Sanborn Maps. Immediately adjacent to the south wall of the building there is a strip of concrete pavement approximately 4 feet wide *(Re: Figure 10, Figure 11, Figure 12, and Figure 13)*. At the bottom of the fire escape on the south elevation there is a concrete drainage swale which continues to the southeast corner of the building.

To the west of the building the site is bordered by an unpaved alley *(Re: Figure 14)*. Between the alley and the building there is overgrown vegetation.

To the north there is another building immediately adjacent to the theatre.

Condition:
The sidewalk to the east of the building is in fair condition. Several areas have been previously repaired with concrete patches *(Re: Figure 15)*. There is no curb cut along the sidewalk to the east of the building.

The site to the south of the building is in fair condition. Much of the site is overgrown. The concrete drainage swale immediately adjacent to the south elevation is in fair to poor condition *(Re: Figure 9 and Figure 10)*. The concrete is cracked and spalling and, in several areas, dirt and site debris have washed across the concrete pavement. In this area, water ponds against the base of the building *(Re: Figure 12)*

Between the unpaved alley and the west elevation of the building there is an overgrown strip *(Re: Figure 14)*. This overgrowth can trap moisture and water adjacent to the foundation, which may contribute to water infiltration issues at the foundation of the building. Two downspouts discharge along this section of the building. At each of these locations, splash blocks should be provided to drain water away from the building. When the site was observed during a rain storm, the low spots in the alley appear to be in the middle of the alley.

Recommendations:

- Provide ADA compliant curb cut along east elevation for drop-off adjacent to the building. (Serious)
- Patch areas of cracking and spalling at concrete swale adjacent to the building. Maintain swale clear of site debris and dirt to facilitate drainage. Re-grade swale to facilitate drainage away from the building. (Serious)

- Remove vegetation growing adjacent to the west elevation of the building. (Serious)
- Install splash blocks at downspout discharges to drain water away from the building. (Critical)

Figure 7: Overall view of the east elevation of the building from across Main Street.

Figure 8: Overall view of sidewalk to the east of the theatre.

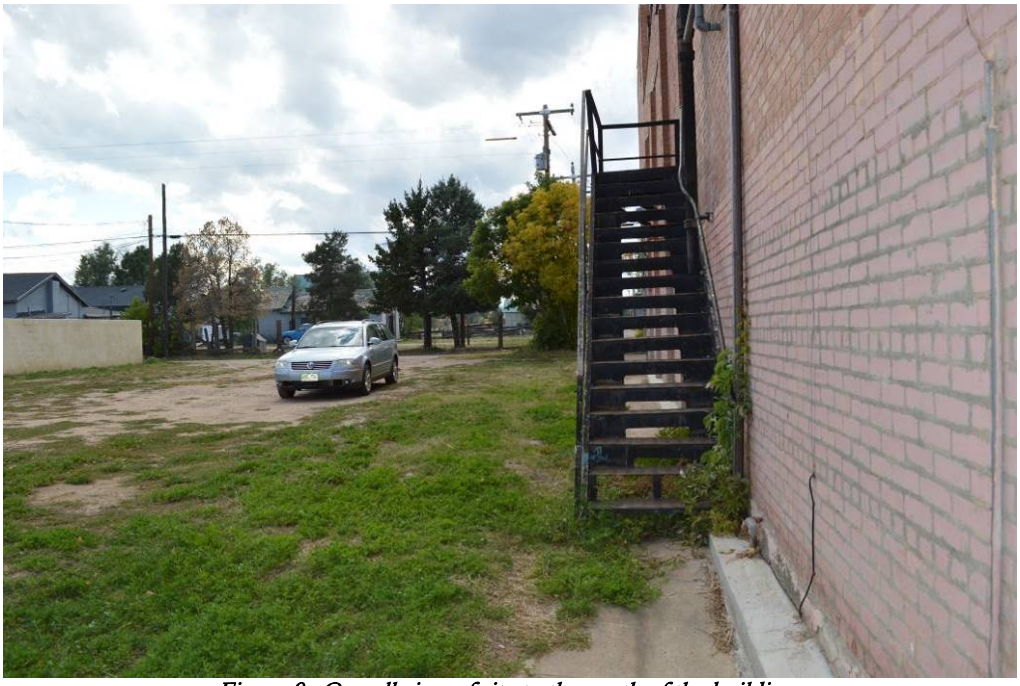


Figure 9: Overall view of site to the south of the building.

Figure 10: Site immediately adjacent to the south elevation of the building.

Figure 11: Overall view of concrete adjacent to the south wall of the building.

Figure 12: Overall view of the site immediately adjacent to the south wall of the building.

Figure 13: Detail view of site adjacent to the southeast corner of the building.

Figure 14: Site to the west of the building.

Figure 15: Detail view of previous areas of repair adjacent to the box office.

3.1.2 Grading

To the west of the building there is an unpaved alley. To the south of the building there is a vacant, unpaved site. To the east of the building the site is paved. To the north, the building abuts the adjacent building. To the west, south, and east, the site slopes slightly away from the building.

Condition:
In the vacant lot to the south of the theater there are a few low spots. Along the south elevation water ponds in the concrete swale *(Re: Figure 12)*.

Recommendations:

- Maintain site in a manner that promotes positive drainage away from the building. If a building is ever constructed or pavement installed on the vacant site to the south of the building, confirm that these changes occur in a manner that retains drainage away from the theatre. (Routine)
- Follow recommendations in Section 3.1.1 regarding the swale along the south elevation of the building.

3.1.3 Parking

Parking for the theatre is provided curb-side on streets throughout the Town of Walsenburg. There is no designated parking lot for the theatre.

Condition:
If the theatre were fully occupied, street parking in the immediate vicinity of the building may be inadequate. If parking for the building proves to be inadequate, other parking solutions should be researched and implemented.

No ADA parking is currently identified for the building.

Recommendations:

- If parking is deemed inadequate given future use of the building, research and implement a supplemental parking strategy. (Routine) The following strategies could be considered:
    - Determine if use of all or part of the vacant site to the south of the building as parking is viable.
    - Consider sharing use of a parking lot with a nearby property owner during peak theatre use times.
- Establish an ADA compliant parking space in close proximity to the building entrance. (Serious)

3.1.4 Archeology

No archaeological investigations or reports have been completed for this site.

Recommendations:

- Follow the archeological guidelines required by the Office of Archaeology and Historic Preservation for all construction activities that disturb the ground on the site. (Routine)

Figure 16: 1912 Sanborn Map.

Figure 17: 1920 Sanborn Map. Note the Star Theatre located along Main Street between 7th Street and 8th Street. Also note building to the south which is no longer extant.

3.2 STRUCTURAL SYSTEM

3.2.1 General Structural System Description

The Fox Theatre is a rectangular building approximately 110 feet long by 72 feet wide with load bearing brick walls and a wood framed roof and second floor. The first floor of the auditorium is a sloping concrete slab on grade. There is a partial basement located at the west side of the building under the stage floor and the roof line steps up over the stage *(Re: Figure 18)*. The first floor of the east side of the building contains the main street entrance, theatre lobby, and an office. The second floor of the east side of the building contains the projection room and a balcony with sloped wood floor framing.

The building was constructed in 1917 and the majority of the building structure appears to date from the original construction. In 1941 a stucco marquee in the Art Deco style was added to the main façade. The marquee structure consists of steel framing attached to the exterior of the original front façade brick masonry *(Re: Figure 19)*. The original façade remains behind the stucco marquee *(Re: Figure 20)*. The roof slopes downward from the east and west ends towards scuppers located near the middle of the long walls. There are sloping crickets and a mechanical unit and frame on the roof *(Re: Figure 21)*.

A partial roof collapse and interior leaks were reported between 1987 and 1992 when the theatre was closed. The primary timber roof truss spanning across the front of the balcony has been reinforced by the addition of steel support columns located a few feet inboard from the trusses' bearing on the perimeter masonry walls. Cracked plaster on the soffit covering this roof truss indicates some added movement has occurred since the installation of the post shoring. This condition is discussed further in the sections below.

The building's lateral force resisting system (LFRS) consists of the wood roof diaphragm, the second-floor balcony wooden floor diaphragm, and perimeter unreinforced masonry shear walls. The building's existing LFRS is adequately proportioned for the scale of the building and has performed well over the life of the structure.

Condition:
Generally, the building is in good condition with only localized issues. The building's exterior walls, concrete slab floor, and wood floor framing appear appropriately sized for their use and are generally in good condition. The main issue found in the buildings is localized deterioration of the masonry walls due to water infiltration and the shored roof truss over the balcony. This condition is described in more detail in the body of the report.

Much of the roof framing could not be reviewed due to the lack of safe ladder access to the fly loft.

Figure 18: Overview south elevation. Note step in roof elevation at stage and fly loft.

Figure 19: Stucco over cladding and marquee added during 1941 Art Deco style renovation to Fox Theatre.

Figure 20: Original front façade of Star Theater.

Figure 21: Roof overview.

3.2.2 Foundation Systems

The basement walls and footings are considered part of the foundation system, including the perimeter brick walls and cast in place concrete basement walls. The perimeter brick walls are three-wythe unreinforced brick and extend below grade. They are presumed to bear upon a widened brick or stone strip footing. The visible concrete strip at grade was added to control site drainage against the foundation walls *(Re: Figure 22)*. The site drainage at the south elevation pitches towards the building and should be re-sloped away from the building per Sections 3.1.1 Associated Landscape Features and 3.1.2 Grading. The cast in place concrete basement walls are visible in the mechanical room *(Re: Figure 23)* and are assumed to be approximately 12 inches thick, matching the thickness of the brick walls they support. There are brick knee walls in the basement that pass under the stage area. Their footings are also concealed *(Re: Figure 24)*.

Condition:

The foundations are in fair condition and appear to be performing adequately. There are no signs of structural distress such as settling of corners or stair-step cracking from differential settlement observed in the above grade brick bearing walls. Based on this behavior, the overall structural footing performance of the foundations is good. There is local erosion of mortar joints at the brick walls forming the mechanical chases under the auditorium *(Re: Figure 25)*. This is likely the result of a combination of rising damp from the earthen crawlspace and possible prior flooding of the basement space.

Recommendations:

- Repoint the eroded mortar joints in the crawlspace knee walls. (Serious)
- Consider installing a metal flashing at base of walls to act as a capillary break against rising damp. (Serious)

Figure 22: Perimeter brick walls extend below grade. Footing is concealed. Exposed concrete strip is not original and was added to address site water issues against face of brick wall. Note absence of settlement step cracking.

Figure 23: Overview of board formed cast-in place concrete foundation walls in basement mechanical room.

Figure 24: Brick walls in basement extend below grade. Footing is concealed.

Figure 25: Erosion of basement brick wall mortar joints due to rising damp.

3.2.3 Floor & Ceiling Systems

The theatre's auditorium and balcony have sloping structure to accommodate the seating *(Re: Figure 26 & Figure 27)*. There is an elevated stage floor at the west end of the building *(Re: Figure 28)*. The existing floor framing was concealed at many locations and was reviewed from existing openings in floor and ceiling finishes. Further confirmation of the existing floor framing is recommended if any structural modifications, such as new stair openings, are desired. The following information was gathered from accessible locations.

Basement Floor

The basement floor is a concrete slab on grade of unknown thickness *(Re: Figure 29)*. The mechanical room also has a slab on grade floor as well as a sump pit *(Re: Figure 30)*.

First Floor - Auditorium

The floor in the auditorium is a sloped concrete slab on grade of unknown thickness *(Re: Figure 31)*. The portion of the floor in front of the elevated stage floor is flat and has been created by adding tapered wood sleepers and plywood sheathing on top of the concrete slab *(Re: Figure 32)*.

First Floor – Stage

The stage floor *(Re: Figure 33)* is located over the partial basement and consists of 2x10's (1-1/2 inches x 9-1/4 inches actual) at 16-inch on center spacing *(Re: Figure 34 & Figure 35)*. The floor joists spanning approximately 16 feet from the west exterior wall to a brick bearing wall at under the front of the elevated stage. The joists are also supported near mid-span by wood bearing walls of the storage rooms. The stage floor joists are Douglas Fir (refer to Wood Species ID report in Appendix).

First Floor - Office

The office floor is a flat concrete slab on grade of unknown thickness.

Second Floor - Balcony

The balcony floor framing includes sloped stringer notched to review the balcony steps and a flat bottom chord spanning east-west. The top and bottom joists cantilever out past the first floor lobby bearing walls below creating the projecting balcony *(Re: Figure 36 & Figure 37)*. The two steel posts located at the front of the balcony have been added to reinforce the roof truss above and do not support the balcony gravity loads.

Second Floor – Projection room
The projection room floor framing is also visible in the mechanical plenum space between the lobby ceiling and underside of floor *(Re: Figure 36)*. It consists of 2x10 joists at 16 inches on center spanning north-south.

Stage Ceiling / Fly Loft Floor

The ceiling over the stage also forms the fly loft floor. The floor framing consists of 2x dimensional lumber spaced at approximately 24 inches on center spanning eat-west between the west exterior wall and an interior brick bearing wall with a large proscenium beam and stage opening *(Re: Figure 38)*. The fly loft was accessed by a historic wood ladder *(Re: Figure 39)*.

Proscenium Beam

The stage opening is framed by a deep reinforced concrete proscenium beam spanning approximately 35 feet.

Interior Partition Walls (First Floor)

The interior walls beneath the second floor balcony are load bearing wood framed walls *(Re: Figure 40)*.

Interior Partition Walls (Second Floor)

The roof framing is supported by the front brick wall and a beam column line outside of the projection room and it appears that the projection room walls may not be load bearing. The projection room interior walls are lined with sheet metal, presumably to control smoke in the event of a projector fire *(Re: Figure 41)*.

Auditorium Ceiling

The auditorium ceiling is plaster on lath direct applied to concealed wood framing of the attic. The attic space between the roof trusses' top and bottom chords was not safely accessible during the field evaluation due to a lack of fall protection on the tall ladder.

Delaminating ceiling plaster was observed at one location *(Re: Figure 42)* and it is recommended that it be removed prior to re-opening the theater to the public. This item is detailed further in the Structural Observations Memo found in the Appendix.

Stage Ceiling / Fly Loft Floor
The stage ceiling/fly loft floor consists of boards spaced with openings between them. The spaces are used to drop rigging lines between them *(Re: Figure 38)*. The rigging lines suspend lights, speakers, and curtains. The review of the stage rigging structure is beyond the scope of this HSA. It is presumed that the theater operators have the stage rigging periodically reviewed by a professional rigger.

The floor framing is not intended for public occupancy and appears adequately proportioned for its use as a fly loft. It should not be used to support storage level loadings.

Lobby Ceiling

The lobby ceiling is not original and is at a lower elevation than the original high lobby ceiling *(Re: Figure 43)*. The original ceiling is plaster on wood lath and was visible from an access opening in the first floor office. The ceiling currently visible in the lobby is gypsum board attached to non-historic wood stud ceiling joists *(Re: Figure 44)*.

Office Ceilings

There are three ceilings above the office. They include the original plaster ceiling *(Re: Figure 44)* which is several feet higher than the current visible acoustic panels *(Re: Figure 45)*. Another non-original hard applied acoustic tile ceiling is located between the upper plaster ceiling and the low acoustic panels ceiling *(Re: Figure 46)*. These lower two ceilings are non-historic, nonstructural, and could be removed if desired to expose the original high plaster ceiling *(Re: Figure 47)*.

Condition:
Basement floor slabs

The existing basement concrete slab on grade is structurally adequate for its current storage use and proposed future uses such as a restroom, laundry, green room, and dressing rooms. There were localized areas of spalling concrete. The spalls are not structurally significant, and they could be repaired by patching if desired aesthetically *(Re: Figure 48)*.

Auditorium and Balcony floors:

The sloped first and balcony floors are intentionally sloped for their function as a movie theater and no visible signs of sagging or settlement were noted. No significant structural damage was noted at portions of the wood framing that were visible. The ends of the floor joists that pocket into exterior walls were concealed. Further review of these concealed bearing conditions for wood decay at locations where the exterior walls exhibit signs of long term leaks and moisture related joint erosion is recommended to determine if there are any joist pockets with wood decay.

Walls:

The existing walls are generally in good condition. The exterior walls exhibit delaminating plaster finishes due to water infiltration and/or rising damp. This condition is a result of site slopes and is particularly evident along the south elevation *(Re: Figure 32)*.

Ceilings:

The structural condition of the ceiling framing at the very limited accessible areas is good. However, at locations exhibiting eater damaged finishes, it is likely that there are wood framing members with decay that will require repair subsequent to leak repairs and concurrent with the plaster finish repairs. Refer to Section 3.6.2 Ceiling Finishes for additional description of ceiling finish conditions.

Recommendations:

- Prepare basement floor slab for future used with local crack repairs, grinding, and levelling. (Minor)
- Perform selective openings at joist bearing pockets in exterior masonry walls to review concealed bearing conditions of the second floor wood framing. Focus these openings at location that have weathered exterior masonry conditions due to long term moisture infiltration through the foundation. Repair any decayed joist ends encountered by installing new pressure treated joist sisters to joists exhibiting decayed ends. (Serious)
- Limit use of the fly loft floor to professional riggers with appropriate fall protection. Do not use for storage loading. (Critical)
- The majority of the first-floor lobby walls are load bearing and should not be modified with new openings unless reviewed and reinforced as determined by a structural engineer. (Routine)
- Improve site drainage away from north and south exterior brick bearing walls per Section 3.1.1 Associated Landscape Features and Section 3.1.2 Grading.
- Refer to Section 3.3.3 Exterior Masonry for additional repair recommendations.
- Review condition of ceiling framing during ceiling finish repairs and repair / replace any decayed framing encountered. (Serious)

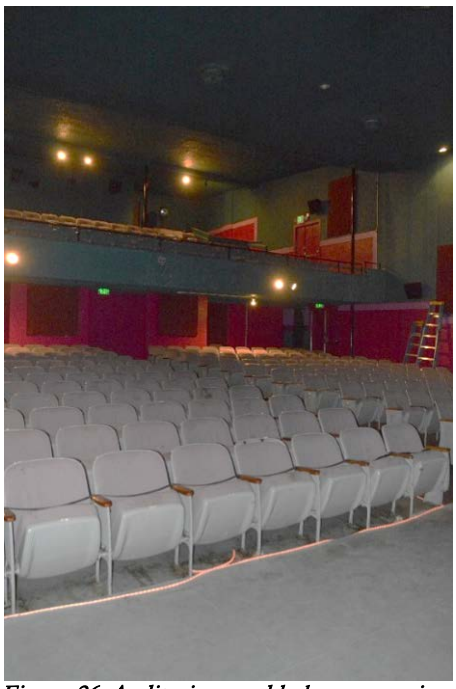


Figure 26: Auditorium and balcony overview.

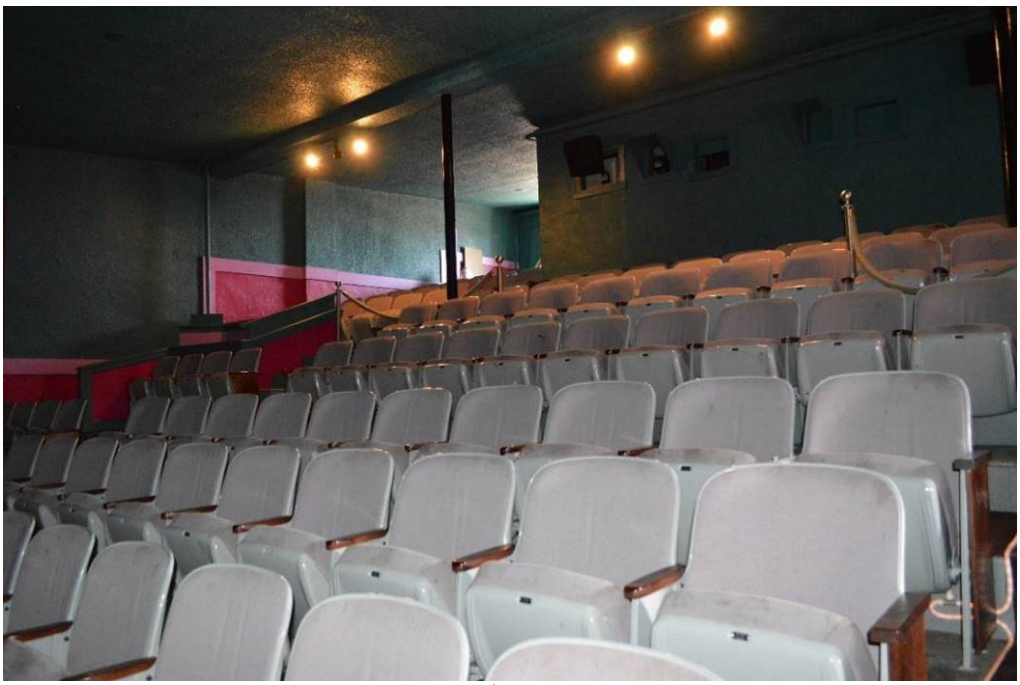


Figure 27: Balcony and projection room overview.

Figure 28: Stage overview.

Figure 29: Overview concrete slab on grade basement floor.

Figure 30: Overview mechanical room concrete slab on grade and sump pit.

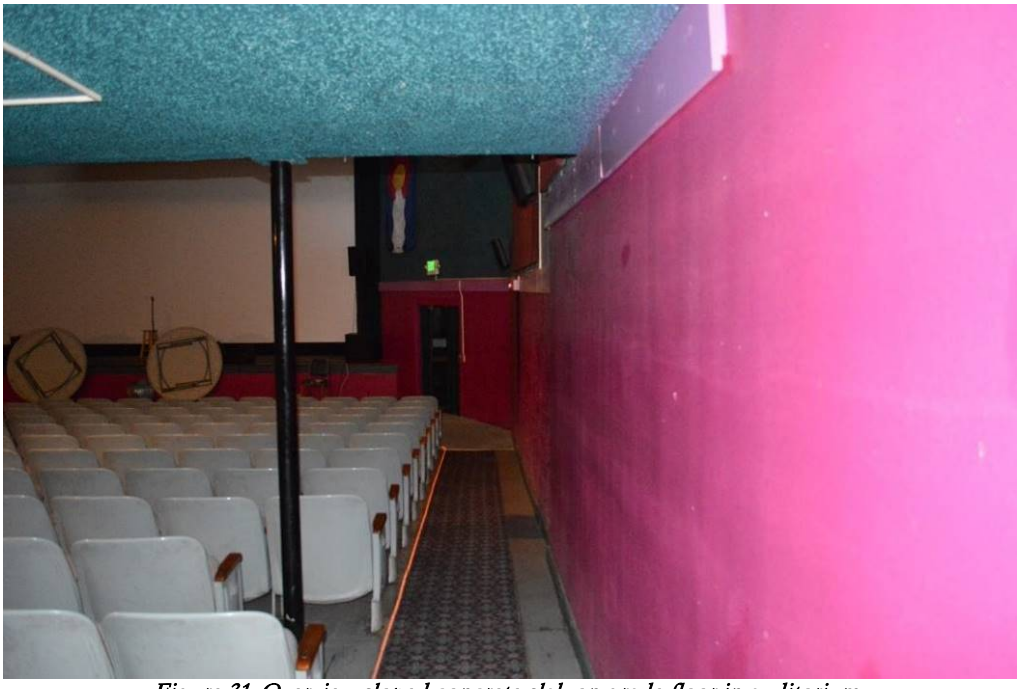


Figure 31: Overview sloped concrete slab on grade floor in auditorium.

Figure 32: Floor transition from slab on grade to wood framed sheathing over tapered wood sleepers.

Figure 33: Overview stage floor.

Figure 34: Underside of stage floor framing viewed from basement.

Figure 35: Typical Doug Fir 2x10 at stage floor.

Figure 36: Overview projection room floor framing and sloped balcony framing.

Figure 37: Cantilevered wood framing at balcony projection. Note steel ledger beam.

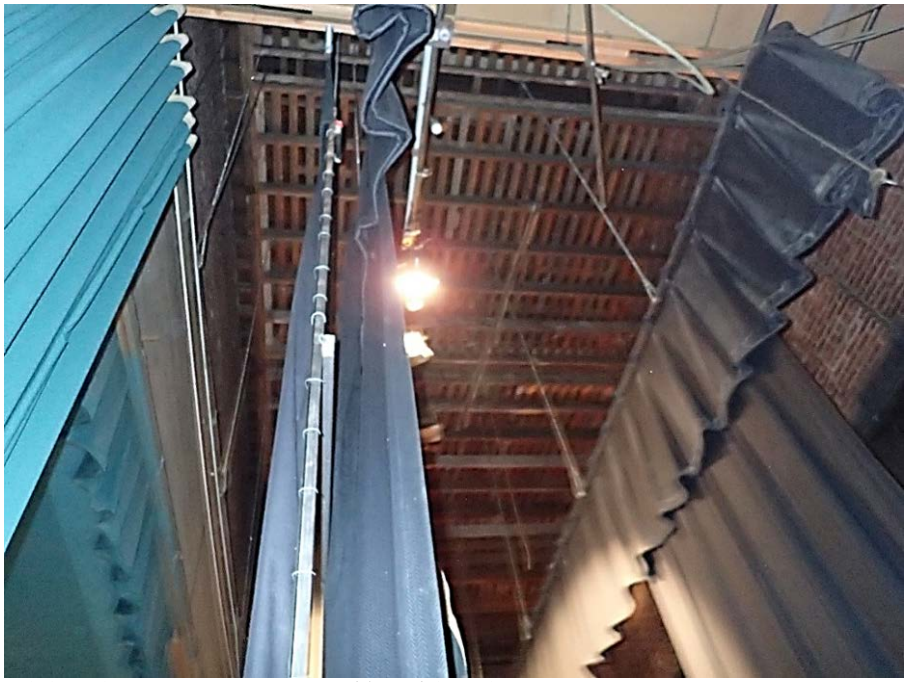


Figure 38: Fly loft floor framing with open spaced board floor for rigging lines. Note cast in place concrete proscenium beam at left over stage curtain opening.

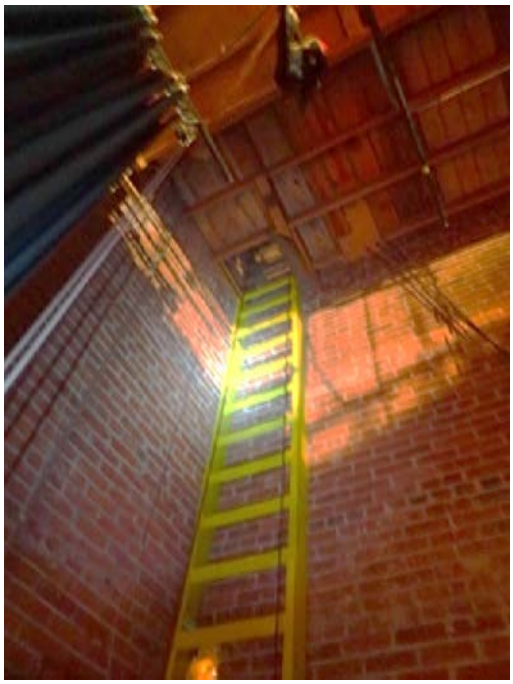


Figure 39: Ladder and platform to access fly loft floor.

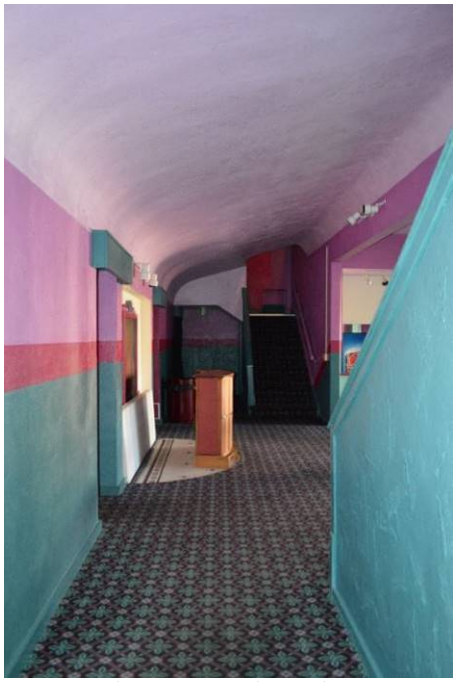


Figure 40: Interior bearing walls below balcony floor framing.

Figure 41: Metal lined smoke box at projection room.

Figure 42: Delaminating ceiling plater at roof leak location.

Figure 43: Non-original ceiling in lobby.

Figure 44: Mechanical plenum over lobby ceiling. Note original plaster on metal lath ceiling at opening.

Figure 45: Suspended acoustic tile ceiling in office.

Figure 46: Direct applied acoustic tiles on non-original ceiling framing in office.

Figure 47: Original ceiling above office.

Figure 48: Spalling concrete floor slab in basement.

3.2.4 Roof Framing System

The roof consists of an upper roof over the stage and a larger lower roof sloped to scuppers in the north and south walls *(Re: Figure 49& Figure 50)*. The roof framing access was limited to two locations. A roof hatch in the projection room and a hatch in the plaster soffit over the roof truss nearest to the balcony. Generally, the roof framing consists of dimensional sawn lumber joists spanning east to west that are supported on various bearing lines *(Re: Figure 51)*. From east to west the bearings are the front brick masonry wall, an original beam-column line in the balcony, a series of three wood roof trusses (bearing at the exterior brick pilaster locations visible along the south wall), the brick wall and reinforced concrete proscenium beam at the stage, and the rear masonry bearing wall. The roof slopes in two directions with over framed crickets to two roof scuppers.

In order to keep open sight lines in the auditorium, most of the primary roof framing clear spans the space. The only visible roof support framing is the beam-column line at the balcony *(Re: Figure 52)*. These two columns are original *(Re: Figure 53)*. Concealed roof trusses are located at each brick pilaster along the south elevation and anchor plates for tie rods are visible *(Re: Figure 54)*.

Typical roof joists were visible at the roof hatch in the projection room *(Re: Figure 55)* and are 2x10's spaced at 16 inches on center *(Re: Figure 56)*. The other access point to view the roof framing is a hatch in the plaster soffit above the front edge of the balcony *(Re: Figure 57)*. The hatch is located at a heavy timber roof truss. The diagonal web timber at the hatch is a 4x6 *(Re: Figure 58)*. Most of the truss was concealed by the plaster soffit. The roof framing at the cricket above was visible from a distance and consists of 2x8 or 2x10 rafters *(Re: Figure 59)*.

Condition:
The visible portions of the roof framing accessible from the roof hatch opening appear to be in good condition. At most locations, no visible signs of overstress such as sagging or fractured rafters were noted. Cracking of the plaster soffit at the roof truss over the balcony was noted and is discussed further below.

Steel support columns have been added at the truss over the balcony *(Re: Figure 60)*. This is presumably the location of the reported roof collapse. Since the installation of the posts, the plaster soffit concealing the truss has developed cracking *(Re: Figure 61)*. This cracking indicates some on-going deflection of this truss. The support posts are laterally braced to the balcony floor but do not support the balcony floor framing *(Re: Figure 62 & Figure 63)*.

In the near term, crack gages should be installed on the cracks in the plaster and monitored over time, particularly after rain and snow events. We understand from discussions with the owner that the roof scuppers were clogged during a recent rain event resulting in ponded water and localized roof leaks. The roof scuppers should be routinely cleaned of debris, snow or ice to prevent ponded water from accumulating on the roof.

A safe access to the attic over the auditorium should be established. Once the attic is accessible, the roof trusses should be further investigated for any distress such as decaying timbers at bearing pockets within the brick bearing walls.

Recommendations:
- Monitor crack gages on the cracks in the plaster soffit enclosing the balcony roof truss. Monitor the crack gages for signs of additional structural movement. (Critical)
- Establish a safe access to the attic. Once the attic is safely accessible, further review the condition of the roof framing. (Critical)
- Routinely clean the scuppers of any debris that may clog them. (Routine Maintenance)
- Install new overflow scuppers to prevent ponded water conditions. (Critical)

Figure 49: Aerial view of roof. Courtesy of Google Earth.

Figure 50: Overview low roof framing with sloped crickets and high roof over stage beyond.

Figure 51: Roof primary earing locations (trusses and brick bearing walls). Black arrows indicate timber truss locations. Blue arrow indicated approximate location of interior beam-column bearing line.

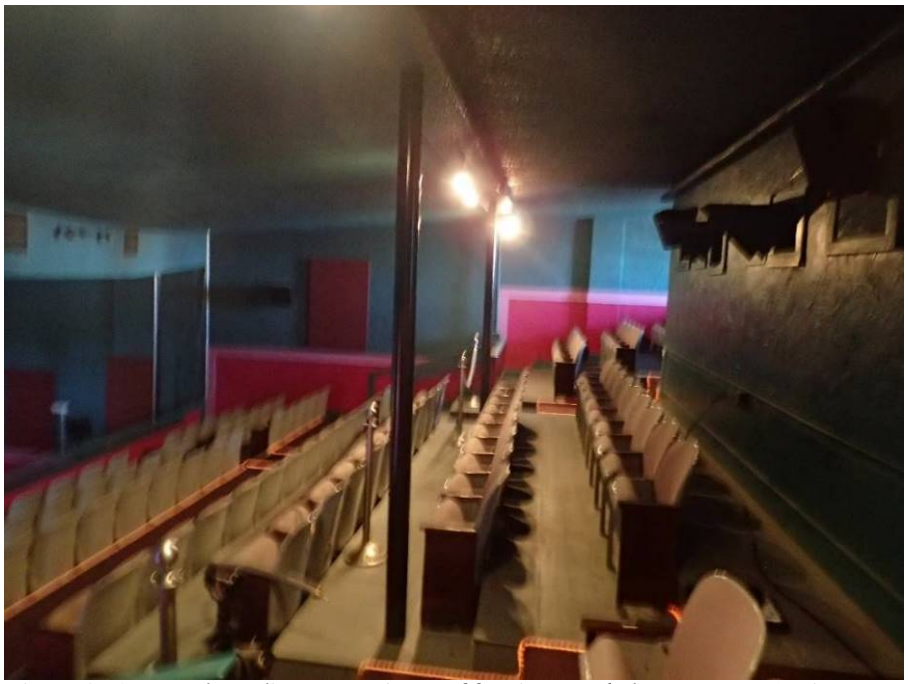


Figure 52: Beam column line supporting roof framing over balcony near projection room.

Figure 53: Original column.

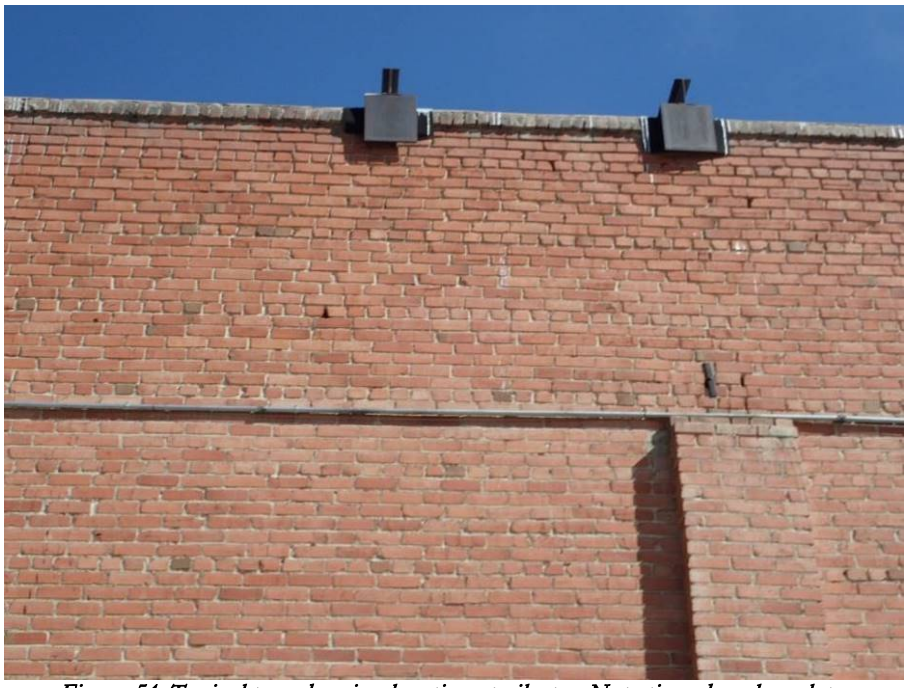


Figure 54: Typical truss bearing location at pilaster. Note tie rod anchor plate.

Figure 55: Roof hatch near projection room.

Figure 56: Board sheathed roof over 2x10 roof joists with diagonal cross braces.

Figure 57: Access hatch at roof truss over balcony.

Figure 58: 4x6 Diagonal web member of roof truss.

Figure 59: Cricket gable framing viewed from soffit hatch.

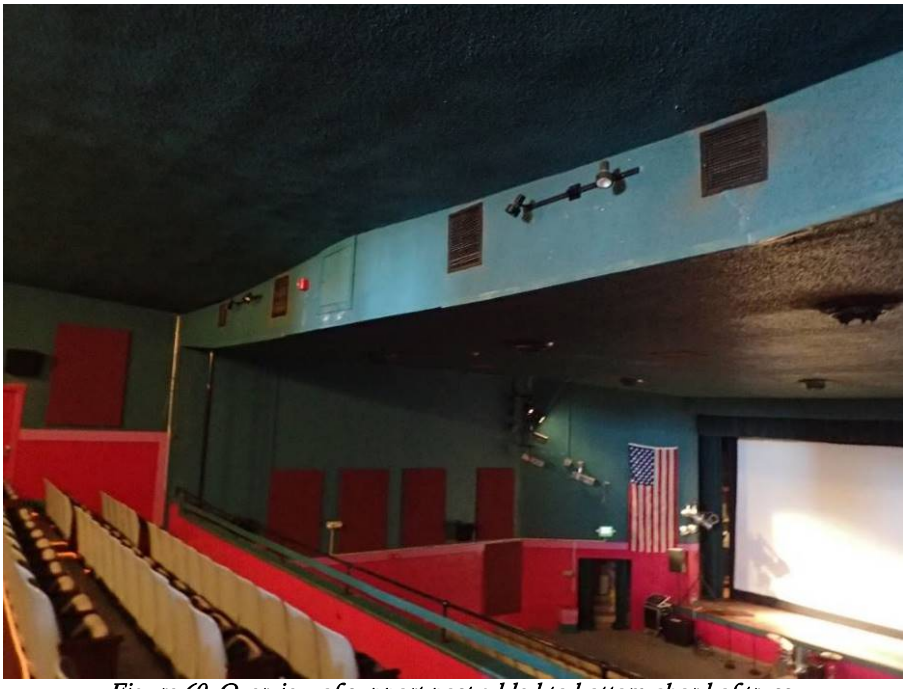


Figure 60: Overview of support post added to bottom chord of truss.

Figure 61: Cracking in plaster soffit near truss bearing at south wall.

Figure 62: Lateral bracing plate for support post.

Figure 63: Support post does not pick up balcony gravity loads.

Figure 64: Drainage at north roof scupper.

3.3 BUILDING ENVELOPE - EXTERIOR WALLS

3.3.1 Exterior Wall Construction

The exterior walls of the building are constructed of three-wythe brick masonry. The west and south walls of the building are exposed brick. The east elevation has been covered with stucco. At the fly space, the east elevation is exposed brick. Along the west elevation there is a concrete 'beam' set in the masonry wall which presumably serves to tie the wythes of the wall together. This reinforced concrete beam also acts spanning horizontally as a wind girt between the side walls for this tall vertical wall, reducing the span of the unreinforced brick wall. Refer to Section 3.3.2 Exterior Finishes for further details regarding the stucco coating on the east elevation of the building. Refer to Section 3.3.3 Exterior Masonry for further details regarding the exterior masonry where exposed.

3.3.2 Exterior Finishes

The east elevation of the building is covered with painted stucco *(Re: Figure 65)*. The current stucco coating was installed in the 1990s and the stucco was painted at that time. Edge strips are visible atop the parapet walls where the stucco terminates. Above and below the two window openings at the second floor level there are scalloped details in the stucco *(Re: Figure 66)*. The stucco covers original brick pilasters at the north and south ends of the east elevation. In addition, at the center of the east elevation there are large cylinders which have a stucco finish on metal lath.

On the north, west, and east elevations of the fly space there is painted signage advertising for the Star Theatre and an insurance agency *(Re: Figure 67 and Figure 68)*. Signage for the theatre can be seen faintly at the east end of the north elevation above the adjacent building.

At the box office and main entry doors on the east elevation there is painted vertical wood siding. The date of installation of the siding is unknown.

Condition:
The stucco on the east elevation of the building is in good condition overall. Minor staining was observed below the second floor window openings. This staining is a result of water draining off the window sills, down the exterior face of the building. At the edges of the window sills a gap was noted at the exterior stucco *(Re: Figure 69)*. Along the lower edge of the east elevation there are minor areas of paint peeling near the base of the building *(Re: Figure 70)*. The stucco coating is not the original finish on this façade of the building. The original brick finish can be seen in historic photographs *(Re: Figure 2)*. However, the stucco coating is considered historic as it appears in the central section of the building in photos as early as 1941.

Efflorescence was noted at the recessed entrances in the center of the east elevation *(Re: Figure 71)*. Water infiltration in this location is believed to be a result of water leaking through the marquee canopy roof.

The painted signage for the Star Theatre is in fair condition *(Re: Figure 67 and Figure 68)*. Signage at the fly space is intact enough that it is legible and paint colors and sign configuration could be matched with a high degree of accuracy.

The siding at the main entry and box office is in good condition with the exception of minor areas of paint deterioration and damage.

Recommendations:

- Maintain stucco coating in good condition. Monitor coating for cracks, spalls, and other indications that water infiltration is occurring at the wall assembly. (Routine)
- Seal gap at second floor window sills to exterior stucco coating. (Critical)
- Remove efflorescence at main entrances and prep, prime, and paint stucco in this area of the building once water infiltration at the marquee roof has been addressed. (Minor)
- Rehabilitate painted signage advertising the Star Theatre and historic businesses. Rehabilitation of signage should include paint analysis to determine appropriate original colors and careful study of existing sign configuration to match original signage precisely. (Minor)
- Consider rehabilitating the east elevation of the building to match the appearance of the building circa 1941. This would require research to determine appropriate paint colors as well as rehabilitation of door and window openings to match the detailing visible in historic photographs. (Minor)

Figure 65: Overall view of the east elevation of the building.

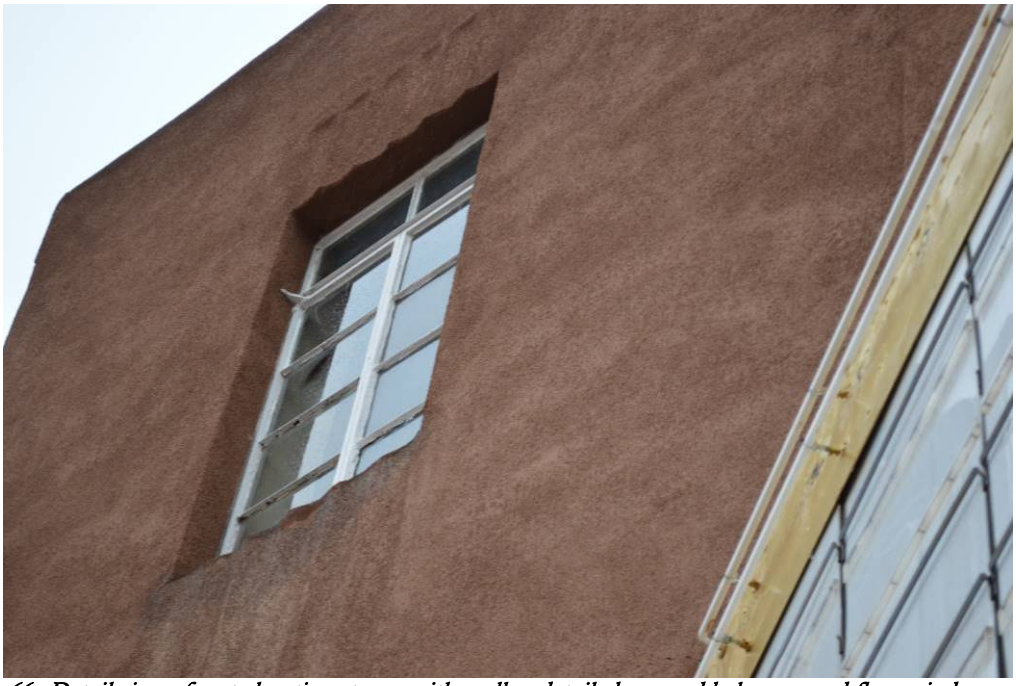


Figure 66: Detail view of east elevation stucco with scallop detail above and below second floor window opening.

Figure 67: Overall view of painted sign on the east elevation of the fly space.

Figure 68: Overall view of painted signage on the north and west elevations of the fly space.

Figure 69: Overall view of second floor window sill and exterior stucco.

Figure 70: Detail view of peeling paint at the lower section of the east elevation.

Figure 71: Detail view of efflorescence noted at entrances on the east elevation.

3.3.3 Exterior Masonry

The exterior walls are three wythe masonry walls, as measured at the exterior balcony door on the south elevation of the building. Where exposed on the south elevation, the exterior brick typically measures 8 ¼ inch by 2 ¾ inches by 4 inches. The mortar joints are typically 3/8 to ½ inch wide. The brick is laid in common bond with headers every seven courses.

Condition:
The exterior masonry walls are in fair condition overall. Open joints were noted near the roof drainage system components and at the base of the building. Several areas of inappropriate mortar were noted as were areas of inappropriate patching materials.

On the south elevation of the building open joints are present behind the roof drainage system components *(Re: Figure 72)*. These open joints are due to water draining down the face of the building as a result of leaking joints in the roof drainage system. There is a crack above the scupper box on the south elevation. Below the fire escape, the lowest three courses of brick masonry require repointing. At the lower section of the south elevation the brick is painted. In several areas, the brick has been repointed with mortar that does not match the original mortar in the wall.

On the east elevation of the fly space there are cracks at the upper north and south ends of the wall *(Re: Figure 74)*. Numerous previous patches were observed on the brick and at mortar joints *(Re: Figure 75)*. These patches are not compatible with the original materials. At the upper section of the wall there are several areas of open mortar joints and deteriorated brick *(Re: Figure 76)*.

On the west elevation of the building mortar joints are deteriorated behind the roof drainage components. Staining was observed below the concrete band and below the middle of the gutter where water has drained down the face of the building.

Most of the north elevation is concealed by the adjacent building. Where the brick masonry is exposed, a few open joints and areas of staining are visible.

Recommendations:

- Rehabilitate exterior brick masonry. (Serious) Rehabilitation activities should include the following:
    - Remove paint from exterior brick at the lower section of the south elevation.
    - Re-secure loose brick
    - Clean brick masonry to remove staining associated with water draining down the face of the building.
    - Repoint mortar joints where mortar is missing or deteriorated.
    - Repair cracks in brick masonry with helical ties or brick patching and repointing.
    - Replace missing and severely damaged brick.
    - Remove and replace previously installed inappropriate mortar and patching materials.
- When roofing materials are replaced, inspect brick parapet walls prior to installation of new roofing materials. Repair any issues such as open mortar joints, missing or damaged brick, and displaced materials. (Routine)

Figure 72: Overall view of brick masonry on the south elevation. Note paint at the lower section of the wall. Also note areas of deteriorated and stained brick and mortar, primarily due to leaks in the roof drainage system.

Figure 73: Typical brick masonry at the lower section of the south elevation.

Figure 74: Crack at the north end of the east elevation of the fly space.

Figure 75: Cementitious patches typical at the east elevation of the fly space.

Figure 76: Detail view of missing mortar and deteriorated brick at upper section of east elevation of fly space.

3.3.4 Exterior Appendages – Entrances, Porches, Stoops, Porticos, and Chimneys

On the east elevation of the building there is a metal canopy and 'FOX' sign *(Re: Figure 77)*. These items were installed in 1941 and are considered part of the historic character of the building despite not being part of the original design. The 'FOX' sign is constructed of painted metal with neon lights to accent the letters. The marquee below is also constructed of metal and features a changeable letter board on both the north and south elevations. The letter board area is framed with a metal frame which has a gold finish. In undated historic photos the frame is silver, indicating it was refinished or re-plated at an unknown date. The marquee parapet and roof overlap the original brick parapet *(Re: Figure 78)*. The interior of the marquee is accessible through a window in the projection room. The framing for the marquee consists of primary horizontal ribs that are curved steel angles *(Re: Figure 79)*. These angles are suspended from the original brick façade by through-bolted support chains *(Re: Figure 80)* and cable ties *(Re: Figure 81)*. Vertical steel ribs are attached to the primary horizontal framing and they support the curved plaster and lath. The marquee roof consists of flat 2x4 joists supporting the board sheathing *(Re: Figure 82)*. The top of the signage is covered with a membrane similar to that at the main roof of the building. Stucco from the main façade wraps around the edges of the stepped roof. The roofing material at the lower roof of the marquee is covered with an unknown material as this area of the building was not visible for observation. Metal edging is visible at the edges of the marquee which indicates that the roof may be covered with metal sheets *(Re: Figure 83)*.

On the south side of the building there is a metal fire escape *(Re: Figure 84)*. The fire escape has 10 inch treads and 6 ½ inch risers *(Re: Figure 85)*. The fire escape is fastened to the brick bearing wall with metal support brackets bolted to the wall. To either side of the fire escape there is a 1 ½ inch square metal handrail. One handrail is mounted to the south wall of the building. The wall

mounted handrail is 32 inches above the stairs. The handrail to the south of the stair is 25 inches above the stair. The wall mounted handrail jogs around a plumbing vent pipe and a downspout. At the bottom of the fire escape there is 36 inches clear between the handrails.

At the west end of the south elevation there is a basement entry *(Re: Figure 86 and Figure 87)*. The basement access measures 4 feet wide by approximately 17 feet long. The east end of the entry is covered with a concrete topping slab. The west end is covered with corrugated metal.

Condition:
The entry canopy and 'FOX' sign are in fair condition. Paint failure is typical on both sides of the 'FOX' sign *(Re: Figure 88 and Figure 89)*. The roof of the entry canopy is leaking, which has resulted in staining and efflorescence on the stucco adjacent to the marquee and above the door openings. In addition, during rain events, water leaks through the light fixtures at the underside of the canopy. The primary steel framing exhibits surface corrosion consistent with its age and exposure.

The fire escape on the south elevation of the building is in poor condition. The entire assembly is not adequately supported. Areas of paint failure and rust are typical on all the metal surfaces. The handrails are not code compliant and there are no code compliant guardrails. The hand rail anchorage is failing *(Re: Figure 90)*. The condition of the embedded anchors is unknown, but they are likely corroding. It is likely the fire escape will not support current code loading for a fire escape if load tested. The fire escape should not be used until it is repaired / reinforced to meet current code requirements.

The basement entry is in poor condition. The existing exterior cover is not operable. The concrete at the east end of the entry is cracked and spalled. The sheet metal cover is attached to the walls below and is generally deformed and weathered. The stair could not be accessed for visual evaluation and it is presumed that the concrete walls and stair will require rehabilitation if they are to be used again to access the mechanical space. It is unknown if code compliant handrails exist along the stairs. The code compliance of the stair itself is also unknown.

Recommendations:
- Refinish 'FOX' sign with appropriate coating. Match historic colors and finishes. (Serious)
- Rehabilitate roof at the marquee canopy to a weather-tight condition. In-kind replacement of roofing material may be required. Replace any decayed roof sheathing. Seal all joints and secure any loose materials. (Critical)
- Consider applying cold galvanizing paint to the primary horizonal support members to prevent added future corrosion. (Serious)
- Rehabilitate metal fire escape. Until fire escape is rehabilitated, limit access to the fire escape, and eliminate it from the egress paths of the building. This may limit the occupancy of the balcony until it is rehabilitated. (Critical) Rehabilitation activities should include:
    - Add posts to support the upper landing of the fire escape.
    - Add anchors to the brick wall attachment locations.
    - Rehabilitate handrail anchorage.
    - Install code compliant metal guardrail at upper landing and along stairs.
    - Remove areas of rust.

  - Prep, prime, and paint all metal surfaces.
  - Remove vegetation growing at the bottom of the stair.
  - Provide level path from bottom of stair to city maintained sidewalk.
- Rehabilitate basement entrance prior to use of the mechanical room. (Serious) Rehabilitation should include the following items:
  - Remove existing exterior cover materials.
  - Inspect condition of stair walls and repair as required for stabilization.
  - Inspect condition of stairs and associated handrails and repair as required for stabilization.
  - Install new operable exterior cover. New cover should be simple in design and should complement the historic character of the building.

Figure 77: Overall view of FOX theatre sign and marquee.

Figure 78: Roof of marquee.

Figure 79: Interior view of marquee framing. Note primary semi-circular horizontal angles support plaster and metal lath on light gage metal frames.

Figure 80: Marquee framing is supported from original front brick wall with chain anchored to the wall.

Figure 81: Marquee attachment to original brick walls.

Figure 82: Water stained roof sheathing over marquee.

Figure 83: Roof edge of canopy at main entrances visible below the 'FOX' sign in the photo.

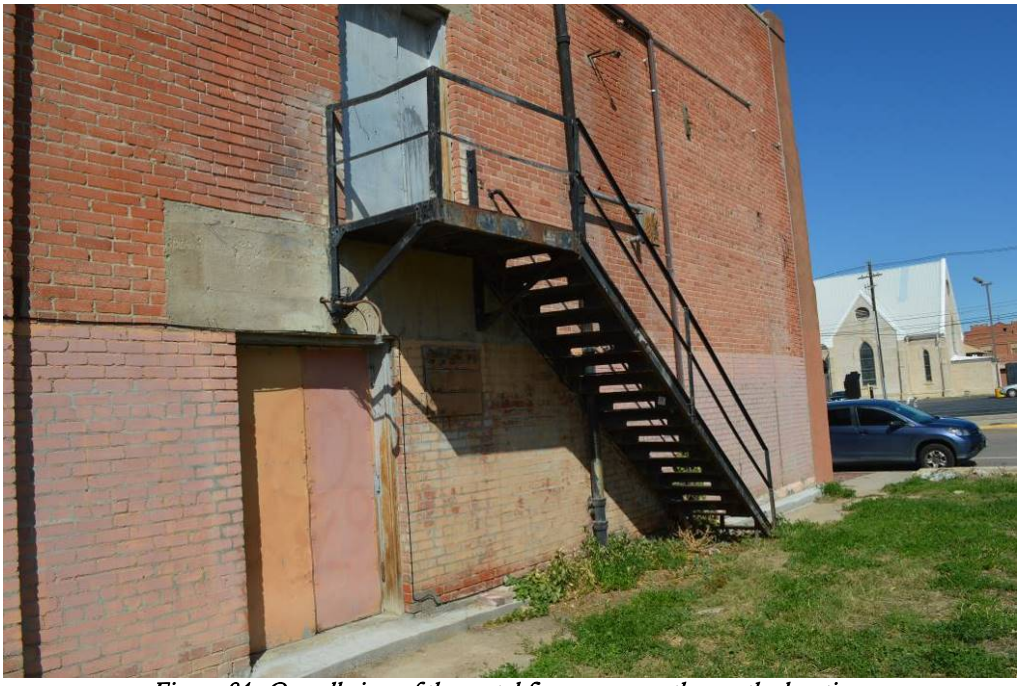


Figure 84: Overall view of the metal fire escape on the south elevation.

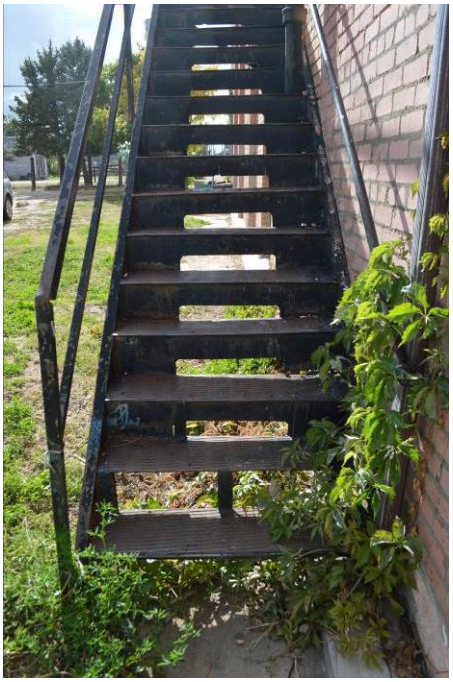


Figure 85: Overall view of the metal fire escape stairs.

Figure 86: Overall view of basement entry at the west end of the south elevation.

Figure 87: Overall exterior view of basement entrance.

Figure 88: Overall view of south elevation of the 'FOX' sign.

Figure 89: Overall view of the north elevation of the 'FOX' sign.

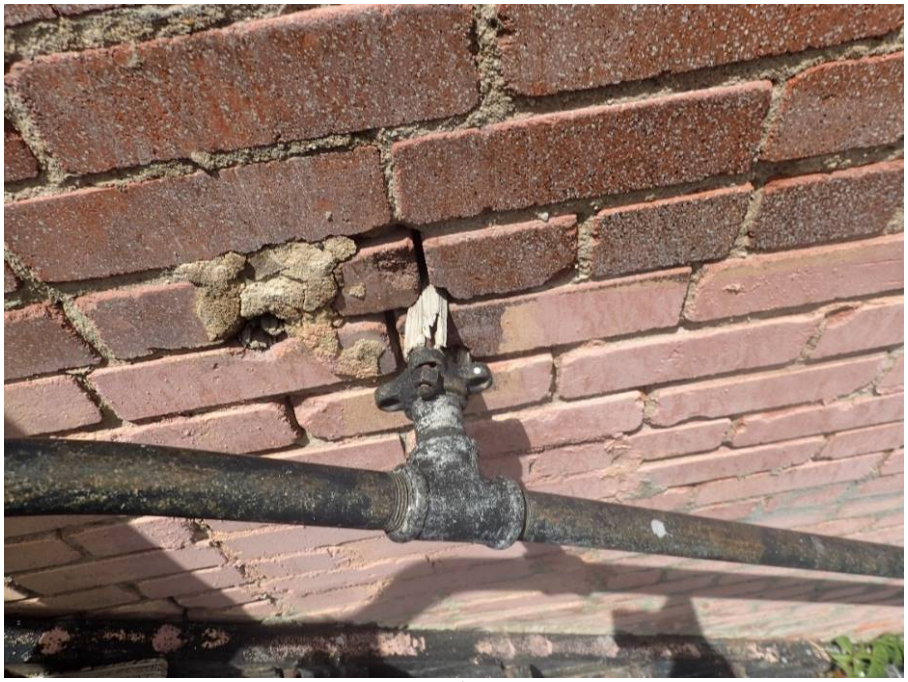


Figure 90: Failing handrail anchorage to wall.

3.4 BUILDING ENVELOPE - ROOFING AND WATERPROOFING

3.4.1 Roofing Systems

The building has two sections of flat roof. The main, lower, flat roof area is over the east section of the building. At the west end of the building there is an upper section of flat roof which is over the fly space above the stage. The upper roof was not accessed for assessment but is presumed to be covered with similar roofing material to the lower roof.

The lower roof is covered with a white membrane system *(Re: Figure 91)* which is lapped up the parapet walls, terminating atop the parapet walls. In the center of the lower roof area there is a raised area which corresponds with the form of the roof trusses on the interior of the building. The roof has large crickets around this raised area which directs water to the through-wall scuppers on the north and south elevations.

Condition:
The lower roof is in fair condition. Alligatoring was observed at several areas of the roof membrane. At the scuppers, evidence of ponding was observed in the form of staining and more pronounced alligatoring of the surface of the membrane *(Re: Figure 92)*. Areas of previous patching were observed *(Re: Figure 93)*. At the east end of the roof the membrane is deteriorated adjacent to the anchors for the marquee. This membrane deterioration is allowing water into the building which has led to recent delamination of plaster at the ceiling in the room below *(Re: Figure 94)*.

Roof leaks have occurred in close proximity to the through-wall scuppers. When ice, water, and/or snow build up at these locations, the scuppers are blocked, leading to excessive build-up of water on the roof. At these times, leaks have occurring within the roofing system which have resulted in water infiltration through the ceiling light fixtures in the auditorium space.

The upper roof is presumed to be in a condition similar to that observed at the lower roof. At the east edge of the upper roof, the membrane is lapped down over the exterior brick wall *(Re: Figure 91)*.

The box office, located on the east elevation of the building, has flooded during snow melt events. Water infiltration has been noted at the light fixtures on the underside of the entry canopy.

Recommendations:

- If roof replacement will not occur soon, repair roof membrane at east end of the roof to halt on-going water infiltration into the room below. This repair will prolong the life of the roof until replacement is completed. (Critical)
- Install heat trace system at the through-wall scuppers and associated roof drainage to keep snow and ice from building up in these locations. (Critical)
- Establish overflow drainage at through wall scuppers to allow for continuous drainage in these locations even if water, ice, and snow have blocked the existing scuppers. (Critical)
- Replace roof membrane with appropriate flat roof system. (Serious)
    - When roofing materials are replaced, assess the amount of and condition of

insulation materials present in the roofing system. Refer to building code in effect at the time of roof replacement for required insulation value of the roof assembly at the time of roof replacement. If insulation is added to the roof assembly, it should be completed in a manner which does not adversely affect the historic appearance or detailing of the building.

Figure 91: Overall view of the main flat roof looking west. Note membrane from the upper roof lapped down over brick wall.

Figure 92: Alligatoring and staining adjacent to the roof scuppers. Note heat tape visible at scupper.

Figure 93: Section of previously repaired roofing membrane.

Figure 94: Roof membrane condition at marquee anchor points. Note deterioration of membrane. In the room below this section of the roof, plaster delamination occurred between July and October of 2017, indicating that the roof condition in this section of the building is not water-tight.

3.4.2 Sheet Metal Flashing

Sheet metal flashing was not observed as part of the roofing system. The membrane system is lapped up the parapet walls and up the east wall of the fly space. At roof penetrations, the roofing membrane laps up at the perimeter of the penetration.

Recommendations:

- Depending on the roofing system decided upon for future replacement, install appropriate sheet metal flashing to maintain the roof of the building in a water-tight condition. (Routine)

3.4.3 Perimeter Foundation Drainage

A sump pit is present in the basement mechanical room *(Re: Figure 95)*. The pit is filled with water and the pump does not appear to be functional. It is unknown if there is underground piping which drains to the sump pit. No evidence of below-grade piping was observed to the exterior of the building nor was any evidence of under-slab drainage observed within the basement space.

Condition:
Water infiltration in the basement has been an on-going issue for a number of years. A perimeter foundation drainage system may be necessary to aid in removing ground water in close proximity to the building and to aid in eliminating water below the basement slab.

Recommendations:

- Install a below-grade perimeter drainage system. (Critical) Installation of such a system should include the following items:
    - Consult a civil engineer to establish an appropriate drainage plan for the site.
    - Excavate and install exterior below-grade piping at the east, west, and south sides of the building.
    - Install under-slab drainage system in the basement area.
    - Establish sump pit to accept piped drainage. The existing sump pit may be able to be used with installation of an appropriate pump and location for drain water to discharge.
- If a below-grade perimeter drainage system is not anticipated in the near future, install a functional pump at the sump pit in the basement. Connect to piping to discharge water away from the building. Design for a system should be completed by a qualified civil engineer. (Critical)

Figure 95: Sump pit observed in the basement mechanical room.

3.4.4 Drainage System, Gutters, and Downspouts

The upper roof along the west side of the building is drained with a gutter along the west elevation *(Re: Figure 96)*. The gutter drains to a downspout at the southwest corner of the building. At the southwest corner of the building there is a 4-inch diameter pvc drain pipe. This pipe discharges at grade.

The lower section of the roof is drained via through-wall scuppers along the north and south sides of the building. Heat tape is visible on the roof at these scuppers. The north through-wall scupper drains into a sheet metal gutter mounted to the north wall of the theatre *(Re: Figure 96 and Figure 97)*. This gutter drains into a 3 inch by 4 inch corrugated rectangular downspout at the northwest corner of the building. The south through-wall scupper drains into a downspout which is mounted to the south wall of the building *(Re: Figure 98)*. This downspout slopes downward, draining into a downspout which discharges at the bottom of the fire escape. The series of downspouts from the south through-wall scupper down to grade are 2 inch by 3 inch corrugated rectangular downspouts.

Condition:
The gutter along the west elevation was not accessed for close-up observation. From below, it appears to be in good condition. During a rainstorm, no leaks were observed between the gutter and the roof edge and no leaks were observed at the seams in the gutter. However, the pvc pipe which serves as a downspout at the southwest corner of the building is in poor condition. Holes are visible in the downspout *(Re: Figure 99)*. Where the downspout discharges, there is vegetation, indicating that water generally collects in this location adjacent to the foundation. There is significant staining and mortar loss on the face of the west wall below the center of the gutter. This may be indicative of an earlier issue which has been resolved, as an active leak in this location was not observed during a rainstorm.

The scupper and downspouts on the south elevation of the building are in poor condition. The through-wall scupper does not have an overflow, which has led to water infiltration through the ceiling light fixtures in the auditorium when snow, ice, and water have built-up in this location. Brick deterioration and mortar loss behind the scupper box and associated downspouts indicates that the joints in the downspouts and at the connection to the scupper box are leaking. The downspout on the south elevation is undersized to drain the amount of roof surface it is currently draining. The north scupper and downspout is in similar condition to the south; however, interior damage and leaks have not been noted on this side of the building.

Recommendations:

- Replace PVC pipe with appropriate downspout at the southwest corner of the building. Provide a splash block or connect downspout to a below-grade drainage system to ensure water is not collecting in close proximity to the foundation of the building. (Critical)
- Install overflow drains at the north and south elevations. (Critical)
- Replace gutters and downspouts associated with the north and south through-wall scuppers with appropriately sized roof drainage components. (Critical)
- Confirm condition of west gutter to ensure no active leaks are present, particularly at the center section of the gutter. If there is a section leaking, seal joints and any openings which are permitting water to drain down the face of the building. (Critical)

Figure 96: Gutter and downspout along the west elevation of the upper roof. Note gutter and downspout from the north through-wall scupper visible to the left in the photo.

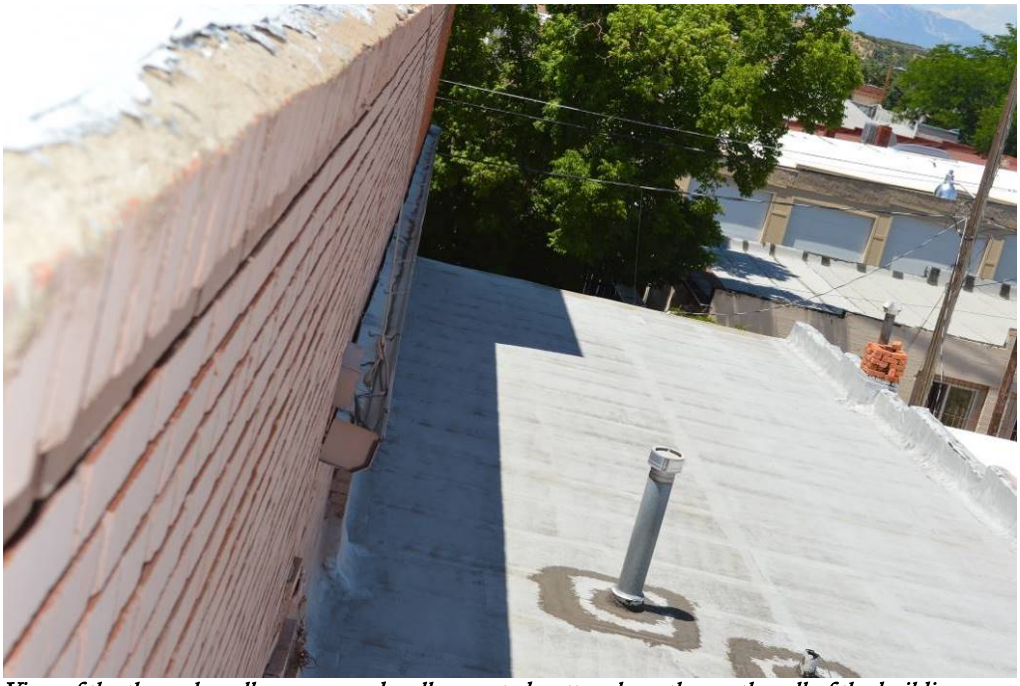


Figure 97: View of the through-wall scupper and wall-mounted gutter along the north wall of the building as seen from the roof.

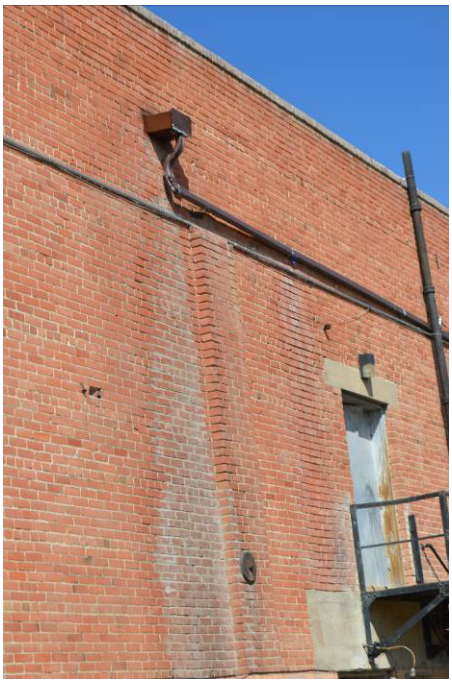


Figure 98: Through-wall scupper and associated downspout on the south elevation.

Figure 99: Hole in the PVC pipe which serves as a downspout at the southwest corner of the building.

3.4.5 Skylights and Cupolas

The building does not have, nor did it ever have, any skylights or cupolas.

Recommendations:

- Installation of skylights and cupolas is not recommended.

3.5 DOORS AND WINDOWS

3.5.1 Exterior Doors, Hardware, Finishes, and Trim

There are two sets of doors on the east elevation of the building which serve as the main entrances into the building *(Re: Figure 100, Figure 101, Figure 102, and Figure 103)*. Each of these openings measures 5 feet by 7 feet 4 inches. In each opening there are two doors. Each door has three vertical panes. Hardware for the north set of doors includes upper and lower sliding latches, a push bar on one leaf, kickplates, and brush weather-stripping. The south set of doors has similar hardware. These doors may have been installed circa 1941 as they appear in some of the historic photographs.

At the north end of the east elevation there is a single door which measures 3 feet by 7 feet *(Re: Figure 104 and Figure 105)*. The door is a modern hollow metal door in a modern hollow metal frame. The door has a full panel of glazing. The date of installation of this door is unknown.

At the south end of the east elevation there is a single door opening *(Re: Figure 106 and Figure 107)*. This door is a painted stile and rail wood door with a single glazed panel. On the exterior, the door has a kickplate, handle, two deadbolts, and a mail slot. On the interior, the door has three hinges, two deadbolts, and a handle. The date of installation of this door is unknown. The door may be that pictured in photos from circa 1941.

There are two sets of exterior doors at the first floor level along the south elevation. The date of installation of the doors is unknown; they may be original. The west set of doors includes 2 five panel stile and rail painted wood doors *(Re: Figure 108 and Figure 109)*. Each leaf measures 2 feet 1 inch by 6 feet 8 inches. Interior hardware includes mismatched push bars, a hasp and padlock, door sweeps, and weather-stripping. The door is approximately 2 inches above the adjacent grade. On the exterior the doors are covered with painted sheet metal.

The door opening at the east end of the south elevation includes 2 five panel painted stile and rail wood doors *(Re: Figure 110)*. Interior hardware includes one push bar, upper and lower sliding latches, a door sweep, and a hasp. On the exterior there are three ball tipped hinges. The exterior faces of the doors are covered with painted sheet metal. The door is approximately 4 inches above grade.

There is one set of doors located on the west elevation of the building *(Re: Figure 112 and Figure 113)*. According to property history, these doors were installed in the 1950s. The doors are hollow metal doors in a hollow metal frame. On the interior, there is a push bar, hasp, and padlock. On the exterior there are three hinges on each leaf.

There is one set of exterior doors at the second floor level along the south elevation *(Re: Figure 114 and Figure 115)*. The door opening measures 3 feet 11 inches by 6 feet 7 inches. One leaf in the opening is an operable panel. The other is a 32 inch wide door. Between the door and the panel there is an astragal. The door is a ten panel stile and rail wood door. The panels are square and are arranged in a 2 by 5 configuration. The side panel has five square panels which are stacked vertically. Interior hardware at the door includes a push bar and a hasp and padlock. On the smaller

leaf there are upper and lower sliding latches. At the interior of the opening there is 3 ½ inch wide painted wood trim. The date of installation of these doors is unknown; they may be original.

Condition:
The two sets of main entry doors on the east elevation are in fair condition *(Re: Figure 100, Figure 101, Figure 102, and Figure 103)*. Areas of minor paint failure and wood deterioration are typical at the exterior faces of the doors. At the lower sections of the door jambs, the wood is deteriorated.

The modern door at the north end of the lobby is in good condition though it is not historically appropriate *(Re: Figure 104 and Figure 105)*.

The south-most door on the east elevation is in fair condition *(Re: Figure 106 and Figure 107)*. Paint failure and wood deterioration are typical. The lower rail is separating from the south stile. The wood trim at the head of the opening is split.

The first floor doors at the west end of the south elevation are in fair condition *(Re: Figure 108 and Figure 109)*. Some of the panels are split and the lower rails are deteriorated. There is a gap between the doors at the location of the hardware. The exterior wood components are exhibiting paint failure and as a result, the wood is weathering. The doors are covered with sheet metal on the exterior.

The doors at the east end of the south elevation are in fair condition *(Re: Figure 110 and Figure 111)*. Paint and wood deterioration are typical at wood components. The exterior face of the doors is covered with sheet metal.

The doors on the west elevation are in fair condition *(Re: Figure 112 and Figure 113)*. Areas of paint deterioration and previous repairs are typical on each leaf.

The second floor door is in good condition on the interior *(Re: Figure 115)*. The door is covered with sheet metal on the exterior *(Re: Figure 114)*.

Recommendations:
- Rehabilitate exterior wood doors. (Serious) Rehabilitation activities should include the following:
    - Remove sheet metal coverings and evaluate condition of wood components which are currently concealed.
    - Replace missing or severely damaged wood components.
    - Epoxy repair wood components which are cracked or deteriorated.
    - Seal joints between wood door components.
    - Prep, prime, and paint interior and exterior wood components.
    - Restore hardware to working condition.
    - Install weather-stripping at all operable doors.
- Replace non-historic door at the north end of the east elevation with a historically compatible door. Design for a new door should be based on historic photos and extant materials in the building. (Minor)
- Rehabilitate exterior hollow metal doors on alley side of the building. (Serious)

Rehabilitation activities should include the following:

- Prep, prime, and paint metal components.
- Restore hardware to working condition.

Figure 100: Exterior view of north set of main entry doors on the east elevation.

Figure 101: Interior view of north set of main entry doors on the east elevation.

Figure 102: Exterior view of south set of main entry doors on the east elevation.

Figure 103: Interior view of south set of entry doors on the east elevation.

Figure 104: Exterior view of north-most exterior door on the east elevation.

Figure 105: Interior view of north-most door and window on the east elevation.

Figure 106: Exterior view of south-most door on the east elevation.

Figure 107: Interior view of the south-most door on the east elevation.

Figure 108: Exterior view of doors at the west end of the south elevation.

Figure 109: Interior view of the doors at the west end of the south elevation.

Figure 110: Exterior view of doors at the east end of the south elevation.

Figure 111: Interior view of doors at the east end of the south elevation.

Figure 112: Exterior view of stage doors located in the west elevation.

Figure 113: Interior view of stage doors located on the west elevation.

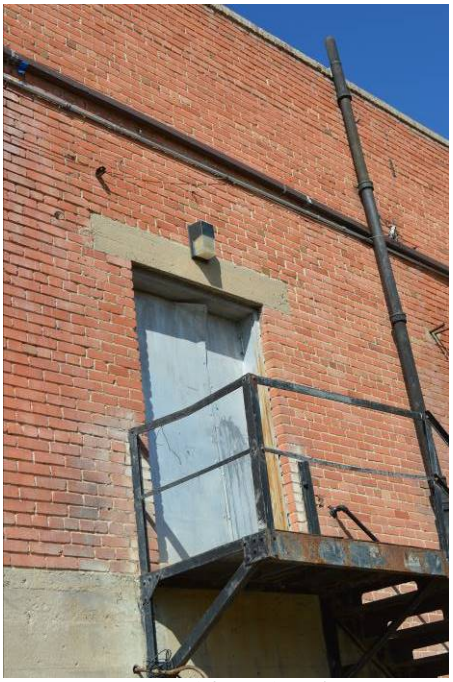


Figure 114: Exterior view of doors from balcony to fire escape.

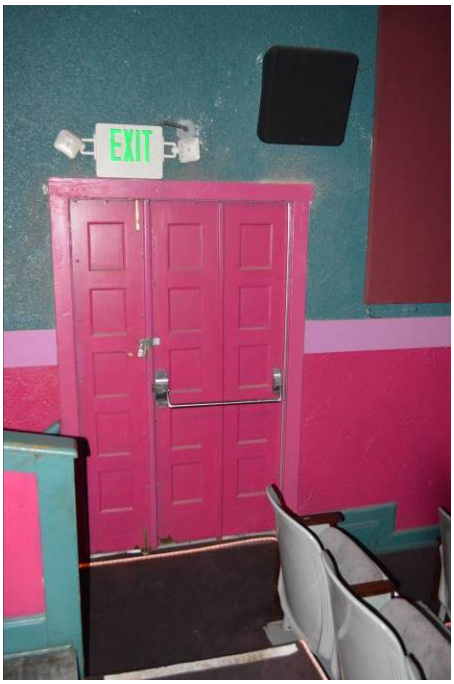


Figure 115: Interior view of doors from balcony onto fire escape on the south elevation.

3.5.2 Exterior Windows, Hardware, Finishes, and Trim- General

At the north end of the east elevation there is a picture window which measures 6 feet 8 inches by 5 feet 2 inches *(Re: Figure 104 and Figure 105)*. There is one hollow metal post in the opening. The remaining framing components are wood.

There are three window openings in the box office projection between the main entry doors *(Re: Figure 117)*. Each of these openings is a fixed opening in a painted wood frame. Each opening measures approximately 1 foot six inches by 3 feet.

At the south end of the east elevation there is a painted wood framed picture window *(Re: Figure 116)*. The window has four panes in a 2 by 2 configuration.

There are two east-facing steel casement windows at the second floor level *(Re: Figure 118 and Figure 119)*. Each of these windows measures 3 feet by 5 feet 3 inches. Within each opening there are two out-swinging casement window sashes. Each sash has four panes in a 1 by 4 configuration. Above the casements there is a fixed transom window which as two panes side by side.

At the upper section of the south elevation of the fly space there is one wood framed window *(Re: Figure 120)*.

In the projection room, an original window is visible in the east wall *(Re: Figure 121)*. The window opening has four in-swinging casement sashes. Each has a wood frame with nine panes of glass in a 3 by 3 configuration. The upper row of panes of glass is shaped to form a gothic arch.

Condition:
The picture window at the north end of the east elevation is in fair condition. Paint and wood deterioration are typical at this window. The picture window at the south end of the east elevation is in poor condition. Paint failure, wood deterioration, and putty failure are typical *(Re: Figure 122 and Figure 123)*.

The windows at the box office are in good condition.

The east-facing steel casement windows at the second floor level are in fair condition *(Re: Figure 118 and Figure 119)*. In each window opening, one of the sashes does not close tightly. Paint and putty deterioration are typical at both of the window openings.

The wood framed window on the south elevation of the fly space was not able to be accessed for close observation. The window opening is boarded up on the interior. On the exterior, the wood components which are visible are deteriorated. Paint failure and wood deterioration are typical.

The original wood windows visible in the projection room are in fair condition. The windows exhibit minor areas of paint and wood deterioration.

Recommendations:

- Rehabilitate steel casement windows. (Serious) Rehabilitation activities should include the following:
    - Remove loose material including paint and rust
    - Coat exposed metal with rust inhibiting primer
    - Replace missing or severely damaged frame components
    - Replace broken glazing
    - Replace glazing putty
    - Replace missing fasteners
    - Replace missing hardware
    - Coat metal components with two coats of paint compatible with rust inhibiting primer
    - Install weather-stripping.
- Rehabilitate wood windows. (Serious) Rehabilitation should include the following:
    - Replace missing or severely damaged wood components
    - Rehabilitate extant wood components using epoxy consolidation and fill as required.
    - Seal joints at the perimeter of the window openings.
    - Replace broken glazing.
    - Replace window putty.
    - Replace missing hardware
    - Prep, prime, and paint interior and exterior wood components.
    - Install weather-stripping.
- Retain original wood windows in the projection room as part of the history of the building. (Routine)

Figure 116: Exterior view of south-most window on the east elevation.

Figure 117: Exterior view of box office windows.

Figure 118: Interior view of steel window in the upper balcony room.

Figure 119: Interior view of east-facing steel window at the north end of the balcony.

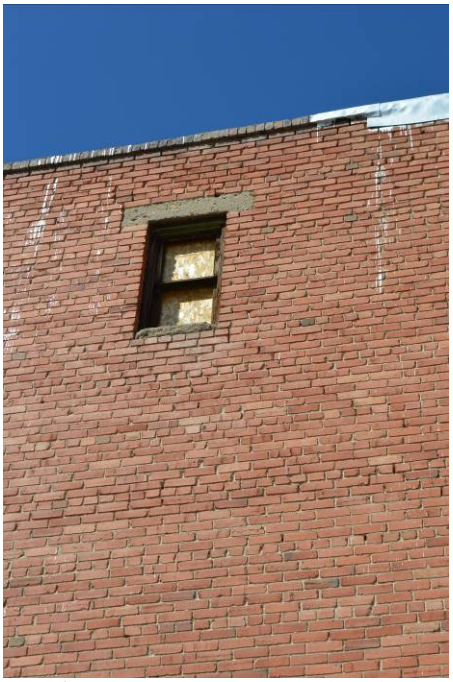


Figure 120: Wood frame window at the upper section of the fly space on the south elevation.

Figure 121: Interior view of historic windows visible in the projection room.

Figure 122: Detail view of window sill at the south end of the east elevation.

Figure 123: Detail view of window muntins at the south-most window on the east elevation.

3.6 INTERIOR FINISHES

3.6.1 Wall Finish Materials

The exterior walls in the basement are painted brick. The interior brick wall along the east side of the main basement space is brick which is furred out with wood framing to which painted gypsum board has been applied. The interior partition walls are wood framed with painted beaded board as the finish material. *(Re: Figure 124 and Figure 125)*

The interior of the building typically has either painted plaster or painted gypsum board walls. Inside the auditorium space the walls are painted plaster with the exception of select areas which have been furred out and finished with gypsum board *(Re: Figure 126)*. The office at the southeast corner of the building has painted gypsum board walls.

Above the existing ceiling in the lobby there are historic wall stenciling / paintings which are visible in the plenum space *(Re: Figure 127)*. At the lower section of the lobby walls the interior walls are gypsum board and the exterior walls are painted plaster.

In the auditorium and balcony, the walls are finished with heavily textured gypsum board. Fabric acoustic panels have been installed on the gypsum board.

The walls in the upper balcony room are painted plaster.

Condition:
The brick walls in the basement space are in poor condition. Refer to Section 3.2.2 Foundation Systems for additional information regarding the basement foundation walls. In the northwest corner of the basement, water infiltration is evident *(Re: Figure 128)*. In this area, concrete cracking and spalling is typical. At the bottom of the stairs from the first floor into the basement, mold was observed on the wall surface *(Re: Figure 129)*.

The walls in the auditorium are in fair condition. Peeling paint has been noted in the auditorium within the last two years. At the lower section of the south wall of the auditorium, peeling paint and delaminating plaster are typical *(Re: Figure 130)*. Efflorescence is visible along the south wall and above the doorway in the angled wall at the southwest corner of the auditorium. Along the face of the truss above the front of the balcony, plaster cracking is typical. At the angled walls at the west end of the auditorium there are vertical cracks in the plaster in the corners.

The walls along the stairs at the southwest corner of the auditorium are water stained *(Re: Figure 131)*.

The walls in the lobby have water damage above the windows along the east elevation. At the entrance to the auditorium near the men's room there is cracking at the wall to ceiling joint. According to the building owners, this condition has appeared within the last three years.

The walls in the upper balcony room have peeling paint and sagging, cracking and delaminating plaster *(Re: Figure 132 and Figure 133)*.

The soffit along the west edge of the balcony has a series of cracks in the plaster *(Re: Figure 134)*.

Recommendations:

- Monitor crack gages at cracks along the face of the truss above the edge of the balcony. (Critical)
    - If cracks are determined to be inactive, remove any loose plaster, fill cracks and areas of delamination, and prep, prime, and paint plaster surfaces. (Serious)
- Once water infiltration along the south wall of the auditorium is addressed, rehabilitate interior plaster. (Serious) Rehabilitation should include:
    - Fill cracks in plaster with appropriate plaster patching compound.
    - Prep, prime, and paint plaster corner to corner of walls where repairs have occurred.
- Consider alterations to the lobby walls and ceiling to expose the decorative stenciling present above the existing ceiling. (Minor) If stenciling is not exposed, consider an interpretive display illustrating this character-defining feature of the building to share the history of the building.
- Once areas of water infiltration have been addressed in the basement, repair interior wall finishes. (Serious) Repairs should include the following:
    - Remove areas of efflorescence and staining from exposed brick surfaces.
    - Repoint brick walls.
    - Replace missing and deteriorated brick at basement walls.
    - Rehabilitate areas of damaged plaster and gypsum board by filling cracks, replacing sections of missing material, and re-finishing surfaces.

Figure 124: Overall view of main basement area.

Figure 125: Overall view of main basement area. Note gypsum board wall to the left in the photo and painted brick wall to the right in the photo. Also note plastic covering the ceiling above.

Figure 126: Overall view of the interior of the auditorium.

Figure 127: Painted stenciling visible above the lobby ceiling.

Figure 128: Extensive efflorescence and brick deterioration noted at the northwest corner of the basement.

Figure 129: Mold on wall finish at the bottom of the stairs from the first floor into the basement.

Figure 130: Detail view of paint and plaster deterioration and efflorescence at the lower section of the south wall in the auditorium.

Figure 131: Water staining on interior wall at west door opening on the south elevation.

Figure 132: Wall condition in upper balcony room.

Figure 133: Wall condition in the upper balcony room.

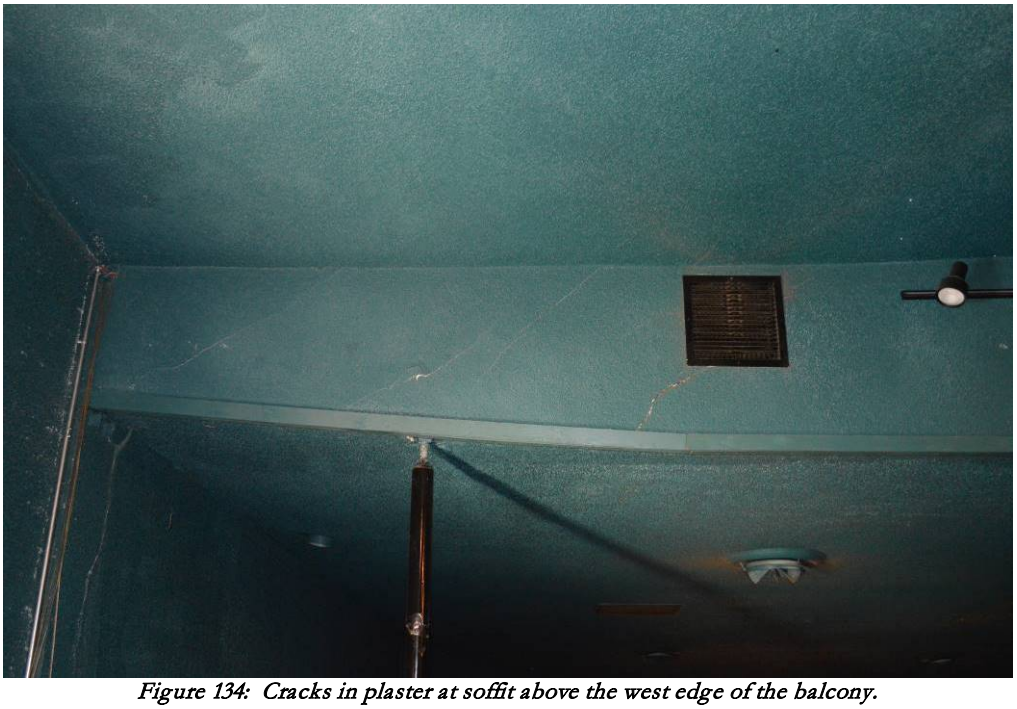


Figure 134: Cracks in plaster at soffit above the west edge of the balcony.

3.6.2 Ceiling Finish Materials

Throughout the main room in the basement, the ceiling is covered with plastic *(Re: Figure 124 and Figure 125)*. In the rooms along the west side of the basement, some ceiling surfaces are covered with painted hardboard, others are exposed wood framing, and one is covered with plastic.

The ceiling in the auditorium and balcony and in the upper balcony room and the projection room are finished with painted plaster.

The ceilings in the lobby and restrooms are painted gypsum board. At the west end of the lobby there is a coved painted plaster ceiling *(Re: Figure 135)*.

The office at the southeast corner of the building has a 2x4 suspended acoustic tile ceiling.

Condition:
The ceiling in the main area of the basement was not visible due to plastic covering the ceiling surface *(Re: Figure 124 and Figure 125)*. It is presumed that the plastic was installed to contain deteriorating plaster and to stop it from falling onto items in the basement. In the room along the west end of the basement where plastic covers the ceiling surface, any extant finish materials are also presumed to be in poor condition. Where visible, the hardboard ceiling surfaces in the rooms along the west side of the basement are in fair condition. Minor areas of damage are visible. In some of the rooms along the west side of the basement, the ceiling finish is no longer extant.

The auditorium ceiling is in fair condition overall. Along the south wall of the auditorium the plaster is cracking, and paint failure was noted in several locations *(Re: Figure 136)*. In the center of the auditorium space there is an area of deteriorated paint and plaster *(Re: Figure 137)*. At the south end of the balcony, the plaster at the ceiling is near delamination which creates a hazardous condition. The areas of water damaged, and delaminating plaster should be considered to be in poor condition as these areas are life safety issues given the potential for plaster to fall on building occupants below.

The lobby ceiling is in good condition overall. There are a few areas of staining and dirt visible. The ceilings in the restrooms are in good condition.

The ceiling in the upper balcony room is in poor condition *(Re: Figure 138)*. This ceiling has peeling paint and sagging, cracking, and delaminating plaster. Between July 2017 and October 2017, a section of the plaster ceiling delaminated from the wood lath *(Re: Figure 138 and Figure 139)*. This may be indicative of an on-going water infiltration issue at the roof above this section of the building.

Recommendations:
- Remove loose plaster from ceiling surfaces in the auditorium and balcony as soon as possible to eliminate the life safety hazard to building occupants below. (Critical)
- Rehabilitate ceiling surfaces in the basement (Serious). Rehabilitation should include the following:
    - Remove plastic from ceiling surfaces in order to document and assess materials

which are present.
    - Rehabilitate hardboard ceilings including minor repairs, prep, prime, and paint surfaces.
    - Install new ceiling material such as hard board or gypsum board in rooms where ceiling finishes are no longer extant.
- Rehabilitate plaster ceilings where damage is noted once any associated water infiltration has been addressed. (Serious)
- Remove area of plaster which is nearly delaminated. (Critical)

Figure 135: Coved ceiling at the west end of the lobby.

Figure 136: Auditorium ceiling above the west edge of the balcony. Note area of plaster damage adjacent to the post.

Figure 137: Detail view of plaster ceiling in the center of the auditorium.

Figure 138: Overall view of plaster ceiling in the upper balcony room in July 2017.

Figure 139: Overall view of plaster ceiling in the upper balcony room in October 2017.

3.6.3 Floor Finish Materials

The floor in the basement mechanical room is dirt / mud *(Re: Figure 140)*. Throughout the remainder of the basement, the floor is exposed painted concrete.

The floor throughout the auditorium is painted concrete *(Re: Figure 141)*. At the aisles, the concrete is covered with carpet. At the front section of the auditorium, in front of the stage, there is over-framing and painted wood plywood, creating a level color surface above the concrete *(Re: Figure 142)*.

The floor in the office at the southeast corner of the building is painted concrete.

Throughout the lobby much of the floor is covered with carpet. At the west end of the lobby there is an area of mosaic tile flooring visible *(Re: Figure 143)*. The mosaic tile flooring consists of black and white tile arranged in a geometric pattern. At the snack bar area at the north end of the lobby there is 12 inch by 12 inch vinyl composition tile. The floor in the men's and women's restrooms is covered with sheet vinyl.

The floor throughout the balcony is painted tongue and groove wood flooring *(Re: Figure 144)*. The flooring is made of 3-inch-wide strips. At the stairs and aisles there are carpet runners. In the upper balcony room there is tongue and groove wood flooring which consists of 3 ¼ inch wide wood strips *(Re: Figure 145)*. The floor of the projection room is covered with carpet.

Condition:
The floor in the mechanical room is in poor condition. Two to three inches of mud and standing water were noted in some areas of the room. If the room is used as a mechanical space or for another use associated with the building, water infiltration must be controlled in this area. The concrete floor in the basement is in poor condition. Cracking, spalling, and efflorescence are typical *(Re: Figure 146)*. The paint finish is worn off throughout much of the basement.

The concrete floor in the auditorium has numerous areas of spalling and cracking *(Re: Figure 141 and Figure 142)*. Most of the slab is concealed by wood over-framing and a painted plywood surface.

The floor in the office at the southeast corner of the building is in fair condition. Spalling and cracking are typical. Mastic from a previous floor installation is adhered to the top surface of the concrete.

The finish is worn off much of the floor in the upper balcony room. The carpet in the projection room is in poor condition. The carpet has tears and runs and is stained and worn.

Recommendations:
- Install drainage system to prevent water from collecting on the mechanical room floor. Remove mud and other debris from the floor. Install new floor in this area of the building prior to use. (Critical)
- Refinish wood flooring in the upper balcony room. (Minor)

- Patch areas of spalling and cracking concrete in the auditorium. (Minor)
- Consider removal of carpet in the lobby and restore mosaic tile flooring. (Minor)
- Replace worn carpet throughout the building. (Minor)
- Patch areas of spalled and cracked concrete in the basement and southeast office spaces. (Minor)

Figure 140: Mechanical room floor.

Figure 141: Concrete floor beneath the auditorium seating area.

Figure 142: Concrete flooring below auditorium seating. Note painted plywood over-framed flooring to the right in the photo.

Figure 143: Mosaic tile flooring at the west end of the lobby. Note most of the lobby floor is covered with carpet as seen to the left and along the bottom of the photo.

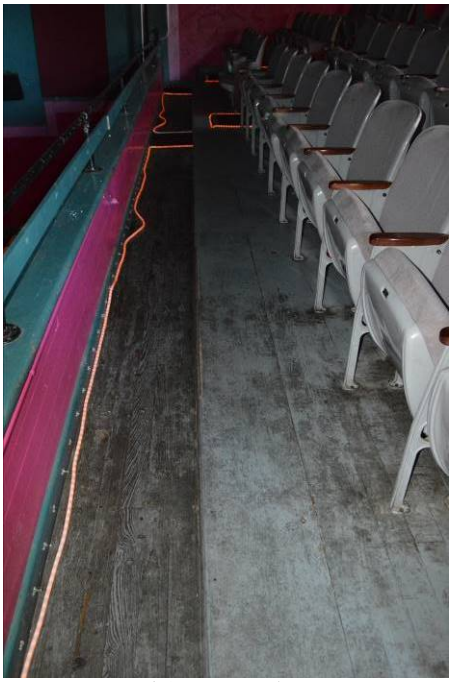


Figure 144: Wood flooring in balcony seating area.

Figure 145: Wood floor and trim in the upper balcony room.

Figure 146: Detail view of concrete floor in the basement. Note areas of cracking, spalling, and efflorescence typical throughout the basement.

3.6.4 Interior Doors and Hardware

There is a door into the south-most room along the west wall of the basement *(Re: Figure 147)* which is likely an original door. This door measures 2 feet 6 inches by 6 feet 2 inches. The door is a painted stile and rail wood door with five horizontal panels. Hardware for the door includes two double action hinges and one surface mounted handle. There are no extant doors at the other four door openings along the west wall of the main basement space. It is presumed that similar doors were in place at these openings at one point in time given the extant door frames and evidence of hardware.

There is one door opening from the main basement space into the mechanical room *(Re: Figure 125)*. This door measures 1 foot 9 inches by 5 feet 8 inches. The date of installation of this door is unknown.

The door from the lobby into the box office measures 2 feet 6 inches by 6 feet 7 inches *(Re: Figure 148)*. The door is a modern painted hollow core wood door. Hardware includes a knobbed lockset and three flat tipped hinges. The date of installation of the door is unknown; it is not original.

The door from the balcony into the upper balcony room is a painted stile and rail wood door *(Re: Figure 149)*. The door measures 2 feet 8 inches by 6 feet 8 inches. The door has five horizontal panels. The door opening has 3 ½ inch wide painted wood casing. Hardware for the door includes a surface mounted deadbolt, a knobbed lockset with an escutcheon plate and skeleton keyhole, and two ball tipped hinges. The door is likely an original door.

From the upper balcony room there is one door into the projection room *(Re: Figure 150)*. A second entrance to the projection room is provided on the north wall of the projection room, directly from the balcony. This door is similar to that in the upper balcony room. The doors are painted metal with surface mounted hardware. The date of installation of these doors is unknown. As these doors appear to be metal for fireproofing purposes, they were likely installed at the time of installation of a movie projector which required fireproofing.

Condition:
The interior doors are in fair condition. Paint and wood deterioration are typical as is minor surface damage. The door to the mechanical room is not code compliant. The door from the lobby into the box office has one hole in the door.

Recommendations:

- Rehabilitate original wood doors where extant in the building. (Minor) Rehabilitation should include the following items:
    - Replacement of severely damaged wood components such as cracked and broken panels.
    - Epoxy repairs to wood components.
    - Refinishing where extensive finish deterioration or damage has occurred.
- Provide code compliant access door from the basement into the mechanical room. Installation of a code compliant door will include modifications to the existing wall in this location to enlarge the opening. Replacement of the existing door will be required in order

to provide adequate access into the mechanical area. (Serious)

- Depending on the programmatic needs for spaces in the building, install historically appropriate doors where doors are not extant in original openings. (Minor)

Figure 147: Overall view of extant door in the basement.

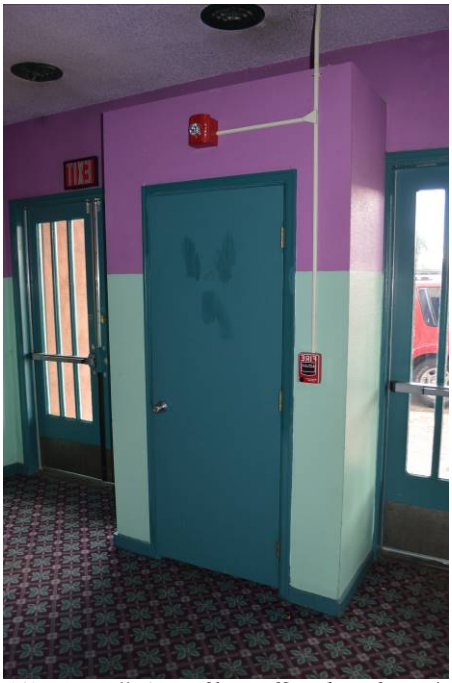


Figure 148: Overall view of box office door from the lobby.

Figure 149: Door from the balcony into the upper balcony room.

Figure 150: Door from upper balcony room into the projection room.

3.6.5 Interior Windows and Hardware

There are six openings in the wall between the projection room and the balcony *(Re: Figure 151)*. These openings are of varying size and are presumably associated with various projection and lighting equipment which has been present in the building. None of the openings has glazing. Each opening has painted wood casing at the perimeter of the opening.

Condition:
The interior openings are in good condition.

Recommendations:

- If modifications are required to accommodate different projection equipment, maintain evidence of historic openings in the wall of the projection room as part of the history of the building. (Routine)

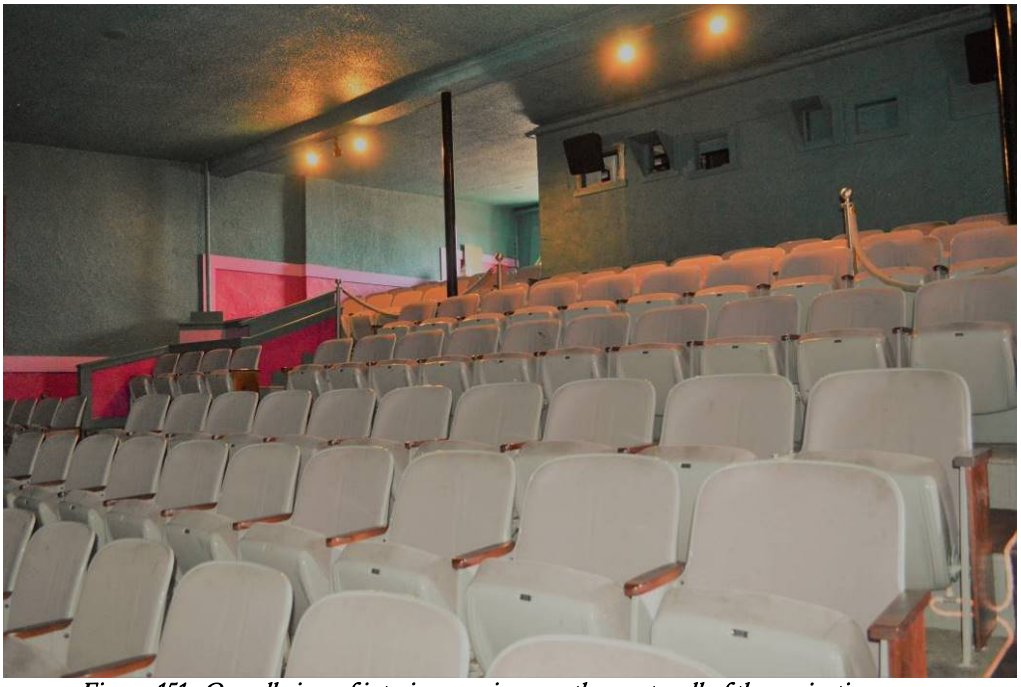


Figure 151: Overall view of interior openings on the west wall of the projection room.

3.6.6 Interior Trim and Built-ins

The stage was installed approximately 10 years ago *(Re: Figure 152)*. The surface of the stage is approximately 29 inches above the adjacent auditorium floor surface. The stage flooring consists of 3 ¼ wide medium stained tongue and groove wood flooring. At the north end of the stage there is an organ console with pipe cabinets above *(Re: Figure 153 and Figure 154)*. The blower for the organ is located along the north wall of the building. The organ and associated equipment was originally located in the Fox Theatre but was relocated to St. Mary's in Walsenburg for a number of years before being returned to the Fox Theatre.

Throughout the auditorium and the balcony there are built-in seats *(Re: Figure 155)*. The seats are not original. The front two rows of seats were removed in the 1990s and the existing over-framed wood floor was installed.

There is a set of stairs from the auditorium to the stage *(Re: Figure 156)*. These stairs have 11 ½ inch treads and 8 inch risers. The stairs are carpeted. At the south end of the stage there is a set of stairs from the auditorium to an exterior exit. These stairs are wedge shaped and have 7 ½ inch risers. Wall mounted handrails are located to each side of these stairs. These handrails are 1 ¾ inch square handrails mounted approximately 40 inches above the stairs. To either side of the stairs there is painted, profiled wood base trim.

Throughout the auditorium, a 4-inch-high painted wood base is typical.

In the lobby there is modern plastic laminate casework.

There are two sets of stairs from the lobby to the balcony *(Re: Figure 157)*. Each has 11 inch treads and 6 inch risers. There is a wall mounted handrail mounted 31 inches above the treads. The handrail is 2 inches in diameter. Along the sides of the stairs there is a partial height wall with a 5 inch wide painted wood cap. The partial height wall is approximately 25 inches high.

The stair from the first floor to the basement is located in the northwest corner of the building. The stair has 9 inch treads and 6 ½ inch risers. A 1 ¼ inch diameter painted pipe metal handrail is mounted 28 inches above the stairs.

Along the front edge of the balcony there is a 2 foot high wood wall. Atop the wall there is a pipe metal railing which extends one foot above the wall *(Re: Figure 158)*.

The stairs in the balcony have 8-inch risers.

The upper balcony room has a 6 inch high painted wood base with a ½ round painted wood base shoe.

Condition:
The interior trim and built-ins are in good condition unless otherwise noted. The organ was restored and is currently functional.

The handrail along the stairs from the first floor to the basement is in fair condition. Areas of paint failure and surface rust are typical along the stairs.

The handrails and guardrails throughout the building are typically not code compliant. The partial height wall and railing along the west side of the balcony are not code compliant *(Re: Figure 158)*.

The seats throughout the auditorium are functional but are not historic.

Recommendations:

- Modify handrails and guardrails to meet code requirements. Modifications should be completed in a manner that is sensitive to and minimizes impact to the historic character and fabric of the space and should comply with the Secretary of the Interior's Standards. (Critical)
- Modify partial height wall along the west edge of the balcony to meet code requirements. Modifications should be completed in a manner which is sensitive to and minimizes impact to the historic character and fabric of the space. All modifications should comply with the Secretary of the Interior's Standards. (Critical)

Figure 152: Overall view of stage at the west end of the auditorium.

Figure 153: Organ console located at the north end of the stage.

Figure 154: Organ pipe cabinet located above the organ console.

Figure 155: Chairs typical throughout the first floor and balcony of the auditorium.

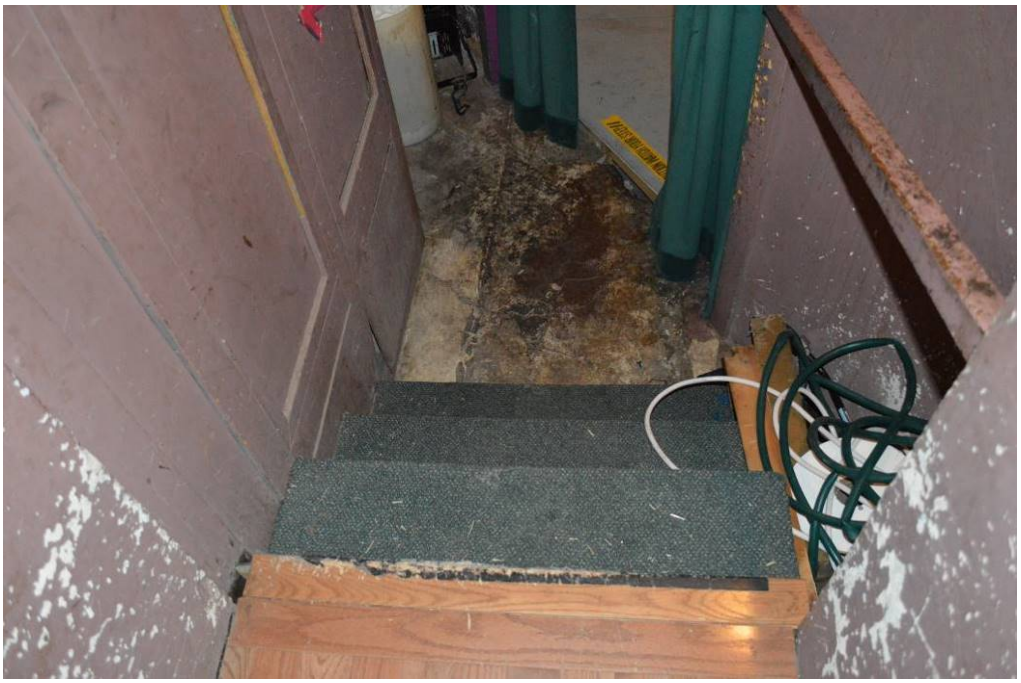


Figure 156: Stairs from stage to auditorium floor level.

Figure 157: Stairs from lobby to balcony.

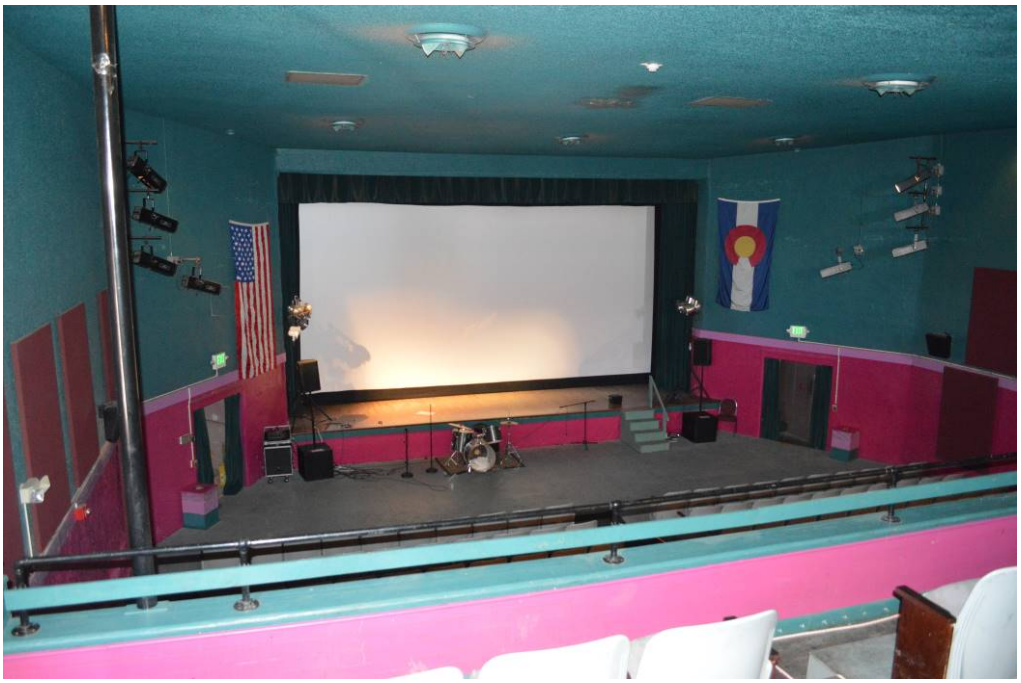


Figure 158: View of theatre from balcony. Note wall and rail along the lower section of the photo.

3.7 MECHANICAL SYSTEMS

3.7.1 Heating and Air Conditioning Systems

The existing HVAC system was installed in the 1990s. A boiler which served an abandoned mechanical system is extant in the basement mechanical room. The Trane rooftop unit above the auditorium serves to heat and air condition the building *(Re: Figure 159 and Figure 160)*. Ceiling diffusers are located in the auditorium and throughout the building.

Condition:
The existing HVAC system is in fair condition. The system is functional but is not energy efficient and is contributing to the high operating costs for the building. The filter at the rooftop unit was observed to be dirty and in need of replacement. The system is not the historic HVAC system for the building, as evidenced by the presence of the boiler in the basement mechanical space.

Recommendations:

- Replace building-wide HVAC system with high efficiency system. Consider a geothermal system, with heat exchanger piping possibly located in the vacant site or alley adjacent to the building. Interior equipment required for the system could be located in the original mechanical room upon rehabilitation of this space. (Serious)
    - Until mechanical system is replaced, maintain the existing components in functional condition. Replace all filters as recommended by manufacturer.

Figure 159: Overall view of rooftop mechanical system components.

Figure 160: Detail view of rooftop mechanical unit.

3.7.2 Ventilation Systems

Ventilation in the auditorium is accomplished as part of the mechanical system. Vents were noted on the roof of the building. A ceiling fan aids with ventilation in the lobby space.

Condition:
The adequacy and functionality of the existing ventilation system is unknown.

Recommendations:

- Confirm functionality of ventilation system and confirm that ventilation system is adequate for the building. (Serious)
- Confirm ventilation for restrooms is adequate. (Serious)
- Confirm ventilation for the projection room is adequate. (Serious)
- If a new HVAC system is installed, include upgrades to the ventilation system to meet current building codes. (Routine)

3.7.3 Water Service, Plumbing and Sewer Utilities

Water and sewer service for the building is provided by the City of Walsenburg.

On the first floor level there is one men's restroom and one women's restroom. The men's restroom has one water closet, one urinal, and one lavatory. The women's restroom has two water closets and one lavatory. There is a drinking fountain in the lobby.

There is one wall mounted sink located in the upper balcony room *(Re: Figure 161)*. The date of installation of the sink is unknown.

Condition:
The plumbing in the building is generally in fair to good condition. The restroom plumbing fixtures and the drinking fountain appear to be fully functional. However, there was recently a pipe burst in the women's restroom which has been repaired. The functionality of the sink in the upper balcony room is unknown *(Re: Figure 161)*. This sink is dirty and does not appear to be in use.

In general, the plumbing fixtures are not historic nor are they high efficiency fixtures. The age of the pipes throughout the building is unknown and their condition is also unknown.

Recommendations:

- Replace existing plumbing fixtures with high efficiency fixtures. (Minor)
- If pipe breaks become a regular occurrence in the building, further investigate the condition of the existing plumbing components and replace components where required. (Routine)
- Refer to Section 4.5 Accessibility Compliance for recommendations regarding ADA upgrades for the existing restrooms.

Figure 161: Sink located in the upper balcony room. Note that the functionality of this fixture is unknown.

3.7.4 Fire Suppression - Sprinklers

The building does not have a fire suppression system.

Recommendations:

- If a fire suppression system is installed in the building, it should be installed in a manner which minimizes the impact on the historic character of the building and on the historic materials in the building. (Routine)

3.8 ELECTRICAL SYSTEMS

3.8.1 Electrical Service and Panels

Electrical service for the building is provided by San Isabel Electric. Electrical lines are run along the alley to the west of the building. Service enters the building at the west end of the south elevation *(Re: Figure 162 and Figure 163)*. Labeled electrical panels are located throughout the building *(Re: Figure 164)*.

Condition:
The electrical service appears to be in good condition. No issues with the service or panels were reported.

Recommendations:

- Maintain electrical service and panels in good, fully functional condition. If HVAC equipment or equipment associated with the theatre use of the building is installed, confirm loading requirements and upgrade service if necessary. (Routine)

Figure 162: Electrical equipment located at the west end of the south elevation.

Figure 163: Electrical equipment at the west end of the south elevation.

Figure 164: Electrical panel located in the upper balcony room.

3.8.2 Electrical Distribution System

The electrical distribution system is concealed in most areas of the building. Where exposed, electrical distribution is accomplished with surface mounted conduit.

Condition:
The electrical distribution system appears to be functional and in good condition.

Recommendations:

- Confirm functionality of all electrical distribution system components. Maintain system in fully functional condition. (Routine)

3.8.3 Lighting

3.8.3.1 Exterior Lighting

Exterior lighting includes can light fixtures at the underside of the entrance canopy *(Re: Figure 165)*. The 'FOX' sign above has neon lights which accent the letters on the sign. At the north and south edges of the entrance canopy there are ceiling mounted spotlight fixtures. Each fixture has a single lamp. Above the box office windows there is on modern wall mounted light fixture which includes a metal mounting plate and casing and a plastic lens. A similar fixture is located above the door from the balcony onto the fire escape on the south elevation *(Re: Figure 114)*. A mounting arm for a light fixture is extant above the first floor door opening at the east end of the south elevation *(Re: Figure 166)*. Evidence of a wall mounted light fixture that is no longer extant is visible above the stage doors on the west elevation *(Re: Figure 167)*.

Condition:
None of the exterior lights are historic. The lights at the entry canopy are functional and are in fair condition. During snow melt and rain events, water has been noted leaking through some of the fixtures. The functionality of the spotlight fixtures and neon lights at the letters is unknown. The functionality of the light fixtures above the box office and above the exit from the balcony are unknown.

Light fixtures above the east door on the south elevation and the door opening on the west elevation are no longer extant.

Recommendations:

- Replace missing light fixtures above building entrances. (Minor)
- Confirm functionality of non-historic light fixture above the box office and above the balcony exit to the fire escape. If non-functional, repair or replace. (Minor)
- Confirm functionality of neon lighting at 'FOX' sign. If non-functional, either rehabilitate neon lights or install comparable modern lighting. (Minor)
- If additional lighting is desired, new lights should be simple in design and should complement the historic character of the building. (Routine)

Figure 165: Can light fixtures at the underside of the entrance canopy on the east elevation.

Figure 166: Mounting arm for light fixture above the east doors on the south elevation.

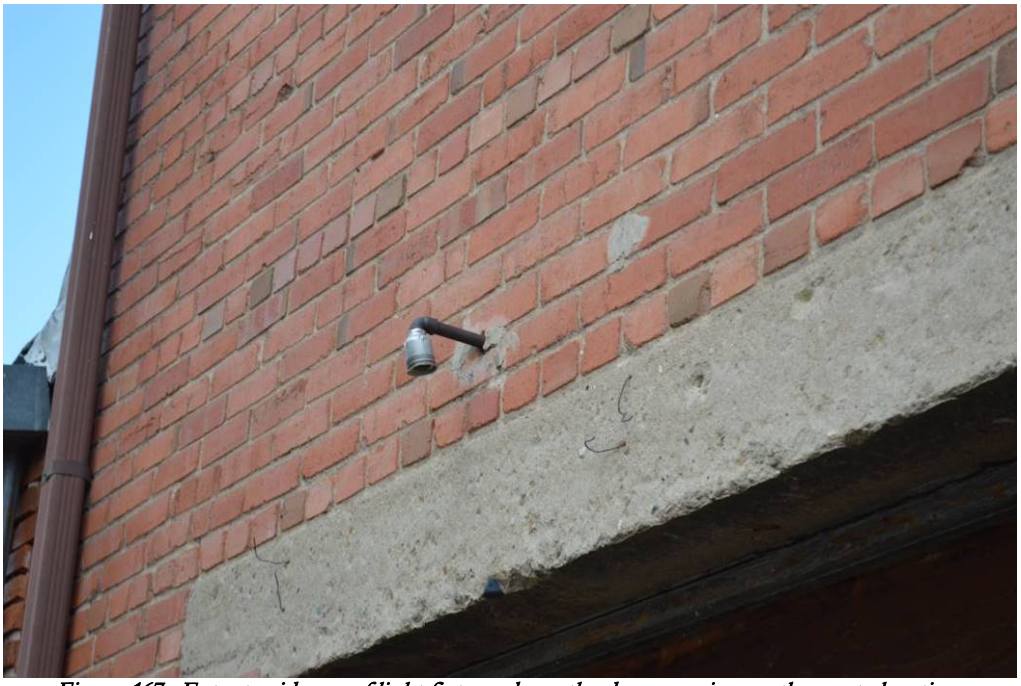


Figure 167: Extant evidence of light fixture above the door opening on the west elevation.

3.8.3.2 Interior Lighting

In the auditorium, recessed can ceiling lights are typical along the north and south walls. Modern stage lights are present. Along the front face of the balcony there are wall mounted light fixtures. At the underside of the balcony there are ceiling mounted bare lamp fixtures.

The southeast office has fluorescent lights which are part of the ceiling grid.

In the lobby there are two ceiling fans with lights. In addition, there are track light fixtures and one ceiling mounted chain hung stained glass light fixture above the snack bar.

Lighting in the balcony includes ceiling and wall mounted track lights. There is one ceiling mounted bare lamp fixture in the upper balcony room.

Condition:
The light fixtures throughout the building are in good condition. The fixtures are not historic.

Recommendations:

- If lighting fixtures are replaced or supplemental fixtures are installed, fixtures should be selected that are simple in design and complement the historic character of the building. (Routine)

3.8.4 Fire Detection System

Smoke detectors, fire alarm pull stations and strobe lights are located throughout the building. The fire alarm control panel is located in the office at the southeast corner of the building.

Condition:
The fire detection system is presumed to be in working condition.

Recommendations:

- Maintain all components of the fire detection system in working condition. Test system regularly to confirm functionality of all components. (Routine)

3.8.5 Security Alarm System

The building does not have a security alarm system.

Recommendations:

- If a security alarm system is installed it should be done in a manner which minimizes the impact on the historic character and finishes in the building. (Routine)

4.0 ANALYSIS AND COMPLIANCE

4.1 Hazardous Materials – Summary

A specific hazardous materials survey was not included as part of the scope of this assessment.

Since the building was constructed prior to the discontinuation of the manufacture of lead-based paints, it would be prudent to assume that lead-based paint is present. The highest likelihood is that lead-based primers and finish coats were used on interior finish surfaces. Interior woodwork and trim finished with transparent finishes like varnish are probably not lead-based. However, minor traces of lead may be present due to the use of driers in oil based finishes. There is a high likelihood that lead based paint may also be present on exterior painted wood surfaces including windows, doors, and exterior trim. The painted signage on the exterior brick masonry may also contain lead based paint. Any future maintenance procedures or construction activities that would involve sanding or heating existing interior and exterior paint coatings should take into account the possible presence of lead-based paint. Therefore, any hazardous materials survey should include sampling and testing of existing painted surfaces for the presence of lead-containing coatings.[1] The more recent upper coats of paint are probably lead free.

It is possible that lead piping is present in the building. Prior to work on the building's plumbing system, a full inventory of existing active plumbing components should be completed to confirm types of piping present in the building.

Components of previously abandoned mechanical systems may contain asbestos. These components may include boiler components as well as pipe insulation and duct wrap. If rehabilitation efforts will impact these items, testing should be completed prior to commencement of work.

Due to water infiltration at the building, the presence of mold is possible within exterior wall and roof assemblies. This mold may be uncovered as work is completed on the building. Mold was observed at the bottom of the stairs from the first floor to the basement.

1 *Preservation Briefs: 37, Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings* is an excellent guide on dealing with lead-paint issues in older buildings. It is available from the Office of Archeology and Historic Preservation of the Colorado Historical Society.

Recommendations:

- Hazardous materials surveys to confirm the presence of lead-containing coatings, lead piping and asbestos containing materials should be conducted prior to any planned renovation of alteration and repair project. The survey report should contain recommendations for the abatement of any hazardous materials identified. (Routine)
- Abate exposed mold at the bottom of the stairs from the first floor to the basement. Abate any other areas of mold exposed during construction activities. (Critical)

4.2 Materials Analysis

No materials analysis was completed as a part of this historic structure assessment. Mortar analysis is recommended prior to repointing brick masonry.

A paint analysis is recommended for both interior and exterior original materials to determine an appropriate early color scheme for the building. Further analysis of the stenciling visible above the lobby ceiling is recommended to document this finish. Paint analysis should be completed at the exterior painted signage on the brick and at the 'FOX' sign and marquee on the east elevation of the building to determine early color schemes prior to rehabilitation efforts.

Recommendations:

- The following material analyses are recommended prior to or as part of any future rehabilitation or renovation project: (Routine)
    - Mortar analysis to determine existing composition and recommended proposed repointing mortar mix for repointing of the brick masonry.
    - Paint color sequence for the following areas:
        - Exterior window and doors and related frames and trim.
        - Exterior painted signage on brick masonry
        - Exterior painted 'FOX' sign and marquee
        - Interior painted finishes.
    - Document stenciled areas above the lobby ceiling to determine early color schemes and provide restoration color information if the area is ever exposed or partially replicated.

4.3 Zoning Code Compliance

The building has been used as a theatre since its construction. This use is allowable under current zoning regulations.

Recommendations:

- If the use of the building is changed or extensive exterior rehabilitation or renovation work is planned, consult City of Walsenburg zoning officials to confirm compliance with zoning codes. (Routine)

4.4 Building Code Compliance

Illuminated exit signs are present throughout the building. The main floor of the auditorium has 289 seats.

The Building Code compliance assessment was based on a review of the building during which the building's construction, layout and condition were observed and current physical conditions and problems evaluated. During the on-site observations, the general condition and arrangement of the building's life safety and egress features were reviewed. Measurements of net door widths were made. Restrictions in the direction of travel were noted. The type, configuration and condition of exit door hardware were noted. The purpose of the on-site observations was to compile information regarding the existing conditions to allow an analysis of the existing building and the subsequent identification of serious code compliance deficiencies.

The building code analysis compared existing physical conditions and the current and expected uses of the Fox Theatre building with the 2015 International Building Code (IBC). The International Building Code suite includes the International Existing Building Code. The IEBC was utilized to analyze compliance of the existing building as it is an elaboration on Chapter 34 of the International Building Code.

Existing Code Compliance Status: The current IBC chapter 34 "Shall control the alteration, repair, addition and change of occupancy of existing structures." In many jurisdictions, existing buildings are generally considered code compliant if they comply with the building code that was in force at the time of their construction or subsequent alteration. Two of the most often used triggers that require an Owner to "bring an existing building up to current code" are a proposed change of the occupancy classification of the building or "a proposed renovation that substantially affects the building's structure, fire safety, or emergency egress". The building, as it stands today, was completed in 1941 following a major renovation.

The IEBC would allow the continued unaltered use of this building, in its current configuration, provided:

- There are no unsafe conditions as described in Section 115 and further defined in Chapter 2 of the IEBC.
- The building meets the minimum standards for existing buildings described in Chapter 34 of the IBC.
- There is no change in building's occupancy classification.
- The building is properly maintained in a safe and sanitary condition.
- Future additions, alterations and repairs conform to the current Building Code.

IEBC - Unsafe Conditions: Chapter 2 defines Unsafe Buildings to mean "Buildings...that is unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitutes a fire hazard, or that is otherwise dangerous to human life or the public welfare, or that involves illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition." None of these conditions exist at the Fox Theatre.

IBC - Chapter 34: Chapter 34 of the IBC describes the minimum standards for existing buildings

related to life safety and emergency egress, accessibility, structural safety, weather protection and other safety features. All elements of the exiting system must be of sufficient size, width and arrangement to provide safe and adequate egress.

The IBC requires that the structural stresses in the existing building structure and its individual structural members not be increased by more than 5 percent due to alterations or additions, unless these increased forces are in compliance with the IBC requirements for new structures. Repairs to structural elements that are found to be deficient should be in accordance with the IBC requirements for new structures. There are no significant repairs, alterations or additions to the existing building's structural system recommended.

The IBC also includes miscellaneous requirements pertaining to electrical, mechanical and plumbing systems. No unsafe electrical, mechanical or plumbing conditions were observed as a result of this study.

Future Changes in Occupancy or Use: This assessment was completed assuming that the building will continue to be used as a theatre.

Building Summary:

Building Area:	
Basement:	1,100 SF
First Floor:	5,500 SF
Second Floor:	2,325 SF
TOTAL:	8,925 SF
Building Height:	
From top of roof to average grade at perimeter:	30 FT
Number of Stories	2
Construction Type:	
Primary	III-B
Occupancy:	Assembly A-1

Findings: The building is approximately 8,925 square feet, consisting of a partial basement, main level, and balcony level. The building is constructed of masonry exterior bearing walls. This type of construction is approximately equivalent to what is known as Type III-B construction in the current edition of the IBC. These parameters were used to analyze the existing building conditions as compared with code requirements of the 2015 IBC. The building meets code requirements for both height and area.

The occupant load for the building was calculated considering the building as an A-1 occupancy. The first floor auditorium occupant load was calculated to be 289. One exit is provided from the basement, seven exits are provided from the first floor and one exterior exit is provided from the balcony level. These paths are labeled with illuminated exit signs. The maximum travel distance to

an exit should be 250 feet or less. The building meets this requirement. No dead end corridors were observed in the building. All paths of egress should be maintained free of obstacles. This includes all exit doors.

For the purposes of assessing code compliance, the exterior of the building appears to be generally in acceptable condition. The occupied areas of the building are in acceptable condition. The building appears to be structurally sound and is generally performing its intended purpose. The interior is sound and functional. There are some signs of wear and minor deterioration in the interior's elements and surfaces.

No occupancy separations are required in this building, and none are provided.

Recommendations:

- Maintain all egress doors in functional condition. Do not padlock egress doors when building is occupied. (Critical)
- If a change of use or occupancy classification is anticipated, research code requirements to comply with requirements in effect at the time of the change. (Routine)
- All building upgrades should comply with current building code requirements. If compliance is note possible, the local jurisdictional authority should be consulted to discuss compliance issues. (Routine)

4.5 Accessibility Compliance

The building is not ADA compliant. There is no handicap designated parking space for the building nor is there a curb cut to provide access from street parking to the City maintained sidewalk. The main entry doors do not have ADA compliant hardware.

Inside the building, the restrooms are not ADA compliant. Adequate clearances and turning radiuses are not provided, grab bars are not present everywhere they are required, and plumbing fixtures are not ADA compliant fixtures.

There is no ADA compliant access to the basement area or to the balcony level of the building. In addition, no ADA compliant access is provided onto the stage. Door hardware is not ADA compliant throughout the building.

While there is adequate space at the front of the auditorium, there is not an ADA compliant handicap seating area.

Recommendations:

- If additional parking is established in an adjacent lot, designate a space near the main entrance to the building for handicap parking. (Critical)
- Provide a curb cut to allow for access from street parking onto the City sidewalk. (Critical)
- Reconfigure restrooms or provide an additional ADA compliant restroom. (Critical)
- Future building rehabilitation projects should consider amenities offered in the basement and balcony and confirm that equal amenities are available in accessible areas of the building. (Critical)

- If installation of an elevator is desired it should be accomplished in a manner which minimizes the impact on the historic character and historic materials in the building. (Routine)
    - Consider constructing a small elevator addition to the south of the existing building. This addition could house an elevator as well as an ADA compliant egress path from the first floor of the building and the balcony, potentially eliminating the need for the exterior fire escape.
- Consider providing ADA compliant access onto the stage. This could be accomplished with a moveable lift or ramp to be utilized when required. (Critical)
- Designate an ADA compliant seating area in the auditorium. (Critical)

5.0 PRESERVATION PLAN

The Secretary of the Interior's Standards for the Treatment of Historic Properties describe several treatment approaches for historic buildings. The treatment approaches are: preservation, rehabilitation, restoration and reconstruction.

Preservation focuses on the maintenance and repair of existing historic materials and repair of existing historic materials and retention of a historic property's form as it has evolved over time. Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preservation is appropriate as a treatment when the property's distinctive materials, features and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation is appropriate as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Rehabilitation is an appropriate approach for the building considering the potential need to upgrade systems and modifications previously completed in the building. The standards for rehabilitation are:

> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods. Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the

removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. Restoration is not an appropriate treatment for the entire building, primarily due to economic constraints. In addition, restoration of the building to its original appearance may not be appropriate as the building's front façade was altered extensively in 1941 and is now considered historic.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes. Reconstruction is not an appropriate treatment for the building.

5.1 PRIORITIZED WORK PLAN

The purpose of this preservation plan is to organize the physical repair, maintenance and rehabilitation needs of the building into a prioritized approach that will allow the building Owner to anticipate and plan for repair, rehabilitation and major maintenance costs. Each problem condition discovered during the building condition assessment is evaluated and positioned according to its severity and impact on the long-term conservation of the building, the safety of its occupants and the continued use of the building. Recommended repair, rehabilitation and maintenance work is prioritized and organized into the following categories according to their relative urgency and importance.

Critical Deficiencies: This category includes deficiencies that should be corrected as soon as possible. If repairs are not made immediately, serious additional damage to the building or potential injury to the building's occupants or passers-by is likely to occur. Work which would be classified as critical deficiencies include masonry components which have deteriorated to the point where pieces could fall and injure the building's occupants and/or passers-by, serious active roof leaks that could quickly damage the building or its contents, hazardous electrical conditions, hazardous building egress conditions and the like. Critical building code and related life safety deficiencies are also included in this category.

Serious Deficiencies: This category includes deficiencies that should be corrected as soon as possible after all critical deficiencies have been corrected. This category includes work in areas where continuing damage to the building is likely unless the problems are repaired. Serious deficiencies could become critical deficiencies if not corrected in 2 to 4 years. Work which would be classified as serious deficiencies includes repair of roof leaks and conditions likely to result in roof leaks, repair work which will prevent significant and rapid additional deterioration of building components and systems, etc.

Minor Deficiencies: This category includes deficiencies that should be corrected but not before all deficiencies in the critical and serious categories has been completed. Minor deficiencies have the potential of becoming serious if not corrected and resolved within the next 5 to 10 years.

Routine Repair and Maintenance Work: This category includes work which is routinely completed as part of building rehabilitation work.

The repair recommendations included in the building condition assessment are further defined,

organized and placed in the prioritized work categories below. Work items are arranged in order of their relative priority. Highest priority items are listed first. Estimated costs are for 2018-2019. Escalation to future years is not included due to uncertainty of actual timing of work. However, construction costs have escalated as much as 10% in any given year. Costs have risen an average of 4.5% per year in the past 10 years. Design fees of 15% are included in the overall project cost estimates. Design fees will be approximately 12% to 18% of the cost of the work depending on the amount of work proposed at one time.

The estimated project costs presented in this assessment and preservation plan were developed using a parameter methodology, based on very preliminary information, to result in a general order of magnitude of probable cost. The individual line items are based on general assumptions and should not be analyzed on a line by line basis.

When reviewing the following estimate of probable construction cost, it should be understood that the preparer of this information has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing. The estimates of probable construction costs provided herein are opinions and are made on the basis of the preparer's qualifications and experience. No warranty is expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

5.1.1 Critical Deficiencies (Immediate Action Required.)

The following critical deficiencies should be corrected as soon as possible.

- Install splash blocks at downspout discharges to drain water away from the building.
- Limit use of the fly loft floor to professional riggers with appropriate fall protection. Do not use for storage loading.
- Monitor crack gages on the cracks in the plaster soffit enclosing the balcony roof truss. Monitor the crack gages for signs of additional structural movement.
- Establish a safe access to the attic. Once the attic is safely accessible, further review the condition of the roof framing.
- Install new overflow scuppers to prevent ponded water conditions.
- Seal gap at second floor window sills to exterior stucco coating.
- Rehabilitate roof at the marquee canopy to a weather-tight condition. In-kind replacement of roofing material may be required. Replace any decayed roof sheathing. Seal all joints and secure any loose materials.
- Rehabilitate metal fire escape. Until fire escape is rehabilitated, limit access to the fire escape, and eliminate it from the egress paths of the building. This may limit the occupancy of the balcony until it is rehabilitated. Rehabilitation activities should include:
    - Add posts to support the upper landing of the fire escape.
    - Add anchors to the brick wall attachment locations.
    - Rehabilitate handrail anchorage.
    - Install code compliant metal guardrail at upper landing and along stairs.
    - Remove areas of rust.
    - Prep, prime, and paint all metal surfaces.
    - Remove vegetation growing at the bottom of the stair.
    - Provide level path from bottom of stair to city-maintained sidewalk.
- If roof replacement will not occur soon, repair roof membrane at east end of the roof to halt on-going water infiltration into the room below. This repair will prolong the life of the roof until replacement is completed.
- Install heat trace system at the through-wall scuppers and associated roof drainage to keep snow and ice from building up in these locations.
- Establish overflow drainage at through wall scuppers on north and south elevations to allow for continuous drainage in these locations even if water, ice, and snow have blocked the existing scuppers.
- Install a below-grade perimeter drainage system. Installation of such a system should include the following items:
    - Consult a civil engineer to establish an appropriate drainage plan for the site.
    - Excavate and install exterior below-grade piping at the east, west, and south sides of the building.
    - Install under-slab drainage system in the basement area.
    - Establish sump pit to accept piped drainage. The existing sump pit may be able to be used with installation of an appropriate pump and location for drain water to discharge.
- If a below-grade perimeter drainage system is not anticipated in the near future, install a

functional pump at the sump pit in the basement. Connect to piping to discharge water away from the building. Design for a system should be completed by a qualified civil engineer.

- Replace PVC pipe with appropriate downspout at the southwest corner of the building. Provide a splash block or connect downspout to a below-grade drainage system to ensure water is not collecting in close proximity to the foundation of the building.
- Replace gutters and downspouts associated with the north and south through-wall scuppers with appropriately sized roof drainage components.
- Confirm condition of west gutter to ensure no active leaks are present, particularly at the center section of the gutter. If there is a section leaking, seal joints and any openings which are permitting water to drain down the face of the building.
- Remove loose plaster from ceiling surfaces in the auditorium and balcony as soon as possible to eliminate the life safety hazard to building occupants below.
- Remove area of plaster which is nearly delaminated.
- Install drainage system to prevent water from collecting on the mechanical room floor. Remove mud and other debris from the floor. Install new floor in this area of the building prior to use.
- Modify handrails and guardrails to meet code requirements. Modifications should be completed in a manner that is sensitive to and minimizes impact to the historic character and fabric of the space and should comply with the Secretary of the Interior's Standards.
- Modify partial height wall along the west edge of the balcony to meet code requirements. Modifications should be completed in a manner which is sensitive to and minimizes impact to the historic character and fabric of the space. All modifications should comply with the Secretary of the Interior's Standards.
- Abate exposed mold at the bottom of the stairs from the first floor to the basement. Abate any other areas of mold exposed during construction activities.
- Maintain all egress doors in functional condition. Do not padlock egress doors when building is occupied.
- If additional parking is established in an adjacent lot, designate a space near the main entrance to the building for handicap parking.
- Provide a curb cut to allow for access from street parking onto the City sidewalk.
- Reconfigure restrooms or provide an additional ADA compliant restroom.
- Future building rehabilitation projects should consider amenities offered in the basement and balcony and confirm that equal amenities are available in accessible areas of the building.
- Consider providing ADA compliant access onto the stage. This could be accomplished with a moveable lift or ramp to be utilized when required.
- Designate an ADA compliant seating area in the auditorium.

5.1.2 Serious Deficiencies (Action Required 2 - 5 Years)

Serious deficiencies should be corrected after all critical deficiencies have been corrected and within the next 2 to 4 years.

- Provide ADA compliant curb cut along the east elevation for drop-off near building.
- Patch areas of cracking and spalling at concrete swale adjacent to the building. Maintain swale clear of site debris and dirt to facilitate drainage. Re-grade swale to facilitate drainage away from the building.
- Remove vegetation growing adjacent to the west elevation of the building.
- Repoint the eroded mortar joints in the crawlspace knee walls.
- Consider installing a metal flashing at base of walls to act as a capillary break against rising damp.
- Perform selective openings at joist bearing pockets in exterior masonry walls to review concealed bearing conditions of the second-floor wood framing. Focus these openings at location that have weathered exterior masonry conditions due to long term moisture infiltration through the foundation. Repair any decayed joist ends encountered by installing new pressure treated joist sisters to joists exhibiting decayed ends.
- Review condition of ceiling framing during ceiling finish repairs and repair / replace any decayed framing encountered.
- Rehabilitate exterior brick masonry. Rehabilitation activities should include the following:
    - Remove paint from exterior brick at the lower section of the south elevation.
    - Re-secure loose brick
    - Clean brick masonry to remove staining associated with water draining down the face of the building.
    - Repoint mortar joints where mortar is missing or deteriorated.
    - Repair cracks in brick masonry with helical ties or brick patching and repointing.
    - Replace missing and severely damaged brick.
    - Remove and replace previously installed inappropriate mortar and patching materials.
- Refinish 'FOX' sign with appropriate coating. Match historic colors and finishes.
- Consider applying cold galvanizing paint to the primary horizonal support members to prevent added future corrosion.
- Rehabilitate basement entrance prior to use of the mechanical room. Rehabilitation should include the following items:
    - Remove existing exterior cover materials.
    - Inspect condition of stair walls and repair as required for stabilization.
    - Inspect condition of stairs and associated handrails and repair as required for stabilization.
    - Install new operable exterior cover. New cover should be simple in design and should complement the historic character of the building.
- Replace roof membrane with appropriate flat roof system.
    - When roofing materials are replaced, assess the amount of and condition of insulation materials present in the roofing system. Refer to building code in effect at the time of roof replacement for required insulation value of the roof assembly at the time of roof replacement. If insulation is added to the roof assembly, it should be

completed in a manner which does not adversely affect the historic appearance or detailing of the building.

- Rehabilitate exterior wood doors. Rehabilitation activities should include the following:
    - Remove sheet metal coverings and evaluate condition of wood components which are currently concealed.
    - Replace missing or severely damaged wood components.
    - Epoxy repair wood components which are cracked or deteriorated.
    - Seal joints between wood door components.
    - Prep, prime, and paint interior and exterior wood components.
    - Restore hardware to working condition.
    - Install weather-stripping at all operable doors.
- Rehabilitate exterior hollow metal doors on alley side of the building. Rehabilitation activities should include the following:
    - Prep, prime, and paint metal components.
    - Restore hardware to working condition.
- Rehabilitate steel casement windows. Rehabilitation activities should include the following:
    - Remove loose material including paint and rust
    - Coat exposed metal with rust inhibiting primer
    - Replace missing or severely damaged frame components
    - Replace broken glazing
    - Replace glazing putty
    - Replace missing fasteners
    - Replace missing hardware
    - Coat metal components with two coats of paint compatible with rust inhibiting primer
    - Install weather-stripping.
- Rehabilitate wood windows. Rehabilitation should include the following:
    - Replace missing or severely damaged wood components
    - Rehabilitate extant wood components using epoxy consolidation and fill as required.
    - Seal joints at the perimeter of the window openings.
    - Replace broken glazing.
    - Replace window putty.
    - Replace missing hardware
    - Prep, prime, and paint interior and exterior wood components.
    - Install weather-stripping.
- Monitor crack gages at cracks along the face of the truss above the edge of the balcony. If cracks are determined to be inactive, remove any loose plaster, fill cracks and areas of delamination, and prep, prime, and paint plaster surfaces.

- Once water infiltration along the south wall of the auditorium is addressed, rehabilitate interior plaster. Rehabilitation should include:
    - Fill cracks in plaster with appropriate plaster patching compound.
    - Prep, prime, and paint plaster corner to corner of walls where repairs have occurred.
- Once areas of water infiltration have been addressed in the basement, repair interior wall finishes. Repairs should include the following:
    - Remove areas of efflorescence and staining from exposed brick surfaces.
    - Repoint brick walls.
    - Replace missing and deteriorated brick at basement walls.
    - Rehabilitate areas of damaged plaster and gypsum board by filling cracks, replacing sections of missing material, and re-finishing surfaces.
- Rehabilitate ceiling surfaces in the basement. Rehabilitation should include the following:
    - Remove plastic from ceiling surfaces in order to document and assess materials which are present.
    - Rehabilitate hardboard ceilings including minor repairs, prep, prime, and paint surfaces.
    - Install new ceiling material such as hard board or gypsum board in rooms where ceiling finishes are no longer extant.
- Rehabilitate plaster ceilings where damage is noted once any associated water infiltration has been addressed.
- Replace building-wide HVAC system with high efficiency system. Consider a geothermal system, with heat exchanger piping possibly located in the vacant site or alley adjacent to the building. Interior equipment required for the system could be located in the original mechanical room upon rehabilitation of this space.
    - Until mechanical system is replaced, maintain the existing components in functional condition. Replace all filters as recommended by manufacturer.
- Confirm functionality of ventilation system and confirm that ventilation system is adequate for the building.
- Confirm ventilation for restrooms is adequate.
- Confirm ventilation for the projection room is adequate.

5.1.3 Minor Deficiencies (Action Required 5 - 10 Years)

- Prepare basement floor slab for future used with local crack repairs, grinding, and levelling.
- Remove efflorescence at main entrances and prep, prime, and paint stucco in this area of the building once water infiltration at the marquee roof has been addressed.
- Rehabilitate painted signage advertising the Star Theatre and historic businesses. Rehabilitation of signage should include paint analysis to determine appropriate original colors and careful study of existing sign configuration to match original signage precisely.
- Consider rehabilitating the east elevation of the building to match the appearance of the building circa 1941. This would require research to determine appropriate paint colors as well as rehabilitation of door and window openings to match the detailing visible in historic photographs.
- Replace non-historic door at the north end of the east elevation with a historically compatible door. Design for a new door should be based on historic photos and extant

materials in the building.

- Consider alterations to the lobby walls and ceiling to expose the decorative stenciling present above the existing ceiling. If stenciling is not exposed, consider an interpretive display illustrating this character-defining feature of the building to share the history of the building.
- Refinish wood flooring in the upper balcony room.
- Patch areas of spalling and cracking concrete in the auditorium.
- Consider removal of carpet in the lobby and restore mosaic tile flooring.
- Replace worn carpet throughout the building.
- Patch areas of spalled and cracked concrete in the basement and southeast office spaces.
- Rehabilitate original wood doors where extant in the building. Rehabilitation should include the following items:
    - Replacement of severely damaged wood components such as cracked and broken panels.
    - Epoxy repairs to wood components.
    - Refinishing where extensive finish deterioration or damage has occurred.
- Depending on the programmatic needs for spaces in the building, install historically appropriate doors where doors are not extant in original openings.
- Replace existing plumbing fixtures with high efficiency fixtures.
- Replace missing light fixtures above building entrances.
- Confirm functionality of non-historic light fixture above the box office and above the balcony exit to the fire escape. If non-functional, repair or replace. (Minor)
- Confirm functionality of neon lighting at 'FOX' sign. If non-functional, either rehabilitate neon lights or install comparable modern lighting.

5.1.4 Routine Repair Work

- Maintain site in a manner that promotes positive drainage away from the building. If a building is ever constructed or pavement installed on the vacant site to the south of the building, confirm that these changes occur in a manner that retains drainage away from the theatre.
- If parking is deemed inadequate given future use of the building, research and implement a supplemental parking strategy. The following strategies could be considered:
    - Determine if use of all or part of the vacant site to the south of the building as parking is viable.
    - Consider sharing use of a parking lot with a nearby property owner during peak theatre use times.
- Follow the archeological guidelines required by the Office of Archaeology and Historic Preservation for all construction activities that disturb the ground on the site.
- The majority of the first-floor lobby walls are load bearing and should not be modified with new openings unless reviewed and reinforced as determined by a structural engineer.
- Routinely clean the scuppers of any debris that may clog them.
- Maintain stucco coating in good condition. Monitor coating for cracks, spalls, and other indications that water infiltration is occurring at the wall assembly.
- When roofing materials are replaced, inspect brick parapet walls prior to installation of new

roofing materials. Repair any issues such as open mortar joints, missing or damaged brick, and displaced materials.

- Depending on the roofing system decided upon for future replacement, install appropriate sheet metal flashing to maintain the roof of the building in a water-tight condition.
- Retain original wood windows in the projection room as part of the history of the building.
- If modifications are required to accommodate different projection equipment, maintain evidence of historic openings in the wall of the projection room as part of the history of the building.
- If a new HVAC system is installed, include upgrades to the ventilation system to meet current building codes.
- If pipe breaks become a regular occurrence in the building, further investigate the condition of the existing plumbing components and replace components where required.
- If a fire suppression system is installed in the building, it should be installed in a manner which minimizes the impact on the historic character of the building and on the historic materials in the building.
- Maintain electrical service and panels in good, fully functional condition. If HVAC equipment or equipment associated with the theatre use of the building is installed, confirm loading requirements and upgrade service if necessary.
- Confirm functionality of all electrical distribution system components. Maintain system in fully functional condition.
- If additional lighting is desired, new lights should be simple in design and should complement the historic character of the building.
- If lighting fixtures are replaced or supplemental fixtures are installed, fixtures should be selected that are simple in design and complement the historic character of the building.
- Maintain all components of the fire detection system in working condition. Test system regularly to confirm functionality of all components.
- If a security alarm system is installed it should be done in a manner which minimizes the impact on the historic character and finishes in the building.
- Hazardous materials surveys to confirm the presence of lead-containing coatings, lead piping and asbestos containing materials should be conducted prior to any planned renovation of alteration and repair project. The survey report should contain recommendations for the abatement of any hazardous materials identified.
- The following material analyses are recommended prior to or as part of any future rehabilitation or renovation project:
    - Mortar analysis to determine existing composition and recommended proposed repointing mortar mix for repointing of the brick masonry.
    - Paint color sequence for the following areas:
        - Exterior window and doors and related frames and trim.
        - Exterior painted signage on brick masonry
        - Exterior painted 'FOX' sign and marquee
        - Interior painted finishes.
    - Document stenciled areas above the lobby ceiling to determine early color schemes and provide restoration color information if the area is ever exposed or partially replicated.

- If the use of the building is changed or extensive exterior rehabilitation or renovation work is planned, consult City of Walsenburg zoning officials to confirm compliance with zoning codes.
- If a change of use or occupancy classification is anticipated, research code requirements to comply with requirements in effect at the time of the change.
- All building upgrades should comply with current building code requirements. If compliance is note possible, the local jurisdictional authority should be consulted to discuss compliance issues.
- If installation of an elevator is desired it should be accomplished in a manner which minimizes the impact on the historic character and historic materials in the building.
- Consider constructing a small elevator addition to the south of the existing building. This addition could house an elevator as well as an ADA compliant egress path from the first floor of the building and the balcony, potentially eliminating the need for the exterior fire escape.

5.2 PHASING PLAN

The phasing plan organizes the work identified in the prioritized plan into discreet funding phases. The funding phases can be coordinated with a State Historical Fund grant application and the Owner's own fund-raising efforts. The proposed phasing plan addresses the structure's preservation needs for the next ten to fifteen years.

The primary goal for the phasing plan is to complete the physical repair and rehabilitation needs of the structure to ensure its long-term preservation as a historic resource. A grant can be an integral part to implementation of the preservation plan. The Owner can supplement its own funding of the project by applying for a grant from the State Historical Fund. The following describes one possible phasing approach and the projected costs for the project with that approach. Not all items in each phase listed will be eligible for SHF monies.

Phase One: The first phase primarily addresses the items defined as critical deficiencies.

Subtotal	$ 169,680.00
General Conditions	$ 33,936.00
Contractor Overhead & Profit	$ 16,968.00
Performance Bond & Permit	$ 8,484.00
Consulting Fees	$ 38,500.00
10% Contingency	$ 26,800.00
PHASE TOTAL:	**$ 294,368.00**

Phase Two: The second phase primarily includes the items defined as serious deficiencies.

Subtotal	$ 329,110.00
General Conditions	$ 65,822.00
Contractor Overhead & Profit	$ 32,911.00
Performance Bond & Permit	$ 16,455.00
Consulting Fees	$ 47,000.00

10% Contingency	$ 49,100.00
PHASE TOTAL:	**$ 540,398.00**

Phase Three: The third phase primarily includes the items defined as minor deficiencies.

Subtotal	$ 165,700.00
General Conditions	$ 33,140.00
Contractor Overhead & Profit	$ 16,570.00
Performance Bond & Permit	$ 8,285.00
Consulting Fees	$ 16,500.00
10% Contingency	$ 24,0000.00
PHASE TOTAL:	**$ 264,195.00**

5.3 Estimate of Probable Cost of Construction

Form+Works Design Group
1738 Wynkoop Street, Suite 100
Denver, Colorado 80202

303-598-6545

ESTIMATE OF PROBABLE
CONSTRUCTION COST

Project: Fox Theatre				Date: May-18
	Estimated: JRR			
Critical Deficiencies	Checked: JRR			
Description	Unit Cost	Unit Measure	Quantity	Total
DIVISION ONE - GENERAL CONDITIONS				
GENERAL CONDITIONS (added after total)				**$33,936.00**
Includes field services, temporary facilities, bonds and insurance				
DIVISION TWO - EXISTING CONDITIONS				
DIVISION 02000 TOTAL				**$0.00**
DIVISION THREE - CONCRETE WORK				
Provide ADA compliant curb cut	$1,750.00	allowance	1	$1,750.00
DIVISION 03000 TOTAL				**$1,750.00**
DIVISION FOUR - MASONRY WORK				
DIVISION 04000 TOTAL				**$0.00**
DIVISION FIVE - METALS				
Rehabilitate metal fire escape	$7,500.00	ea	1	$7,500.00
Modify handrails to meet code requirements	$50.00	lf	90	$4,500.00
DIVISION 05000 TOTAL				**$12,000.00**
DIVISION SIX - WOOD, PLASTICS & COMPOSITES				
Install safe access to attic area	$2,500.00	ea	1	$2,500.00
Modify partial height wall at balcony edge	$30.00	lf	50	$1,500.00
Provide ADA compliant access onto stage	$12,000.00	ea	1	$12,000.00
DIVISION 06000 TOTAL				**$16,000.00**
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION				
Install splashblocks at downspouts	$50.00	ea	2	$100.00
Install overflow scuppers	$750.00	ea	2	$1,500.00
Replace gutters and downspouts at north and south elevations	$100.00	lf	8	$800.00
Seal gap at second floor window sills	$150.00	ea	2	$300.00
Rehabilitate marquee canopy roof	$8,500.00	allowance	1	$8,500.00
Repair roof membrane at east end of roof	$4,500.00	allowance	1	$4,500.00
Below grade drainage system	$50,000.00	allowance	1	$50,000.00
Replace PVC pipe with downspout	$12.00	lf	40	$480.00
Confirm condition of west gutter	$250.00	ea	1	$250.00
DIVISION 07000 TOTAL				**$66,430.00**
DIVISION EIGHT - OPENINGS				
DIVISION 08000 TOTAL				**$0.00**
DIVISION NINE - FINISHES				
Remove loose plaster in auditorium	$2,500.00	allowance	1	$2,500.00
Add ADA Restroom - new finishes	$5,000.00	allowance	1	$5,000.00
Reconfigure restrooms - new finishes	$10,000.00	allowance	1	$10,000.00
DIVISION 09000 TOTAL				**$17,500.00**
DIVISION TEN - SPECIALTIES				
DIVISION 10000 TOTAL				**$0.00**
DIVISION ELEVEN - EQUIPMENT				
DIVISION 11000 TOTAL				**$0.00**
DIVISION TWELVE - FURNISHINGS				

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Form+Works Design Group
1738 Wynkoop Street, Suite 100
Denver, Colorado 80202

303-598-6545

ESTIMATE OF PROBABLE
CONSTRUCTION COST

Project: Fox Theatre			Date:	May-18
	Estimated:	JRR		
Critical Deficiencies	Checked:	JRR		
Description	Unit Cost	Unit Measure	Quantity	Total
DIVISION 12000 TOTAL				**$0.00**
DIVISION THIRTEEN - SPECIAL CONSTRUCTION				
DIVISION 13000 TOTAL				**$0.00**
DIVISION FOURTEEN - CONVEYING EQUIPMENT				
DIVISION 14000 TOTAL				**$0.00**
DIVISION TWENTY TWO - PLUMBING				
Install functional sump pump	$2,000.00	ea	1	$2,000.00
Install floor drain in mechanical room	$1,500.00	ea	1	$1,500.00
Reconfigure restrooms - plumbing	$35,000.00	allowance	1	$35,000.00
Add ADA comliant restroom	$15,000.00	allowance	1	$15,000.00
DIVISION 22000 TOTAL				**$53,500.00**
DIVISION TWENTY THREE - HEATING VENTILATION AND AIR CONDITIONING				
DIVISION 23000 TOTAL				**$0.00**
DIVISION TWENTY SIX - ELECTRICAL				
Install heat trace at through wall scuppers and associated roof drainage components	$2,500.00	allowance	1	$2,500.00
DIVISION 26000 TOTAL				**$2,500.00**
DIVISION TWENTY EIGHT - ELECTRONIC SAFETY AND SECURITY				
DIVISION 28000 TOTAL				**$0.00**
DIVISION THIRTY ONE - EARTHWORK				
DIVISION 31000 TOTAL				**$0.00**
DIVISION THIRTY TWO - EXTERIOR IMPROVEMENTS				
DIVISION 32000 TOTAL				**$0.00**
DIVISION THIRTY THREE- UTILITIES				
DIVISION 33000 TOTAL				**$0.00**
SUBTOTAL A				**$169,680.00**
General Conditions (reflected from first page)				**$33,936.00**
Contractor Overhead & Profit				**$16,968.00**
Performance Bond & Permit				**$8,484.00**
CONSULTING FEES ARCHITECTURAL	$12,000.00	l.s.	1	$12,000.00
Structural Engineer	$5,000.00	l.s.	1	$5,000.00
Civil Engineer	$4,500.00	l.s.	1	$4,500.00
Mechanical / Plumbing Engineer	$6,500.00	l.s.	1	$6,500.00
Electrical Engineer	$4,000.00	l.s.	1	$4,000.00
Archaeological Monitoring	$2,500.00	l.s.	1	$2,500.00
Hazardous Materials Abatement (Mold)	$4,000.00	l.s.	1	$4,000.00
SUBTOTAL B				**$267,568.00**
CONTINGENCY =	10.0%			**$26,800.00**
TOTAL PROBABLE PROJECT COST				**$294,368.00**

Form+Works Design Group
1738 Wynkoop Street, Suite 100
Denver, Colorado 80202

303-598-6545

ESTIMATE OF PROBABLE
CONSTRUCTION COST

Project: Fox Theatre			Date:	May-18
	Estimated:	JRR		
Serious Deficiencies	Checked:	JRR		
Description	Unit Cost	Unit Measure	Quantity	Total
DIVISION ONE - GENERAL CONDITIONS				
GENERAL CONDITIONS (added after total)				**$65,822.00**
Includes field services, temporary facilities, bonds and insurance				
DIVISION TWO - EXISTING CONDITIONS				
DIVISION 02000 TOTAL				**$0.00**
DIVISION THREE - CONCRETE WORK				
Patch areas of cracking and spalling concrete at swale adjacent to the building	$8.00	sf	80	$640.00
DIVISION 03000 TOTAL				**$640.00**
DIVISION FOUR - MASONRY WORK				
Repoint eroded mortar joints in crawlspace knee walls	$30.00	sf	300	$9,000.00
Assess joist bearing pockets & repair as necessary	$15,000.00	allowance	1	$15,000.00
Remove paint from brick	$8.00	sf	800	$6,400.00
Re-secure loose bricks	$5,000.00	allowance	1	$5,000.00
Clean brick	$6.00	sf	7,800	$46,800.00
Repoint mortar joints	$21.00	sf	1,800	$37,800.00
Repair cracks in brick masonry	$32.00	lf	200	$6,400.00
Replace missing & damaged brick	$22.00	ea	200	$4,400.00
Rehabilitate brick walls in basement including cleaning, repointing, and replacing missing and deteriorated brick	$12,000.00	allowance	1	$12,000.00
DIVISION 04000 TOTAL				**$142,800.00**
DIVISION FIVE - METALS				
Install flashing at base of walls	$7.00	lf	110	$770.00
Refinish 'FOX' sign	$3,500.00	ea	1	$3,500.00
Apply cold galvanizing paint to primary horizontal support members	$2,000.00	allowance	1	$2,000.00
DIVISION 05000 TOTAL				**$6,270.00**
DIVISION SIX - WOOD, PLASTICS & COMPOSITES				
Review ceiling framing during ceiling finish repairs	$2,500.00	allowance	1	$2,500.00
DIVISION 06000 TOTAL				**$2,500.00**
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION				
Replace roof membrane	$8.00	sf	5,160	$41,280.00
DIVISION 07000 TOTAL				**$41,280.00**
DIVISION EIGHT - OPENINGS				
Rehabilitate entrance to basement mechanical room	$1,800.00	ea	1	$1,800.00
Rehabilitate exterior wood doors	$1,250.00	ea	9	$11,250.00
Rehabilitate exterior hollow metal doors	$800.00	ea	3	$2,400.00
Rehabilitate steel casement windows	$1,750.00	ea	2	$3,500.00
Rehabilitate wood windows	$1,500.00	ea	9	$13,500.00
DIVISION 08000 TOTAL				**$32,450.00**
DIVISION NINE - FINISHES				
Rehabilitate interior plaster in auditorium	$8.00	sf	1,200	$9,600.00
Repair plaster and gypsum board in basement	$7.00	sf	750	$5,250.00
Rehabilitate basement ceiling finishes	$8.00	sf	540	$4,320.00
Rehabilitate plaster ceiling in auditorium	$8.00	sf	500	$4,000.00

5/17/2018 +

Page 3

Form+Works Design Group
1738 Wynkoop Street, Suite 100
Denver, Colorado 80202

303-598-6545

ESTIMATE OF PROBABLE
CONSTRUCTION COST

Project: Fox Theatre				Date: May-18
	Estimated: JRR			
Serious Deficiencies	Checked: JRR			
Description	Unit Cost	Unit Measure	Quantity	Total
DIVISION 09000 TOTAL				**$23,170.00**
DIVISION TEN - SPECIALTIES				
DIVISION 10000 TOTAL				**$0.00**
DIVISION ELEVEN - EQUIPMENT				
DIVISION 11000 TOTAL				**$0.00**
DIVISION TWELVE - FURNISHINGS				
DIVISION 12000 TOTAL				**$0.00**
DIVISION THIRTEEN - SPECIAL CONSTRUCTION				
DIVISION 13000 TOTAL				**$0.00**
DIVISION FOURTEEN - CONVEYING EQUIPMENT				
DIVISION 14000 TOTAL				**$0.00**
DIVISION TWENTY TWO - PLUMBING				
DIVISION 22000 TOTAL				**$0.00**
DIVISION TWENTY THREE - HEATING VENTILATION AND AIR CONDITIONING				
Replace building-wide HVAC system	$75,000.00	allowance	1	$75,000.00
Confirm ventilation is adequate for building including restrooms and projection rooms & upgrade if necessary	$4,500.00	allowance	1	$4,500.00
DIVISION 23000 TOTAL				**$79,500.00**
DIVISION TWENTY SIX - ELECTRICAL				
DIVISION 26000 TOTAL				**$0.00**
DIVISION TWENTY EIGHT - ELECTRONIC SAFETY AND SECURITY				
DIVISION 28000 TOTAL				**$0.00**
DIVISION THIRTY ONE - EARTHWORK				
DIVISION 31000 TOTAL				**$0.00**
DIVISION THIRTY TWO - EXTERIOR IMPROVEMENTS				
Remove overgrown vegetation	$500.00	allowance	1	$500.00
DIVISION 32000 TOTAL				**$500.00**
DIVISION THIRTY THREE- UTILITIES				
DIVISION 33000 TOTAL				**$0.00**
SUBTOTAL A				**$329,110.00**
General Conditions (reflected from first page)				**$65,822.00**
Contractor Overhead & Profit				**$32,911.00**
Performance Bond & Permit				**$16,455.50**
CONSULTING FEES ARCHITECTURAL	$20,000.00	l.s.	1	$20,000.00
Mechanical / Plumbing Engineer	$15,000.00	l.s.	1	$15,000.00
Electrical Engineer	$7,500.00	l.s.	1	$7,500.00
Structural Engineer	$4,500.00	l.s.	1	$4,500.00
SUBTOTAL B				**$491,299.00**
CONTINGENCY =	10.0%			**$49,100.00**
TOTAL PROBABLE PROJECT COST				**$540,399.00**

Form+Works Design Group
1738 Wynkoop Street, Suite 100
Denver, Colorado 80202

303-598-6545

ESTIMATE OF PROBABLE
CONSTRUCTION COST

Project: Fox Theatre			Date:	May-18
	Estimated: JRR			
Minor Deficiencies	Checked: JRR			
Description	Unit Cost	Unit Measure	Quantity	Total
DIVISION ONE - GENERAL CONDITIONS				
GENERAL CONDITIONS (added after total)				**$33,140.00**
Includes field services, temporary facilities, bonds and insurance				
DIVISION TWO - EXISTING CONDITIONS				
DIVISION 02000 TOTAL				**$0.00**
DIVISION THREE - CONCRETE WORK				
Rehabilitate basement floor slab	$8.00	sf	550	$4,400.00
Patch cracking and spalling at auditorium floor	$8.00	sf	750	$6,000.00
DIVISION 03000 TOTAL				**$10,400.00**
DIVISION FOUR - MASONRY WORK				
DIVISION 04000 TOTAL				**$0.00**
DIVISION FIVE - METALS				
DIVISION 05000 TOTAL				**$0.00**
DIVISION SIX - WOOD, PLASTICS & COMPOSITES				
DIVISION 06000 TOTAL				**$0.00**
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION				
DIVISION 07000 TOTAL				**$0.00**
DIVISION EIGHT - OPENINGS				
Replace non-historic door on east elevation with historically compatible door	$3,500.00	ea	1	$3,500.00
Rehabilitate original doors in the building	$1,250.00	ea	4	$5,000.00
Install historically appropriate doors in the building at openings where no doors are extant	$1,500.00	ea	4	$6,000.00
DIVISION 08000 TOTAL				**$14,500.00**
DIVISION NINE - FINISHES				
Rehabilitate stucco at main entrance	$12.00	sf	250	$3,000.00
Rehabilitate painted brick signage	$18.00	sf	900	$16,200.00
Rehabilitate east elevation to match 1941 appearance	$40,000.00	allowance	1	$40,000.00
Expose areas of historic steciling in the lobby	$20,000.00	allowance	1	$20,000.00
Refinish wood flooring in the upper balcony room	$8.00	sf	100	$800.00
Remove carpet in lobby and restore mosaic tile flooring	$24.00	sf	750	$18,000.00
Replace worn carpet throughout the building	$7.00	sf	5,000	$35,000.00
DIVISION 09000 TOTAL				**$133,000.00**
DIVISION TEN - SPECIALTIES				
DIVISION 10000 TOTAL				**$0.00**
DIVISION ELEVEN - EQUIPMENT				
DIVISION 11000 TOTAL				**$0.00**

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Form+Works Design Group
1738 Wynkoop Street, Suite 100
Denver, Colorado 80202

303-598-6545

ESTIMATE OF PROBABLE
CONSTRUCTION COST

Project: Fox Theatre			Date:	May-18
	Estimated:	JRR		
Minor Deficiencies	Checked:	JRR		
Description	Unit Cost	Unit Measure	Quantity	Total
DIVISION TWELVE - FURNISHINGS				
DIVISION 12000 TOTAL				**$0.00**
DIVISION THIRTEEN - SPECIAL CONSTRUCTION				
DIVISION 13000 TOTAL				**$0.00**
DIVISION FOURTEEN - CONVEYING EQUIPMENT				
DIVISION 14000 TOTAL				**$0.00**
DIVISION TWENTY TWO - PLUMBING				
Replace plumbing fixtures with high efficiency fixtures	$650.00	ea	6	$3,900.00
DIVISION 22000 TOTAL				**$3,900.00**
DIVISION TWENTY THREE - HEATING VENTILATION AND AIR CONDITIONING				
DIVISION 23000 TOTAL				**$0.00**
DIVISION TWENTY SIX - ELECTRICAL				
Replace missing light fixtures at building entrances	$450.00	ea	5	$2,250.00
Confirm functionality of light fixture at box office	$150.00	ea	1	$150.00
Rehabilitate neon 'FOX' sign	$1,500.00	ea	1	$1,500.00
DIVISION 26000 TOTAL				**$3,900.00**
DIVISION TWENTY EIGHT - ELECTRONIC SAFETY AND SECURITY				
DIVISION 28000 TOTAL				**$0.00**
DIVISION THIRTY ONE - EARTHWORK				
DIVISION 31000 TOTAL				**$0.00**
DIVISION THIRTY TWO - EXTERIOR IMPROVEMENTS				
DIVISION 32000 TOTAL				**$0.00**
DIVISION THIRTY THREE- UTILITIES				
DIVISION 33000 TOTAL				**$0.00**
SUBTOTAL A				**$165,700.00**
General Conditions (reflected from first page)				**$33,140.00**
Contractor Overhead & Profit				**$16,570.00**
Performance Bond & Permit				**$8,285.00**
CONSULTING FEES ARCHITECTURAL	$16,500.00	l.s.	1	$16,500.00
SUBTOTAL B				**$240,195.00**
CONTINGENCY =	10.0%			**$24,000.00**
TOTAL PROBABLE PROJECT COST				**$264,195.00**

Page 6

NOTES:

6.0 BIBLIOGRAPHY

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International Code Council, *2015 International Building Code*, Country Club Hills, IL. 2015 (Relevant code information).

Jester, Thomas C., editor. *Twentieth Century Building Materials, History and Conservation*. Washington, D.C. McGraw-Hill. 1995. (Materials identification, dates of use and conservation)

U.S. Department of the Interior, National Park Service. *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C. U.S. Government Printing Office. 1976, 1983, 1990. (Preservation plan guideline)

U.S. Department of the Interior, National Park Service. Preservation Briefs. Washington, D.C. U.S. Government Printing Office.

Preservation Briefs assist building owners, architects, contractors and developers of historic buildings in recognizing and resolving common preservation and repair problems prior to work. The Briefs are especially useful to preservation tax incentive program applicants and applicants to the Colorado Historical Society's State Historical Fund grant program because the Briefs recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character and follow The Secretary of the Interior's Standards for Rehabilitation. The following Briefs may be of specific relevance to the rehabilitation of this building.

01: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
02: Repointing Mortar Joints in Historic Masonry Buildings.

03: Improving Energy Efficiency in Historic Buildings.
04: Roofing for Historic Buildings.
06: The Dangers of Abrasive Cleaning to Historic Buildings.
11: Rehabilitating Historic Storefronts.
13: The Repair and Thermal Upgrading of Historic Steel Windows.
17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.
18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.
21: Repairing Historic Flat Plaster – Walls and Ceilings.
24: Heating, Ventilating and Cooling Historic Buildings- Problems and Recommended Approaches.
25: The Preservation of Historic Signs.
32: Making Historic Properties Accessible.
39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40: Preserving Historic Ceramic Tile Floors.

Weeks, Kay D., Grimmer, Anne E. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Washington, D.C. U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services. 1995.

7.0 APPENDIX

CONSULTING ENGINEERS

www.jvajva.com

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1319 Spruce Street
Boulder, CO 80302
303.444.1951

☐ **Fort Collins**
213 Linden Street
Suite 200
Fort Collins, CO 80524
970.225.9099

☐ **Winter Park**
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47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677

☐ **Glenwood Springs**
817 Colorado Avenue
Suite 301
Glenwood Springs, CO
81601
970.404.3100

☐ **Denver**
1512 Larimer Street
Suite 710
Denver, CO 80202
303.444.1951

M E M O

TO:	Mr. Mike Peters	DATE:	October 30, 2017
FIRM:	Fox Theatre	JOB NO.	JVA #18773
ADDRESS:	715 Main Street	PROJECT:	Fox Theatre HSA
	Walsenburg, CO 81089	SUBJECT:	Structural observations and recommendations for occupancy

Dear Mike,

During our recent site visit we learned that the Fox Theatre has purchased a new movie projector and plans to re-open to the public in December 2017. (The Theatre was closed for fundraising during our July 2017 site visit). We made several structural observations during our October site visit that require attention if the building is re-opened to public use. These include the following items:

1. There is loose and cracking plaster at the ceiling soffit over the main seating (Figure 1). A new delaminated area of plaster appears to have formed since JVA and Formwork's initial site visit in July (Figure 2). The delaminated plaster appears to be the result of water damage and this is consistent with the clogged roof scupper and leaks reported to us during our October 17th site visit. It was reported to us that ponded water more than a foot deep accumulated at this low point on the roof (Figure 3). Because the roof does not have an overflow scupper, it is important that the existing scupper is kept free of debris such as leaves, and is periodically shoveled free of snow during winter months to prevent ponded water from accumulating on the roof in the future. Adding a secondary overflow opening in the wall is an architectural recommendation in the HSA.

2. The main roof truss spanning the auditorium space nearest to the balcony has been post shored at some time in the past (Figure 1). JVA was able to review a small portion of the truss through a hatch in the plaster soffit. The attic space and a full review of the truss was not performed because safe access through the hatch (and tie off) does not currently exist.
   The plaster soffit in front of this roof truss exhibits cracking at both the south (Figure 1) and north ends (Figure 4). We reviewed our photos from July with the conditions observed in October and it does not appear that the cracks have increased in quantity or width. However, it is difficult to monitor this condition visually. Therefore, we recommend that crack gages be installed on several of the larger cracks at both ends and that they are monitored periodically. JVA is available to make the initial installation and we can instruct one of your staff on how to monitor and record the crack widths. We recommend that the crack monitors are measured weekly and during any significant snowfall during this winter. IF new or widening cracks are observed, this may indicate adverse loading of the roof truss and it may be necessary at that time to access the attic space (which currently has no fall protection anchors and has not been entered) in order to perform a more detailed investigation of the roof truss condition.

3. The existing metal fire escape at the south side of the balcony exhibits corrosion and the condition of the metal anchorage of the support brackets into the brick wall is unknown (Figures 5 and 6). It is likely the fire escape would not meet current code loading for a fire escape if load tested (or used by the public). There are two options: the existing fire escape framing could be bolstered by adding steel posts under the platform and added anchors to the brick wall, or the use of fire escape could be abandoned which would require removing any signage and confirming that the other means of fire egress for the balcony are adequate for the balcony occupancy if the south fire exit is closed.

We would be pleased to discuss any of these items further if you have any questions.

Thank you,

Signed: Lawrence Graham, PE

Copies to: Jessica Reske, AIA - Formworks Design Group

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

www.jvajva.com

Photographs:

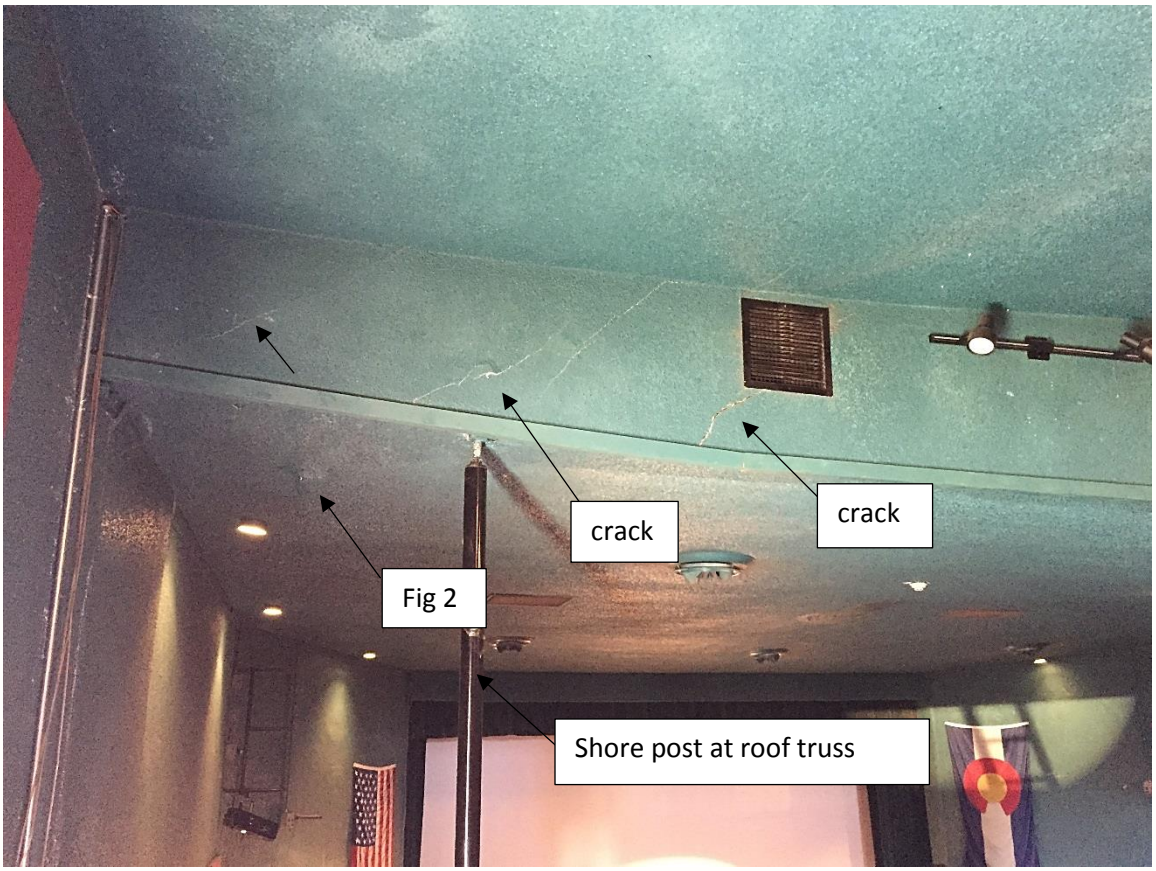


Figure 1: Loose and cracking plaster soffit over roof truss at south elevation

Figure 2: Delaminating ceiling plaster below recent roof leak location.

Figure 3: Roof scupper location.

Figure 4: Similar soffit cracking and post shore at north soffit.

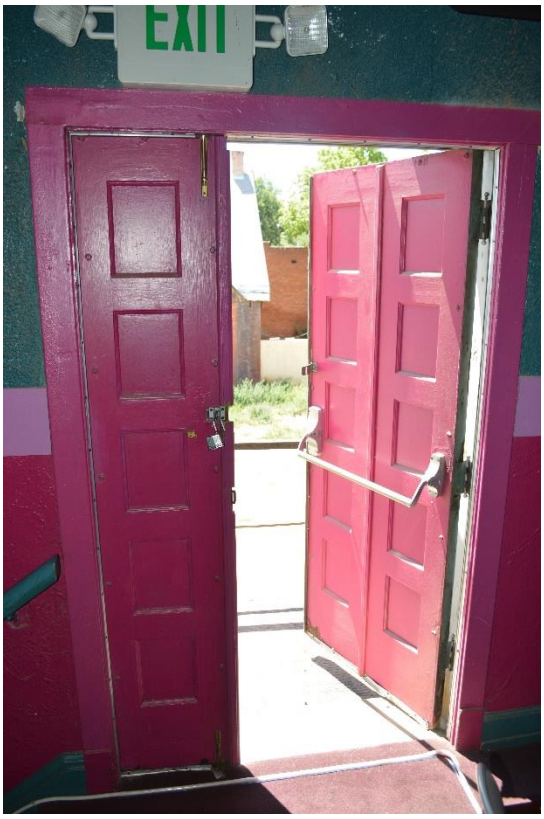
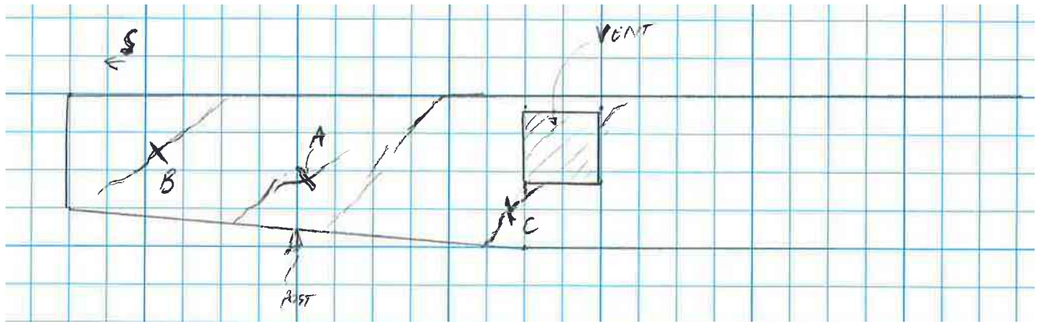
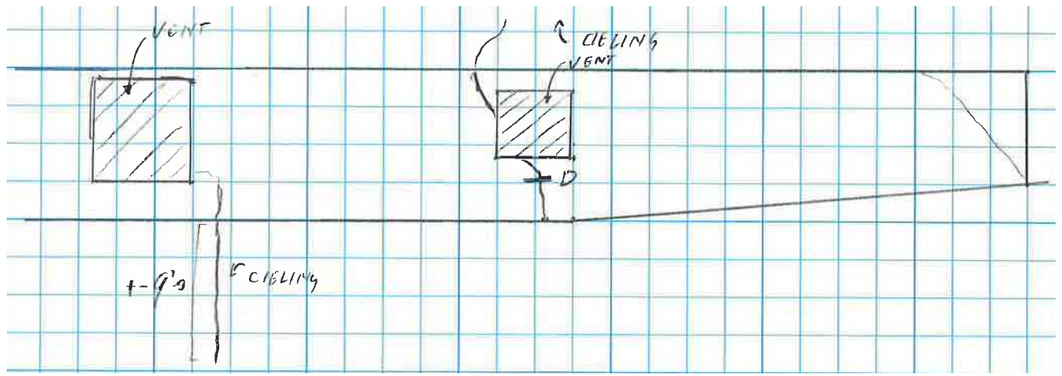


Figure 5: Current fire exit at south elevation of balcony.

Figure 6: Exterior view of balcony fire escape. (Arrow indicate locations steel tube columns could be added)

CRACK PROGRESSION





ELEVATION

MONITOR B

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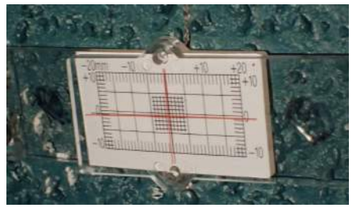

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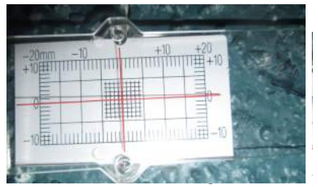
DATE:

MONITOR A



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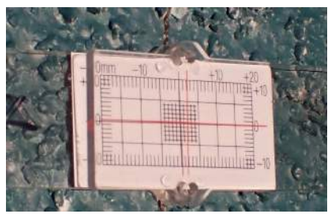

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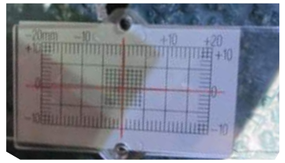

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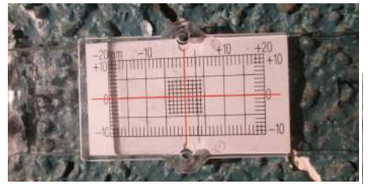

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DATE:

DATE:

Scale:

Drawing Number: 100

Date: 02/20/18

JVA Job #: 18773

Designed By: TSL

Project Name: FOX THEATER INVESTIGATION

Drawing Reference: CRACK MONITOR PROGRESSION

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1319 Spruce Street
Boulder, CO 80302
Phone: 303.444.1951
Fax: 303.444.1957
E-mail: info@jvajva.com

CONSULTING ENGINEERS

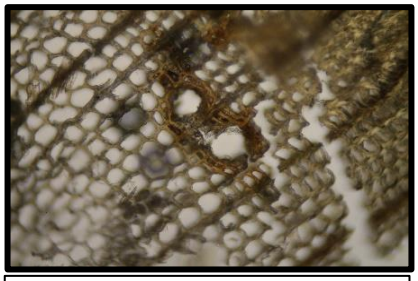
Daniel E. Cooke, PE 1380 Round Bottom Rd Mountain View, Arkansas

Wood Species Identification Results

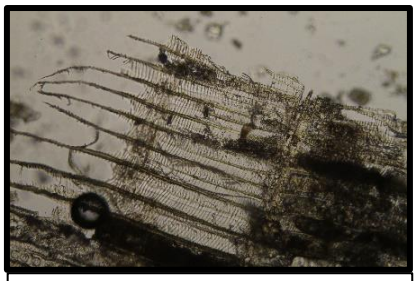
Sample: 1 Identification Date: 08.15.17

Project Name:	Fox Theatre	Resin Canals:	Yes, Sparse
Project Location:	Walsenburg, CO	Cross-Field Pitting:	Piceoid
Year Constructed:	1917/1941	Spiral Thickenings:	Yes
Sample from:	Stage Floor Framing	Ray Tracheids:	Smooth Walled

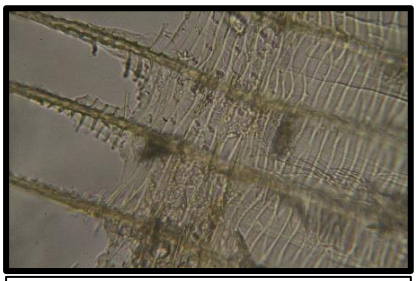
Microscopic Characteristics used for Identification:



Resin Canal in Cross Section



Spiral Thickenings in Radial Section



Piceoid Cross Field Pitting

Species Identification: Douglas Fir (Pseudotsuga menziesii)

State Historical Fund — Colorado Historical Society

GRANT APPLICATIO.
FOR FISCAL YEAR 1996

9502-165 5HF.1160
203
ORIGINAL

Application Deadline: ___ August 15, 1995 _X_ February 15, 1996

Please indicate Category and Project Type (*check one for each line*):
Category: _X_ General Funding Pool ___ Mini-Grant ___ Emergency Funding Pool
Project Type: _X_ Acquisition & Development ___ Education ___ Survey & Planning

#29035

PART I

A. Applicant:

Organization HUERFANO YOUTH & ARTS FOUNDATION, INC.
Contact: PAT LAURIE
Mailing Address 715 MAIN STREET
City WALSENBURG State CO ZIP 81089
Phone: 1-719-738-1071

B. Co-Applicant:

Organization CITY OF WALSENBURG
Contact: JAY CROOK, MAYOR
Mailing Address CITY HALL 525 SOUTH ALBERT STREET
City WALSENBURG State CO ZIP 81089
Phone:

C. Grant to be officially awarded to (*mark one*): Applicant _x_ Co-Applicant ___

D. Applicant Status:

___ Public Entity _x_ *Not-for-Profit ___ *Business, Corporation or Partnership
___ *Individual ___ * Other ___

** must apply through a municipality or county (see page A-11)*

E. Proposal

1. Project Title Rehabilitation of Balcony at FOX THEATRE
2. Project Location/County HUERFANO
3. Project Address or Site Number 715 MAIN STREET WALSENBURG, CO 81089 5HF1160
4. Historic Name or Property FOX THEATRE
5. Grant Amount Requested: *(a)* $ 49,450. Cash Match Amount: *(b)* $ 1,500.
   In-Kind Amount: *(c)* $ 670. Total Project Cost: *(d)* $ 51,620.
   Numbers must match totals on the bottom of the budget page
6. Project Start Date: 10-14-96 Project End Date: 03-21-97
   Project dates must identify a one year time frame during which the money will be spent. This date should not be before July 1st for minis and August 1st for generals.
7. Project Summary: In the space provided, briefly summarize the purpose of your project and what will be accomplished or produced by this grant request.

WE WOULD LIKE TO COMPLETE THIS FINAL PHASE OF THE RESTORATION & REHABILITATION OF THE FOX THEATRE BUILDINGS BALCONY SEATING AREA.
A. WE COULD NOW ACCOMODATE AT LEAST 500 GUESTS IN SUITABLE SEATS.
B. WITH THE GROWTH THAT THE COUNTY IS EXPERIENCING, WE CAN CONTINUE TO PROVIDE THE COUNTY AND SURROUNDING AREA WITH A PLACE TO MEET FOR COMMUNITY EVENTS AND ENTERTAINMNET IN A BUILDING THAT HAS GENERATED A LOT OF PRIDE FOR THE CITY.
C. CONTINUE TO SUPPORT OUR AREA YOUTH IN THE ARTS THROUGH MUSICAL EVENTS, PLAY PRODUCTIONS, AND OTHER WORTH WHILE FAMILY ORIENTED PROGRAMS.

No problems.

State Historical Fund

ORIGINAL
95-02-052

Colorado Historical Society

STATE HISTORICAL FUND
GRANT APPLICATION for Fiscal Year 1995 (Revised)

Colorado Historical Society
1300 Broadway, Denver, CO 80203
303/894-2525

95-02-052

Application Deadline Date: MARCH 1, 1995

Please indicate category and project type:
Category: X General Funding Pool ____ Mini-Grant ____ Emergency Funding Pool
Project Type: X Acquisition & Development ____ Education ____ Survey & Planning

#29035

PART I

ALL CONTRACT AWARDS WILL BE WRITTEN WITH THE IDENTIFIED APPLICANT, NOT THE CO-APPLICANT.

A. **APPLICANT:** HUERFANO YOUTH & ARTS FOUNDATION, INC.
Mailing Address 715 MAIN STREET
City WALSENBURG State COLORADO Zip 81089

B. **CO-APPLICANT:** CITY OF WALSENBURG
Mailing Address CITY HALL 525 SOUTH ALBERT STREET
City WALSENBURG State COLORADO Zip 81089

C. **PROJECT CONTACT PERSON:** NAME: PAT LAURIE TITLE: THEATRE MANAGER
Work Phone: 1-719-738-1071 Home Phone: 1-719-738-2172
CORRESPONDENCE SHOULD BE SENT TO : APPLICANT ADDRESS ☑ CO-APPLICANT ADDRESS ☐

D. **APPLICANT STATUS:**
____ Public Entity X *Not-for-Profit Corporation ____ *Business, Corporation or Partnership
____ *Individual ____ *Other ____
** must apply through a municipality or county (attach sponsor cover page, see page A-12)*

E. **PROPOSAL:**
1. Project Title: RESTORATION AND REHABILITATION OF "FOX" THEATRE (YOUTH CENTER THEATRE)
2. Project Location (county): HUERFANO
3. Project Address: 715 MAIN STREET
4. Cash Match Amount: (a) $ 2001. In-Kind Amount: (b) $ 7028.
5. Grant Amount Requested: (c) $ 92,704 (see page A-9) Total Project Cost: (d) $ 101,733.
Project start and end date should be related to a one year time-frame in which the money applied for will be spent.
6. Project Start Date: JUNE 1, 1995 Project End Date: JUNE 1, 1996
7. Project Summary: In two or three sentences provide a summary of the purpose of your project and what will be accomplished or produced by this grant request.

WE WOULD LIKE TO STABALIZE, RESTORE AND REHABILITATE THIS LANDMARK STRUCTURE SO THAT
A. IT COULD BE BROUGHT BACK TO ITS FORMER PHYSICAL BEAUTY AND LEVEL OF ACTIVITY, AND
B. WE COULD CONTINUE TO PROVIDE THE COUNTY AND SURROUNDING AREA WITH A PLACE TO MEET FOR COMMUNITY EVENTS AND ENTERTAINMENT IN A BUILDING THAT FOSTERS PRIDE, AND
C. CONTINUE SUPPORTING OUR YOUTH IN THE ARTS THROUGH PLAY PRODUCTIONS AND OTHER PROGRAMS.

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado 80203

Historic Building Inventory Record

NOT FOR FIELD USE
____ ELIGIBLE
____ DET. NOT ELIGIBLE
____ NOMINATED
____ CERTIFIED REHAB
DATE ____

project name | county: HUERFANO | city: WALSENBURG | state ID no. 5HF 1160 | temporary no.

current building name: YOUTH CENTER THEATER

owner: HUERFANO YOUTH & ARTS FOUNDATION, INC. P.O. BOX 206 WALSENBURG, COLO. 81089

address: 913 MAIN STREET WALSENBURG, COLO. 81089

township range section . ¼ . ¼

historic name: 1917-1928 - STAR THEATRE, 1928-1941; VALENCIA THEATRE; 1941- FOX THEATRE

USGS quad name ____ yr. ____ 7.5' ____ 15'

district name

block lot(s) addition yr. of addition
N 30 FT OF LOT 3 & S0. 23 FT N+S OF LOT 4 WALSENBURG'S ADDITION

cation of negatives

date of construction
____ estimate 1900 actual
source: HUERFANO COUNTY ASSESSOR NEWSPAPER DATE 1917 AS DATE. NEWSPAPER IS PROBABLY MORE ACCURATE.

use
THEATER present
THEATER historic

condition
____ excellent ____ X ____ good
____ fair ____ deteriorating

extent of alterations
____ minor ____ X ____ moderate ____ major
describe:

ories
2 + STAGE LOFT

____ X ____ original ____ moved
date(s) of move:

CONCRETE BLOCK CONCRETE FLOOR.

square footage
5,300

National Register Eligibility
Individual: ____ ? ____ yes ____ no
Contributing to district:
____ X ____ yes ____ no

architectural description

This building could best be described as utilitarian architecture. There are no adornments or embellishments, just simple angular construction. It is the type of architecture common in southern Colorado coal-mining towns in the early part of the century.

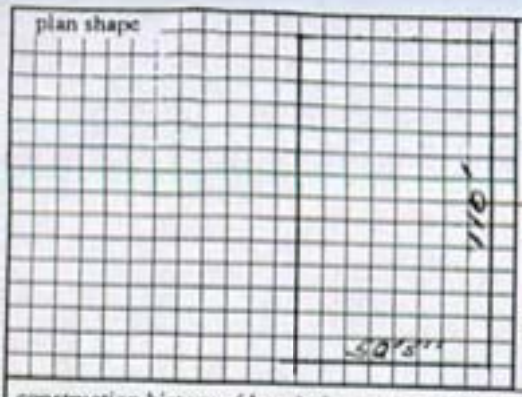
local landmark designation
____ name ____ date

associated buildings? ____ yes
type

if inventoried, list ID nos.

additional pages ____ yes ____ X ____ no

plan shape



architect

source

builder/contractor
FRANK YANO

source JEWELL GEIGER-DAUGHTER OF OWNER

original owner
PAUL KRIER

source HUERFANO WORLD-INDEPENDENT NEWSPAPER AND DAUGHTER OF PAUL KRIER,

theme(s)

construction history (description, names, dates, etc. relating to major additions or alterations to original structure)

Records on construction are sketchy. It appears that construction was begun in late 1916 and completed in July, 1917. Minor alterations and redecorations took place in 1929 and 1941. There have been no additions to the original structure and only minor alterations.

continued ___ yes _x_ no

historical background (discuss important persons and events associated with this structure)

June 30. 1874, the North ½ of Lots 3, Lots 4 and 5, Block 51, Town of Walsenburg were conveyed to Fred Walsen, for whom the town is named. (Abstract of Title) The Huerfano County Assessor shows the building constructed in 1900. This information is inaccurate as the Huerfano-World Independent newspaper reported that "The all-new brick and concrete, fireproof Star Theatre will open July 1. Owner Paul Krier says it will seat 750 and cost $20,000." (Huerfano World Independent, June 29, 1917.) Faded, but still readable "STAR THEATRE" signs are still on the north and west sides of the building. The first talking pictures in Huerfano County were shown in this building. In May, 1923 a Wurlitzer Theater Organ was purchased from Knight-Campbell Music Co. in Denver and installed in the theater. The local newspaper of June 1, 1923 notes, "Krier installing new pipe organ in theater." This organ was used in the theater until the 1940's when

continued _xx_ yes ___ no

significance (check appropriate categories and briefly justify below)

architectural significance:

___ represents the work of a master

___ possesses high artistic values

_X_ represents a type, period or method of construction

historical significance:

_XX_ associated with significant persons

_XX_ associated with significant events or patterns

___ contributes to an historic district

statement of significance This building is a good example of turn-of-the-century architecture. It has none of the ornateness of gold mining town structures, but reflects the solidness of the coal mining town and its citizens. It was and is known as a "hemp house" in theater parlance due to ropes and pulleys being used to fly the stage sets. Of this equipment, 80% is still in place and will again be used. As a vaudeville house and theater it was the center of much of the social life of Walsenburg. The owners of this building have always been involved in the political, social and economic life of the town. After the decline of coal mining and subsequent loss of population, the theater was left as one of the few sources of entertainment in the area.

continued ___ yes _XX_ no

references (be specific)

1) Abstract of Title for property
2) Huerfano County Assessors Office
3) Huerfano World-Independent, June 29, 1917
4) Huerfano World-Independent, July 20, 1917
5) Huerfano World-Independent, June 1, 1923
6) Huerfano World-Independent, July 26, 1929
7) Jewell Krier Geiger, Daughter of owner
8) Commemorative booklet published August, 1941

continued ___ yes _XXX_ no

surveyed by	affiliation	date

the Krier family donated it to St. Mary Catholic Church. It was moved to the choir loft of the church and used there until 1984. The church has donated the organ to the Huerfano Youth and Arts Foundation and it is in the process of being moved back to its original location in the theater. Contact has been made with knowledgable people who will assist in the restoration of the organ.

In 1929 minor renovations and decorating in a Spanish-Moorish motif were carried out, and The Star Theatre renamed the Valencia Theatre. "The new Spanish-styled theater will be dedicated and re-named tomorrow." (Huerfano World-Independent, July 26, 1929)

September 14, 1939, owners Paul and Lucille Krier "Leases that dertain building now known as the Valencia Theatre, being situate on North half of Lot 3 and the South 23 feet of Lot 4, Town (now City) of Walsenburg, together with the right to use and enjoy the same for theater purposes" to the Fox Colorado Theater Company. (Abstract of Title) The Abstract of Title shows Fox sub-leasing the building to the Star Amusement Co on December 31, 1929. A new lease from Krier to Fox Colorado Theater Co. was recorded August 15, 1931. May 6, 1933, Fox assigned the lease to Associated Theaters, Inc.

In 1941 a major renovation of the Valencia Theatre was undertaken and the name changed to the Fox Theater. At this time the front of the building was changed by the addition of a marquee done in a modified art-deco style. Miner alterations and redecoration were also done to the interior of the building at this time. Since this 1941 renovation, the building has been virtually unchanged. Frank and Lena Piazza purchased the building and business in 1969 after leasing it from Paul Krier for many years. It continued in use as the Fox Theater until 1988 when the business ceased operation. In March, 1992, it became the property of the Huerfano Youth and Arts Foundation, Inc. for use as a Youth Center and Theater. Major electrical work has been carried out since then. The architectural integrity of the building has not been compromised and restoration of the exterior and interior is underway or in the planning stages.

OFFICIAL

FOR OFFICIAL USE Site Number 5HF1160
_____ Nomination Received
_____ Determined ___ Eligible ___ Not Eligible
10-28-1994 Review Board X Approved ___ Denied
11-9-1994 CHS Board X Approved ___ Denied
Level of Significance: ___ National ___ State ___ Local

COLORADO HISTORICAL SOCIETY

STATE REGISTER OF
HISTORIC PROPERTIES

NOMINATION FORM

1. Name of Property

Historic Name Fox Theater (Star Theater; Valencia Theater)

Current Name Youth Center Theater

2. Address of Property

Street Address 715 Main Street

City Walsenburg County Huerfano Zip 81089

3. Legal Description of Property P.M. 6th Township 28S Range 66W

W 1/2 of NE 1/4 of SE 1/4 of __ 1/4 of Section 9 Quad Map Walsenburg South

Lot(s) Part of lots 3&4 Block 51 Addition Walsenburg

UTM Reference: Zone 13 Easting 519420 Northing 4163720

Verbal Boundary Description
(describe the boundaries of the nominated property on a continuation sheet)

4. Present Owner of Property

Name Huerfano Youth and Arts Foundation, Inc.

Address 715 Main Street Phone 719-738-1071

City Walsenburg State CO Zip 81089
(if the property is in multiple ownership, please give the names and addresses of each owner on one or more continuation sheets)

5. Preparer of Nomination

Name John W. Luginbill Date August 11, 1994

Organization Huerfano Youth and Arts Foundation, Inc.

Address 227 West 7th Street Phone 719-738-1071

City Walsenburg State CO Zip 81089

6. Classification of Property

Type [X] building(s) [ ] district [ ] site [ ] structure [ ] object [ ] area

Has the property received local historic designation?

[X] no [ ] yes --- [ ]individual [ ]in district

date designated_____

designated by_____ (Name of municipality or county)

7. Condition of Property

[ ] excellent [X] good [ ] fair [ ] deteriorated [ ] ruins

[X] original location [ ] moved (date of move_____)

8. Use of Property

Historic Theater

Current Theater

9. Original Owner Paul Krier

Source of Information Jewel Krier Geiger, owner's daughter;

Huerfano World, 1917

10. Year of Construction 1917

Source of Information Jewel Krier Geiger; *Huerfano World*, 1917

11. Architect, Builder, Engineer, Artist or Designer

Frank Yano

Source of Information Family of Paul Krier

12. Architectural style/Engineering type

Art Deco

13. Description
(describe the current condition and appearance of the property on one or more continuation sheets)

14. Alterations
(describe and date significant changes made to the original property on one or more continuation sheets)

15. Significance of Property
Nomination Criteria

[X] a - property is associated with events that have made a significant contribution to history

[ ] b - property is connected with persons significant in history

[ ] c - property has distinctive characteristics of a type, period, method of construction or artisan

[ ] d - property is of geographic importance

[ ] e - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

Entertainment/Recreation

16. Significance Statement
(explain the significance of the property on one or more continuation sheets)

17. Bibliography
(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

18. Legislative Information

Colorado House District # 60 or Name of Representative Entz

Colorado Senate District # 05 or Name of Senator Pastore

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

19. Sketch Map

20. Photocopy of USGS Map

21. Black & White Photos

22. Color Slides

23. Optional Materials

24. Owner Consent for Nomination
(attach signed and notarized consent from each owner of property - see next page)

STATE REGISTER OF HISTORIC PROPERTIES
OWNER CONSENT FORM

Propetry Name Vox Theater-Building

Each partial owner must sign a separate form. Photocopy form as needed. All signatures must be notarized.

I John W. Luginbill certify that I am the
(type or print name)
Secretary/Treasurer of the corporation that owns
~~sole owner/partial owner~~ of the land and property located at

715 Main Street
street number street name

Walsenburg Huerfano
city county

and that I hereby give my written consent and approval for this property's nomination to and inclusion in the State Register of Historic Properties.

John W. Luginbill
signature

Subscribed and sworn to before me, in my presence, this 11th day of August, 1994, a Notary Public in and for the (county) (state) of Colorado.

(seal) Sylvia R. Velarde
Notary Public

My Commission expires: 3-31-97

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 3/13 **Page** 1

VERBAL BOUNDARY DESCRIPTION

The nomination includes the north 30 feet of Lot 3 and the south 23 feet 4 inches of Lot 4, Block 51, in Walsenburg, Colorado.

DESCRIPTION

The Fox Theater occupies a mid-block location on the west side of Main Street between Seventh and Eighth Streets in downtown Walsenburg. It is surrounded by one and two-story late 19th and early 20th century commercial buildings.

The Fox is a two-story, rectangular plan, flat roofed, brick building. The facade (east) is covered with stucco and features a large second-story Art Deco theater marque on which the name "FOX" is prominently displayed. A pair of 10-light casement windows flank the marque. The first-story contains a central recessed theater entrance with small flanking storefronts. Double multi-light doors provide access to the theater lobby and are divided by a small marque. Two other marques flank the theater entry. The store fronts each contain a single flush, glazed door and a large display window (the south end store front contains a divided display window.

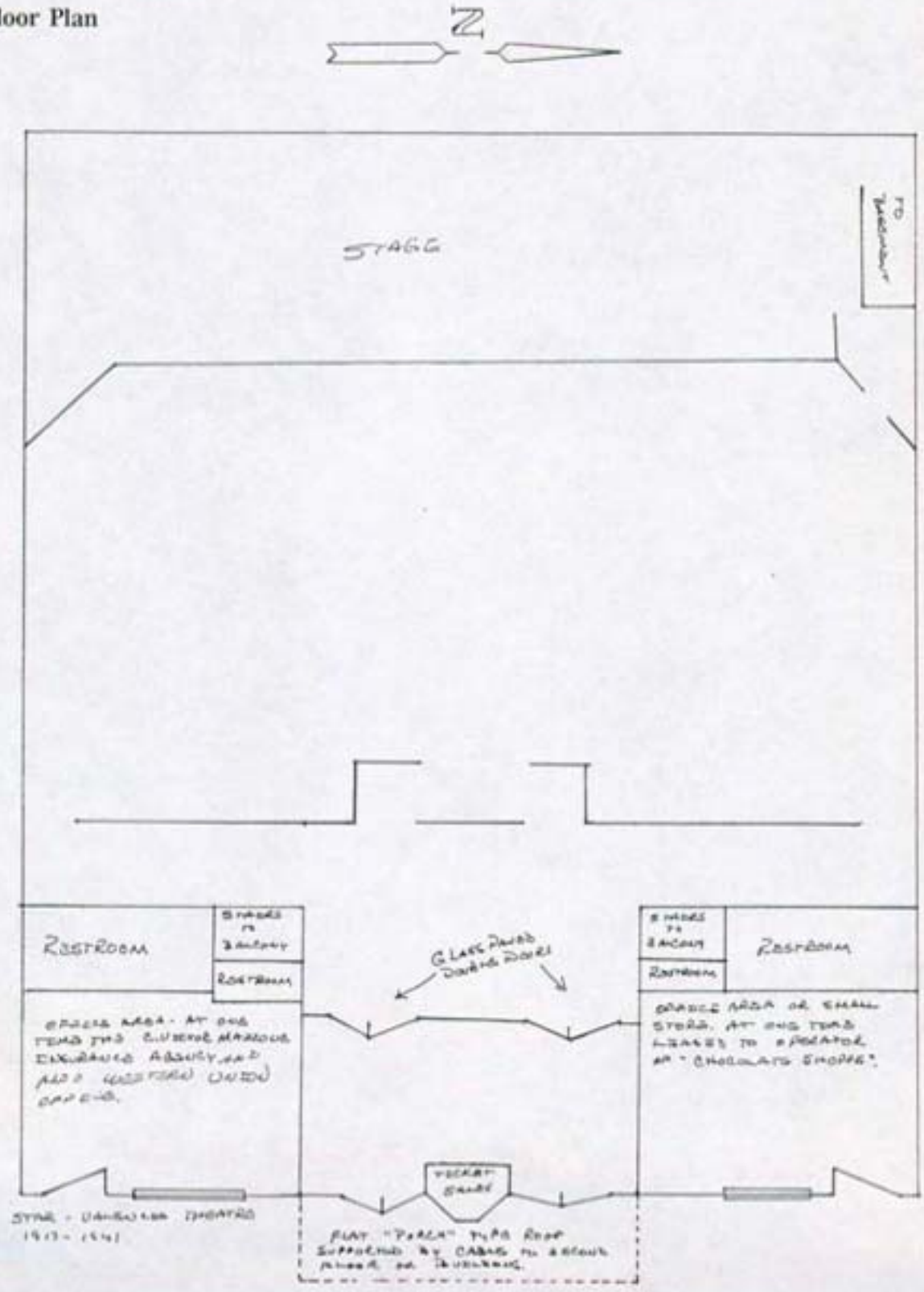
The north, west, and south elevations are plain brick. The rear (west) elevation contains a metal first-story entry door.

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 **Page** 2

First Floor Plan

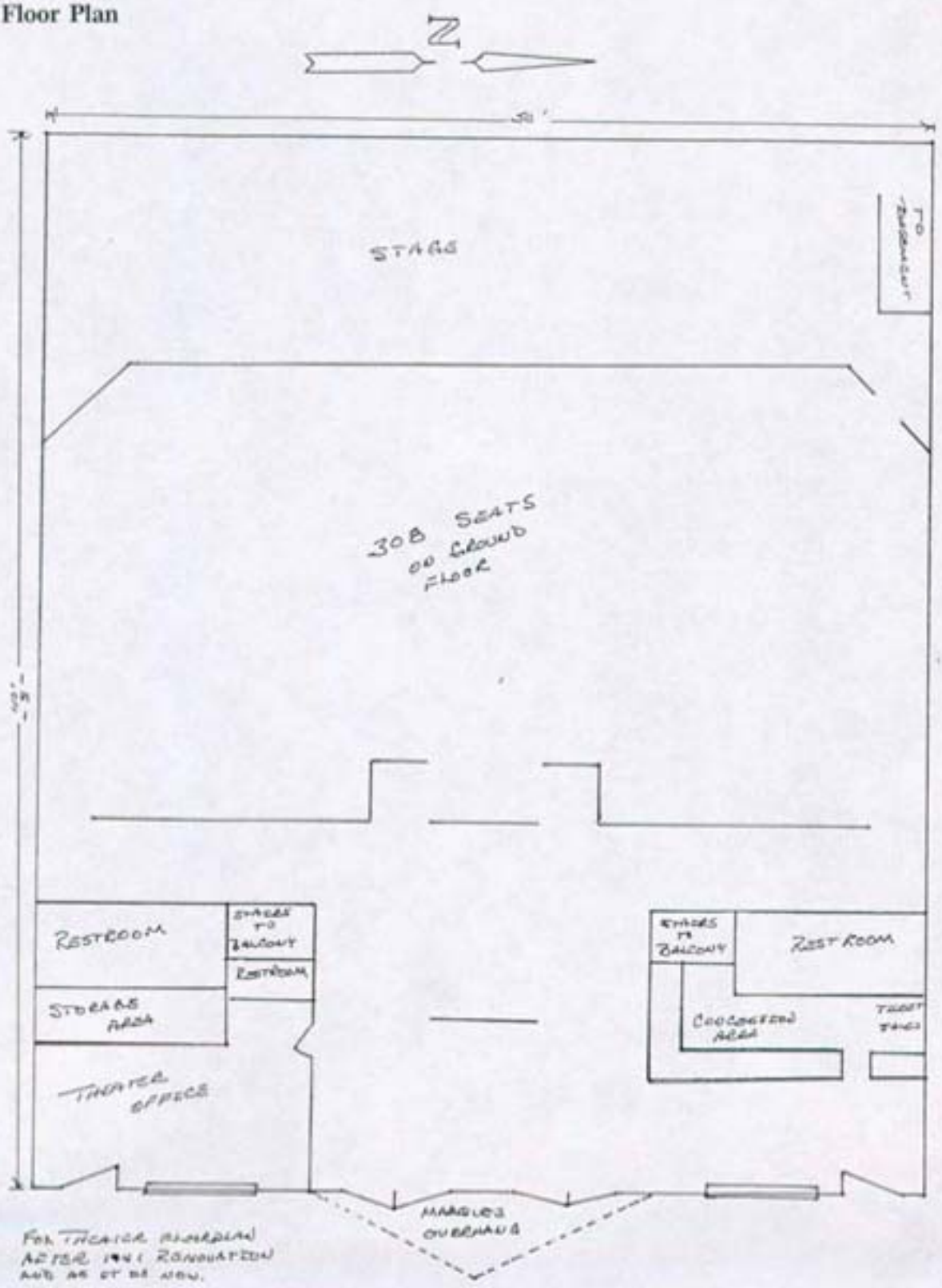


STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 **Page** 3

Second Floor Plan



ALTERATIONS

Since construction in 1917, the building has undergone one minor and one major renovation.

From 1917 until 1929, operating as the Star Theater, the building was unchanged. In 1929 the owner redecorated the theater and changed the name to the Valencia Theater. This renovation was mainly cosmetic with new carpet, wall coverings and paint. The decorating motif was Spanish/Moorish with major colors being shades of green. The July 26, 1929 newspaper article stated,"The first all t alkie pictures ever to be shown and heard in Walsenburg will be presented tomorrow afternoon when the formal opening of the new theater will take place at a 2:30 matinee." "For the past two weeks a large number of workman(sic) have been working night and day in the building formerly occupied by the Star Theater...."

In May 1923, a Wurlitzer Theater organ was purchased from the Knight-Campbell Music Company in Denver and installed in the theater. The local newspaper of June 1, 1923 noted,"Krier installing new pipe organ in theater." This organ was used until the 1940's when the Krier family donated it to St. Mary Church. It was moved to the choir loft of the church and regularly used until 1984. The church has donated the organ back to the theater and it is in the process of being moved back to its original location in the theater where it will be restored to working order.

In 1941 a major renovation of the Valencia Theater was undertaken and the name changed to the Fox Theater. At this time the front of the building was changed by the addition of a marquee done in a modified art-deco style. The brick on teh front was covered with stucco. The store/office on either side was changed by moving the door to the outside and having one large window rather than two smaller ones. The aluminum door now on the north facade was added in the 1950's.

Minor alterations and redecorating to the interior were also carried out when the exterior was revamped. Since the 1941 renovation, the building has been virtually unchanged.

Floor plan drawings of pre and post 1941 renovation are attached.

The Fox Theater building is now in good to very good condition as of this date. The appearance has changed little since the major renovation of 1941. The building was repainted in 1993, using different colors than previously used. Structurally, the building is in good shape for its age. After purchasing the building in 1992, the Foundation rewired the building to code, did major work on the heating system, replaced a major portion of the roof and did interior painting. No structural changes have been made to the building.

SIGNIFICANCE

The Fox Theater is eligible for the State Register under criterion "a" for its association with entertainment and recreation activities in Walsenburg. The theater provided both vaudeville shows and movies starting in 1917. Although the facade was significantly altered in 1941, the Fox retains its post 1941 appearance that was the result of its acquisition by the Fox Inter-mountain chain. This collection of theaters began in the 1930s and provided greater financial security to small town and suburban theaters throughout Colorado. As a group, the theaters were better able to compete for first run films, allowing smaller theaters to show top rated movies normally available only to theaters in larger markets.

This building has none of the ornateness of a structure in the gold mining towns, but reflects the solidness of a coal mining town and its citizens. It was known as a "hemp house" in theater parlance due to ropes and pulleys being used to fly the scenery sets. Eighty percent of this equipment is still in place and usable. It was used both as a vaudeville house and a movie theater, and as such was at the center of social life in Walsenburg.

A much smaller theater, the Rialto, was also owned by Paul Krier, but did not show first run films and was always in the shadow of the larger Star/Valencia/Fox theater. The Star/Valencia/Fox Theater had the capability of live entertainment which the Rialto did not have. The owner of the theater had the financial ability to update equipment, being in top entertainment and make sure the amenities were first class, thus assuring the Star/Valencia/Fox Theater's place as the main entertainment center of the area.

When coal mining was the main industry in Huerfano County people would come from the surrounding coal camps (Pictou, Walsen, Cameron) to Walsenburg for shopping and entertainment such as movies. The theaters main drawing area was from Huerfano County and the far north parts of Las Animas County.

After the decline of coal mining and the subsequent loss of population, the theater was left as one of the few sources of entertainment in the area. The theater was especially important to local youth in the 50's and 60's as it was the main local cource of entertainment and a link to the outside world.

16(b)

The land upon which the building is located was owned for a time by Fred Walsen, for whom the city is named. The krier family was notable in business in the town from the late 1800's until the 1960's. Paul Krier's involvement with theater began in 1910 with the opening of the old Star Theater in a small building on 7th Street. In 1917 the new Star Theater was built at 715 Main Street. Mr. Krier was actively involved in the theater and other business interests until the 1950's. During his ownership of the theater he was also active in the civic, social and political life of the community. From 1969 until 1992, the building was owned by Frank and Lena Piazza. In addition to running the theater, Frank was active in local business and political activities, serving two terms as Huerfano County Commissioner.

BIBLIOGRAPHY

1) Abstract of Title for property

2) Huerfano World, June 29, 1917

3) Huerfano World, July 20, 1917

4) Huerfano World, June 1, 1923

5) Huerfano World, July 26, 1929

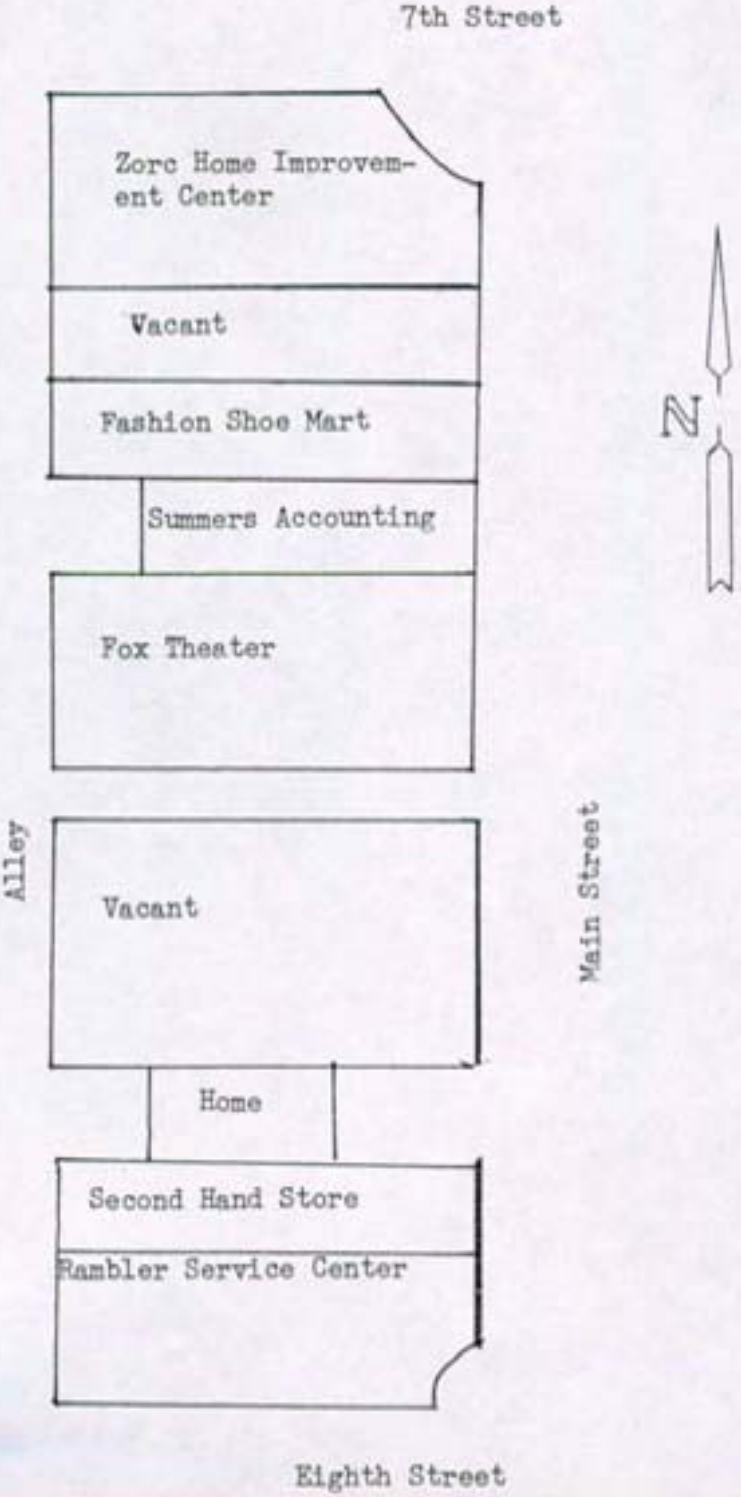
6) Jewel Krier Geiger, daughter of original owner

7) Pauline Krier Santi, daughter of original owner

8) Commerative booklet published August, 1941

9) Frank Piazza, former owner of property

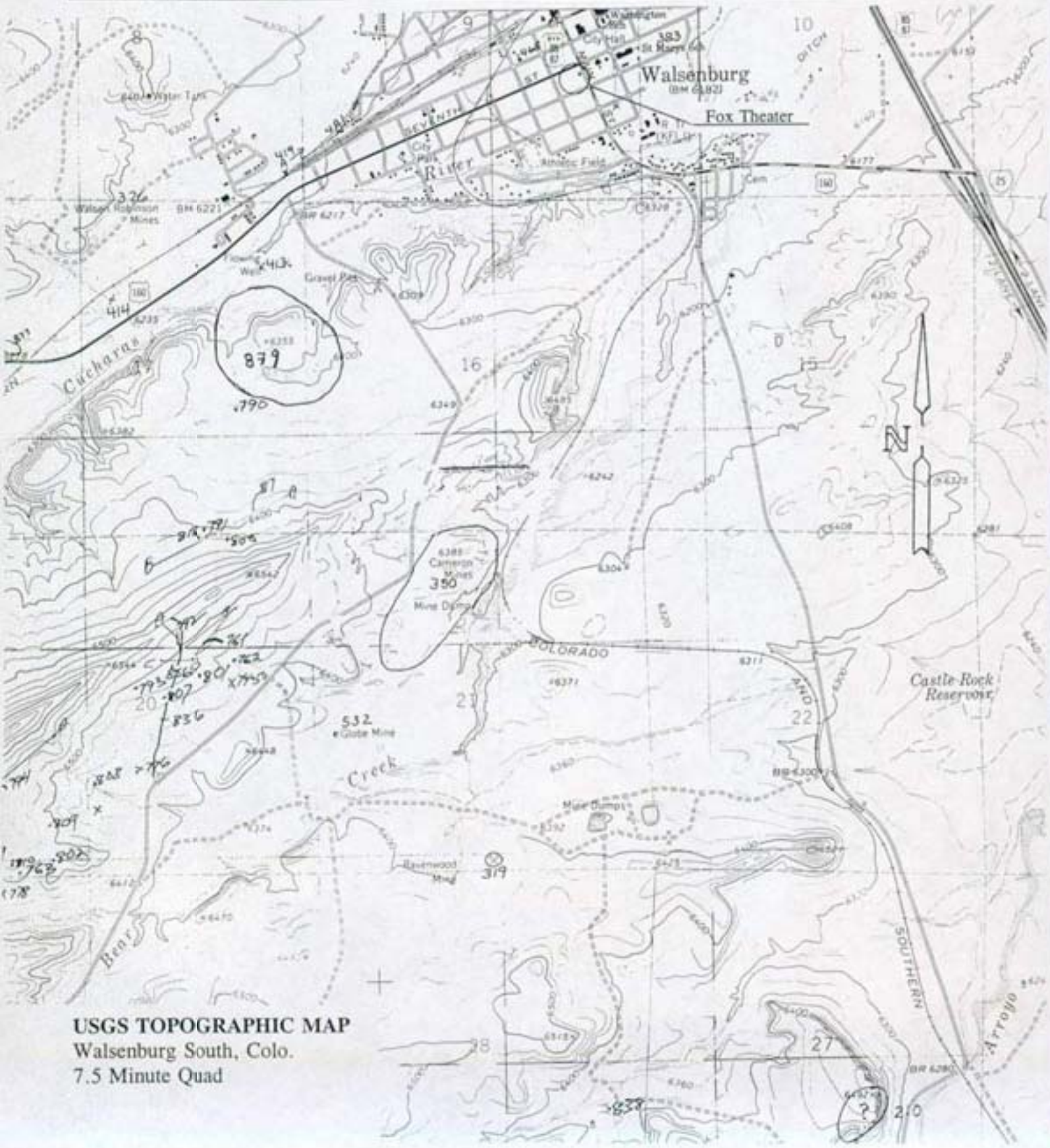
SITE MAP


7th Street
Zorc Home Improvement Center
Vacant
Fashion Shoe Mart
Summers Accounting
Fox Theater
Alley
Vacant
Main Street
Home
Second Hand Store
Rambler Service Center
N
Eighth Street

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number Add. Materials **Page** 10



USGS TOPOGRAPHIC MAP
Walsenburg South, Colo.
7.5 Minute Quad

Photo #1, facade, view to the southwest

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 Page 2

Front of Fox Theater Building

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 Page 2

Lobby of Fox Theater

Photo # 3, interior, view from balcony.

Photo #2, west elevation, view to the east.

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 Page 2

View from main aisle toward stage

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 Page 2

Unrestored portion of balcony, Fox Theater

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Fox Theater

Section Number 13 Page 2

Lobby of Fox Theater