LAKEWOOD, WASHINGTON
HISTORIC
COLONIAL CENTER
THEATER

Rehabilitation and Potentials Report

City of Lakewood
Washington

Ankrom Moisan Associated Architects - Sept. 2010
LAKEWOOD COLONIAL CENTER & THEATER

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Executive Summary

This report is intended to provide background information and outline the improvements necessary to rehabilitate and redevelop the historic Lakewood Colonial Center Theater. The report assumes redevelopment with similar uses - a restaurant and theater - although numerous other uses are possible.

The building was constructed around 1937 and is eligible for historical designation under federal, state and local preservation programs, however the building is not currently designated at any level. Designation could provide significant tax benefits for historically appropriate rehabilitation and redevelopment pursuant to Chapter 84.26 RCW.

The report concludes that the structural elements for the building are in good condition, although significant localized damage has accrued as a result of water leaks over the years. Seismic resistance could be improved by adding plywood to the roof, floors, and some of the walls, although a major seismic upgrade is not expected to be required unless the facility is redeveloped for a significantly higher occupancy/use. Updating of mechanical (including HVAC), fire protection, electrical and plumbing systems is expected to be necessary, as well as remodeling and improvements to meet specific code requirements.

One of the more significant code issues is emergency ingress and egress, and ADA accessibility. The report shows, in general terms, the existing areas that can be used to provide code compliant stair/elevator additions. In addition, the existing restroom facilities do not meet current code requirements and will need to be updated according to the requirements for any proposed use. The report likewise shows areas where this expansion can be accomplished.

Other potentially significant expenses include the installation of a grease trap in the sewer line (no trap was identified), new HVAC system, upgrade of the electrical and plumbing systems, and the remodeling of the space itself to accommodate a specific tenant. The rough magnitude estimate for a remodeled pub/theater facility was approximately $2,500,000.

Finally, the report explores opportunities to redevelop the environs in front of and around the theater to create a public plaza or other focal civic space. Motor Avenue in front of the theater is not a major thoroughfare and could conceivably be closed to traffic without significant disruption of the local street circulation pattern. The City of Lakewood is very supportive of the effort to rehabilitate this iconic structure and will be receptive to concepts that would redevelop the theater and its immediate environs as a special destination point for the residents of Lakewood and the surrounding area.
Introduction & Overview
LAKEWOOD COLONIAL CENTER & THEATER

INTRODUCTION & OVERVIEW

Lakewood Colonial Center Theater
Rehabilitation and Renewal
Lakewood, Washington
September 2010

Background History of the City and Building

Lakewood Washington is currently the fifteenth largest city in the state of Washington with approximately 60,000 residents and over 1,100 businesses, although only incorporated as a city in 1996, it has history and buildings stretching back decades before its recent inception as a city.

"The Prairie", as the area was called in its earliest pioneering days, was chosen as the site of Fort Nisqually operated by the Hudson's Bay Company in 1833. Long a favored location for various tribes and later by traders and settlers as a central location for gatherings and trade, it evolved over the years into a location for farmers. The decline in trading eventually led to the US purchase of the area and the closing of Fort Nisqually in 1869. At that time the United States Army came in as the area protectors.

Fort Steilacoom was established by the US Army in 1849 on land leased from the British until the United States bought the whole area from the Hudson's Bay Company in 1869. The western terminus of the Northern Pacific Railway was awarded to nearby Tacoma in 1873 and established the area of "The Prairie" as an area of growth and progress.

The 1800's saw the expansion of homes and roads and the gradual loss of farm and field as the area first became the summer retreat for many Seattle and Tacoma residents, and later the permanent setting of larger and fancier permanent homes.

Lakewood began to take on its' own identity in the 1930's and 1940's. With its many lakes and access to the water frontage of the south Puget Sound area, it grew as a summer retreat area and later as a wealthy suburb of southwest Tacoma until 1995, when its citizens first voted to incorporate as a distinct city. The City of Lakewood was formally incorporated in February of 1996.
LAKEWOOD COLONIAL CENTER & THEATER

One of the most prominent citizens in the 1930's and 1940's was Norton Clapp, who at the end of the Great Depression in 1937 built the first phase of the Lakewood Colonial Center becoming one of the first suburban shopping centers in the nation. The theater building was completed in 1951, with the East Building being added in 1955.

Clapp introduced for the Colonial Revival style of architecture to the Lakewood area with the building of the Lakewood Colonial Theater. The Colonial Revival architecture was his interpretation of the feelings of the times for a style that reminded the public of an older stable period. This style was copied in many of the neighboring buildings that were to follow in the period after construction of the Lakewood Center and Theater.

Today we have a central Lakewood retail center with its oldest core building in need of renewal, new uses and new tenants, while still retaining the historic ties to its pivotal role in the past, and its centrality to the look and feel of present-day Lakewood.

**Original Uses**

The original core of the Lakewood Colonial Center was intended from the beginning to be a multi-use complex. Later additions were mostly retail and office uses, but these have all comprised a viable mix with an attractive core anchor and public draw in the Lakewood Theater.

The theater was the focal point, with stage and seating set up for both live performances and film movies. The construction of a glassed-in "crying booth" for babies and a mirror image "smoking booth" at the balcony level with the projection booth above and between showed a forward realization of what audiences of the time wanted and preferred.

Adjacent building spaces incorporated an elegant modern restaurant, with the kitchen service doubling to also serve a smaller café/soda fountain type space at the front. There was space for a retail hardware store, a barber shop, and even a corner market complete with a separate meat counter and an outward facing drug store, along with full dental offices on the second floor.

This was an early attempt at a real mixed-use building that could cater to the whole community and was THE destination in the Lakewood area for decades.

Later additions of more retail spaces in 1951 completed the triangular closure of the main Colonial Center building. A later "V" shaped complimentary building to the east was added in 1955.
Proposed Uses

This report suggests one scenario of a mix of revitalized building uses that would closely parallel many of the original uses in the building, but would suggest some new uses that could add a modern touch and vitality to the Project as a whole.

The report also suggests some scenarios for a greater vision beyond the front door of the Theater. Site Planning concepts suggest a new exterior focus for the building and the area by incorporating elements of a center-of-town Civic Place - a reminder of how this building used to serve as a focus of the Lakewood area in decades past.

Suggestions and ideas for any future reuse or adaptation would be vetted by and coordinated with the City of Lakewood for compatibility with the historic status of the theater, and plans for viable redevelopment of the site.

Any proposal for the reuse of the section of building that is being addressed in this Project would require the retention of the theater building with a use that would retain and renew the central theater space for future generations.

The existing building has had some maintainence over the years to preserve the structure, but some previous water leaks and normal wear and tear still have to be dealt with, and would be part of any refurbishment projects.

Introduction of new or novel elements into any proposed uses that retain the look and feel of the original spaces would be entertained as part of the City assessment of a future renewal project.
LAKEWOOD COLONIAL CENTER & THEATER

**Required Work**

* General space cleanup, painting, carpets and flooring, lighting maintenance or replacement, and general items of wear and tear from age and use.
* Consideration of possible asbestos removal, lead paint and other possible toxics encountered during proposed renewal work will have to meet City, State and Federal requirements for removal, disposal, mitigation or encapsulation.
* Proposals for reuse will need to factor in structural upgrades for seismic safety, especially in the multi-story portions of the building.
* Any new functions for the building will have to include the modernization of the spaces for current Code compliance with the addition of elevator access to all the proposed use levels. There is no current elevator access in this building between different levels.
* Upgraded stair and door access to meet Code for ingress and egress, and general upgrades for entry and accessibility issues.
* See 2009 International Building Code (IBC) and Amendments - Chapter 51-50 WAC, effective July 1, 2010.
* Also see the 2009 International Existing Building Code (IEBC) and Amendments.
* Any proposed reuse or new uses will also have to meet Code requirements for heating, ventilation, plumbing and electrical standards, and the likely replacement of outdated or end of life mechanical systems, and probable under-serviced utilities for proposed new uses.
* Normal kitchen upgrades will need to occur to meet the current standards of the State Department of Health if the kitchen areas are to be utilized for commercial purposes again.
* Modern restroom access, capacity for the uses proposed and compliance with accessibility standards will all be required.
* General ADA standards for the whole Project will need to be included in any renewal or redevelopment of the existing building. This covers, but is not limited to, access at exterior public areas, building entries, and access to all affected interior spaces.
* Proposals for exterior work will need to conform to Historic Register guidelines for the building.
* Exterior parking, paving and landscaping will need to be addressed in relation to proposed new interior uses and the City requirements that relate to this building.
* Proposals that can incorporate elements that include or do not preclude future addition of public elements to enhance the civic aspects of a City Civic Place with the Theater as a focus would attract favorable City review.
History:
Pictures & Commentary
THE EXISTING BUILDING and ADDITIONS

The original building, built in 1937 in a Colonial Revival style, was comprised of a 600 seat theater for stage and film and was complimented with a restaurant, casual cafe, space for an adjacent hardware store, a barber shop and a full service food market complete with meat counter and separate drug store.

Amenities included a Basement Bar/Lounge, lots of Storage and even a Rifle Range to cater to the large civilian population associated with the nearby McChord Air Force Base and the Camp Lewis (now Fort Lewis) training grounds.

The construction of additions to the main building occurred in 1951 as shown above.
THE EXISTING BUILDING and ADDITIONS

The original building, built in 1937, was expanded with a ring of additions in 1951 to form a rough triangle of shops surrounded by parking for automobiles. A complementary "V" wing of shops was added across the road (Gravelly Lake Drive) in 1955. The original surroundings to this new "shopping center" were residences, small commercial buildings, single lane roads and lots of open space as shown on the previous photo.

The aerial photo above is the current "modern" neighborhood of paved streets and mostly single-story commercial buildings with related suburban type parking.
AUTO ORIENTATION for the Post-World War II CROWD

The surge of independence afforded by the popular automobile gave rise to a new building type oriented towards the driving public, the Suburban Shopping Center.

The Lakewood Colonial Center Theater set a precedent as one of the first suburban shopping centers in the Nation.
THE PLACE TO DRIVE TO, THE PLACE TO BE SEEN

The 50’s and 60’s saw the continued prominence of the automobile and the destinations for the automobile to drive to.
You drove somewhere,
   to be seen,
       and to see who else and what else was to be seen.

It was an affirmation of independence and mobility. But it revolved around the destinations where people met.

One of those important places to go to was the Lakewood Colonial Center Theater.
LAKEWOOD COLONIAL CENTER & THEATER

Aerial Photo of South Puget Sound in Washington State

Today's World of the Suburbs

The evolution of modern suburban environments resulted in the emergence of an undifferentiated landscape where suburban cities merge seamlessly into one another. Individual community identity is often subsumed by a regional identity, and the local sense of place and community is often diluted or lost.

Redevelopment of the Colonial Center and Theater would be a very powerful way for the Lakewood community to reestablish its identity. The strong Colonial Revival architectural forms and landscape characterized by large oak trees and lawns provide an image that is unique to Lakewood. By reviving the true roots of the City, people can better appreciate the rich history of Lakewood and see that history carried forward into the future.
The Building:
Description,
Pictures & Plans
LAKEWOOD COLONIAL CENTER & THEATER

THE BUILDING

The Lakewood Theater is the centerpiece of the Project.

Cafe

Restaurant Entry

The 3 bays to the East are the Restaurant Entry and the Cafe to the left.
LAKEWOOD COLONIAL CENTER & THEATER

The former apartment shares a winder stairway with a Balcony exit.

former Market space (NIC)          Restaurant
last bay window (NIC)              Entry
Dental office upstairs
north end of former
Market/Drug Store (NIC)

The rounded glass addition was a change from the original plans.

east side retail space of former
Market (NIC)

All part of the original 1937 building.
LAKewood Colonial Center & Theater

west end retail (NIC)

Part of the 1951 addition.

northwest corner retail (NIC)  southwest corner retail (NIC)

Part of the 1951 addition.
LAKEWOOD COLONIAL CENTER & THEATER

south service drive to inner courtyard (NIC)  
south corner retail (NIC)

Part of the 1951 addition.

East Building, southwest corner retail (NIC)

Part of the 1955 "V" building addition to the east.
THE PROJECT

The portion of the existing building comprising the Theater and the immediate areas to either side complete the extent of this Project. Consideration for the exterior spaces, parking, landscaping and City image of the full building and environs should also be a part of any proposed redevelopment concept.

The following pages present the building spaces as they have been used in the past, followed by a graphic synopsis of the same areas in Section 8, with a graphic analysis of probable areas requiring upgrades for modern uses also in Section 8. There are issues with current accessibility requirements such as elevators, stair and ramp access, along with modernized plumbing for any projected kitchen and dishwashing uses, but also for restroom requirements in terms of placement, design and number of fixtures for the projected uses of the spaces.
ROOF PICTURES

Some examples of the existing mechanical roof equipment. Most access is from the 2nd floor Banquet Room for the original 1937 building or by ladder from the ground.
MORE ROOF PICTURES

More examples of the existing conditions for mechanical roof equipment.
Original Drawings:
What We Have of the Past
The Building: The Historic Register Application, Description & Pictures

as prepared by:

Jennifer Schreck for the City of Lakewood
Architectural styles in the United States have always been a reflection of the societal, political, and economic times of the country. Colonial Revival in Lakewood is no exception. In the late 1930s, the country worked to regain its footing after the boom of the Progressive Era, participation in the Great War (WWI), and the climb out of the Great Depression. Dark times were looming in Europe and America with the onset of World War II and America followed President Harding’s summation in 1920 that America should seek “not heroism, but healing. Not nostrums but normalcy.” According to Carol Rifkind (p. 217) “When prosperity returned, practical considerations, not an image of grandeur, guided city planning and new construction.” The public found reassurance in the stability articulated in Colonial Revival architecture. Period revivals like the Colonial Revival, with its red brick, white wood trim, bowed display windows, and tendency toward symmetry, suggested “local idiom or quaint effect” (Rifkind, p. 220).

The Lakewood Theatre is a masonry veneer building constructed in the Colonial Revival style following that trend. The most distinctive element of the structure is the tower portion of the Lakewood Theatre. The Theatre and its tower are the focal point of the Colonial Center complex that boasts an irregular plan best described as an odd trapezoid. The Colonial Center was constructed in 1937 by Norton Clapp who was the developer responsible for the suburban development of Lakewood in the 1930s-1940s including the Colonial Center and Lakewood Motor Inn. Norton Clapp was dubbed the “Lord of Lakewood” a fitting title considering his contributions to the development of the “village” he envisioned during development of the suburban landscape in the 1930s filled with Colonial Revival architecture. Cupolas and copper roofs are abundant in the 1930-1940s architecture around Colonial Center.

The Theatre is the portion of the Colonial Center complex nominated to the Lakewood Register and was designed by architect Silas Nelsen, the builder was Pasadena Co, and C.M. Martinson was the contractor. The Theatre opened its doors on July 9, 1937.

Seating capacity of the theatre has been said to be 600 with two glassed in rooms off the back portion of the main floor, one for smoking, the other for crying babies.

The Theatre itself is a symmetrical tri-part configuration with the tower rising above the forward portion of the Theatre’s rectangular hipped roof form. The entrance to the theatre is located on the short side of the rectangular form, the tower portion of the entrance is about half of the overall width of the front façade. The entrance is situated with a slightly projecting portico supported by four fluted Doric columns. A wide fascia capping the exterior façade of the rectangular form leads to a four sided clock tower the base of which is a balconette.
configuration which rises to four screened in sides.

The openings of those sides are created with Palladian configuration above which is the octagonal clock tower with four clocks, the corners clipped, above which is a pyramidal roof form with clipped corners clad with well patinaed copper above which rises a weather vane with elaborate font N-E-S-W. At each of the four corners of the clock tower at the balcony and above the Palladian levels are urn forms.

The cladding for the buildings is brick veneer laid entirely in header bond with decorative elements including quoins and sills.

Windows are wood and lead glass in casements, double hung and picture windows. On the upper level of the primary façade there are three pairs of leaded 8 lite casement windows
set recessed under the portico, a pendant globe light fixture hangs directly in front of each of those windows and is centered between a pair of the columns when viewed head on. Also on the second level of the structure, flanking the recessed portion under the portico, are pairs of smaller rectangular windows centered in the space. On the main level of the primary façade the recessed portion under the portico is a triptych configuration of the box office flanked by pairs of double four panel doors capped with a solid transom.

The box office is a bay structure with three sides on a sill of standing soldier brick course capped with a stretcher course. The kick plate portion of the bay is traditional wood recessed panel construction above which sits the windows the entire projection of the box office is sheltered by a copper roof. Spanning the headers of the three openings of this portion of the façade is a belt course of millwork including dentil molding. Flanking the portico on the lower level of the primary façade are two wood frame poster windows to showcase the upcoming events with colonial revival scrollwork on the header and apron of the window trim.

The Theatre portion of the building is flanked by a-symmetrical forms. To the east of the tower is a more elaborately designed structure. Leading east from the theatre hipped roof portion of the complex is a gabled wing with four hipped bay windows between each an arched opening for the doorways. At the east end of the wing the form angles at 45 degrees with a hipped roof form with three modified M dormers in white clapboard. On the North façade of this wing is an elaborate colonial entrance with protruding from the face of the building approximately one foot with a gable supported by two pilasters and a fan-lite transom. Traditional panel doors are found on the entire structure. It appears the gabled wing was once lined with decorative wood balustrade with urns atop each baluster. The very end of the wing boasts a rounded form, single story storefront very modern in style with fishbowl type windows and a plain, wide cornice. Decorative brickwork on this portion of the building includes a band of soldier bricks at a low cornice level arching over the formal door at the angle on the north elevation. Doorways between the projecting bay windows are topped by wood arches in fanlite configuration. The gabled portion was once the Terrace Restaurant. This portion of the complex is not nominated for the Lakewood Register at this time.

The website Cinematreasures.org lists one hundred eleven Colonial Revival style theaters of
which, the Lakewood Theatre is only one of four located in the northwest region of the United States. Cinema Treasures, is a website dedicated to historic theaters across the world and boasts a listing of over 20,000 theaters around the world including 285 in Washington State.

The interior of the Theatre includes a lobby with the box office centered in the entry. The door frames off the lobby spaces are elaborately trimmed out with arched openings and a wooden soffit and keystone as well as wainscoting with classic colonial detail. The light fixtures are in keeping with the Colonial Revival style of the building. The lobby leads to the auditorium portion of the theater.
The lobby leads to modestly ornamented staircases to the balcony, projection room, and men and women’s lounges. The lounge space located behind the second story main windows on the portico house a wall mounted telephone which remains in place.

The projection room still contains equipment including an RCA Commercial Sound System. The projection room also includes a toilet situated in a corner with no barriers or partitions to provide privacy.

The restroom on the upper level retains wood colonial revival panel toilet partitions with clipped corners, ornate two toned grey and white tile floor, white square tile wainscoting on the walls with a red band one course from the top. The sinks are wall mounted with metal stands.
On the balcony, a metal rail with decorative metal in an intersecting half circular and circular pattern is capped with a wooden handrail which spans the length of the balcony including the box seat sections which are curvilinear and set at either corner of the upper level just in front of the balcony level. At the back two corners of the balcony are two glassed in sections rumored to be used as a crying room for babies labeled “The Nursery” and the other a smoking room.
The auditorium has a slight sloping floor and is configured in a traditional theater manner. The rows of seats are set uniformly with aisles on either side and one center aisle. There are six round, fluted columns supporting the arched ceiling over the end aisles paired with squared, fluted pilasters against the wall which are incorporated into the framework of the panels system inset with dark blue wallpaper embossed with a symmetric stylized floral pattern in gold. The columns on the inner side of the aisle, which run through the balcony corners, are square fluted columns.

The arched ceiling over those aisles is capped by a simple frieze with darkly contrasted paint color embellishment, to provide depth to the trim work from the floor level, capped with simplified anthemion (honeysuckle ornament) in also in dark paint contrast. The vaulting of the theatre ceiling continues above the aisle ceiling. The ceiling of the theatre is covered in square acoustical panels.

The stage is flanked by two exits and paneling consistent with the rest of the space including squared fluted pilasters on either side of the opening to the stage supporting a frieze that is in line with the frieze spanning the aisle ceiling. The stage is framed by a slightly rounded trim work, and traditional curtains. The stage is elevated and appears to rest upon wood paneled plinth similar to the base of the box office. There is also an orchestra pit that has the necessary
structure to cover when not in use.

The basement of the theater includes dressing rooms for the actors, an old club bar and ballroom, a commercial kitchen, a wine cellar, and the necessary equipment to keep the theatre in operation.
The City of Lakewood has an extensive history dating back to the 1840s when the Hudson’s Bay Company settled a fort in the area, now the Fort Steilacoom Historic District. Wealthy families from Tacoma vacationed in the Lakes region. According to Historylink.org travel was made easier by the first Interurban Rail system in the world, the Tacoma and Steilacoom Railway started in 1890. Infill in the area trickled in until the 1930s when husband and wife Norton and Mary Davis Clapp started campaigning for a community centered lifestyle for residents of the then suburb of Tacoma.

In 1937 Norton and his first wife Mary Davis Clapp developed Lakewood Center, one of the first shopping centers west of the Mississippi. This center included the Lakewood Theatre. The Colonial Revival architecture of this complex was echoed throughout the area with the cupolas and colonial style architecture found on small commercial structures, large commercial structures and residences nearby the center. The development of Lakewood Center had the largest impact on the architectural style of Lakewood’s blossoming suburban landscape and created the atmosphere of a traditional sense of place in the suburban landscape.

According to an August 3, 1945 Tacoma News Tribune article about the untimely death of Norton Clapp’s first wife Mary Davis and 10 year old son Davis, Mary Davis was a prominent socialite in Tacoma, particularly the lakes district. She “took a personal interest in the designing and building up the little business and civic center on the prairie a few miles south of the city and was active in various civic betterment enterprises.”

Norton and Mary Davis Clapp developed Lakewood Center while he worked part time as the Corporate Secretary for Weyerhaeuser. He later became Chairman of the Board of Weyerhaeuser after the death of the president who was his grandfather. Clapp held a long and distinguished career beginning as a lawyer and including partnership with five other investors for the development of the Seattle Space Needle, worldwide expansion of Weyerhaeuser, founding University of Puget Sound’s law school, National President of the Boy Scouts, and step father to Washington State Governor Booth Gardner as well as father to six and step father to another six children, only 8 of whom survived as of 1984.

Norton Clapp’s civic mindedness was clearly evident in his positions with the University of Puget Sound and National Council of Boy Scouts. He also had long range vision for the timber industry. On March 8, 1961 the Tacoma News Tribune ran an article on how Mr. Clapp urged timber crop discipline and the need for refraining from harvesting timber before it was fully matured to maintain the balance provided when “sustained yield management best meets the nation’s needs for wood, water, wildlife and recreation without causing serious fluctuations to depended industries and communities . . .” He urged governmental assistance in managing the public forests as well as in realizing taxation of forestlands in a way that make harvesting timber prematurely appealing for foresters. He recognized the importance of Weyerhaeuser on the local economy through jobs held by the company locally and abroad. He benefited from the lessons learned by his ancestors, of Laird Norton, and their timber practices in the Midwest before realizing sustainable timber farming and practice in the northwest.

The Weekly, a Seattle publication, in July 18, 1984 called Norton Clapp “the most powerful and least known northwest business mogul” and a “Lord of Lakewood” whose family fortune was
estimated in the hundreds of millions in 1984.

The Lakewood Center plan was originally dubbed “Clapp’s Folly” then later acknowledged as a brilliant piece of land development.

The following is a quote from the feature run on Norton Clapp in Seattle’s publication, The Weekly, July 18, 1984:

“In the middle of a sparsely developed settlement at the juncture of Gravelly Lake Drive and Steilacoom Bridge Road, 10 miles south of Tacoma, the Clapps designed and developed Lakewood Center on 1,400 acres of land Clapp had reportedly acquired for $100 an acre. One of the nation’s first suburban shopping centers, Lakewood boasted a hall for elite social dances, a ritzy dining room, theatre, grocery store, butcher, barber, doctor, dentist, and beauty parlor—pedicurists, manicurists, masseuses included. Imagine imported wood paneling, crystal lamps, and expensive furnishings, then include incongruous colonial architecture as icing—colonial style columns and facades set on a prairie—and its little wonder this city under one roof seemed like a flight of fancy, especially in the Depression decade. The original dentist, Dr. Edward Klopping, who still practices [1984] at the center, confesses he thought he’d be extracting teeth from chickens.

The area boomed. McChord Air Base and Fort Lewis grew. The suburban exodus began. By 1941, 6,000 people inhabited what had been a summer colony for a few hundred residents. Today [1984], the suburb is 65,000 strong; the center is still in family hands.

The center, unlike today’s malls, was intended to be more than a plaza for merchants. As homes, schools, and churches sprouted around it, it became a social hub. The Clapps were shaping a town—the Perfect Country Life, they advertised. ‘Make no little plans,’ counseled one ad. ‘They have little power to stir men’s blood.’”

Mary Clapp, a minister’s daughter and Norton’s first of four wives, had a “talent for business—‘This is all Mary’s doing,’ Clapp once explained the center to a friend, not at all in jest—also boasted a streak of wildness and a taste for grandiose lifestyle that suited her husband less and less. The end was fiery [sic]. A lawsuit was filed, according to a recent [1984] P-I story, and it was later settled out of court. The lawsuit charged Clapp with defrauding his wife between $14 million and $26 million in divorce settlement. A year later Clapp married Evelyn Booth Gardner, a former New York model and daughter of Lawrence Booth, president of Washington Title Insurance Co. Her marriage to Bryson “Brick” Gardner, who ran a Tacoma car dealership, had fallen apart. Years later, Brick Gardner left for Hawaii. Gardner was to die in Hawaii in 1966 after a fall from a hotel window. The whole episode produced a social scandal, since the controversy was taking place in the close-knit Lakes District.”
In 1951 Norton Clapp’s second wife Evelyn Gardner (mother of Booth Gardner) died in a plane crash with her daughter. Norton Clapp had a limited but important role in Booth’s life from that point on, offering anything for the 15 year old he may need. Booth chose to make his own way despite a million dollar trust fund blindly held for him.

The Lakewood Theatre is associated with the life of Norton Clapp, a man who made significant contributions to the Pacific Northwest and whose reaches in the timber industry and boy scouting span the nation and internationally. For this reason this property is nominated to the Lakewood Register under criteria 2.

The architect for Lakewood’s Colonial Center, including the Lakewood Theatre, was Silas Nelsen, a self trained architect who began his career under the guidance of Heath, Gove and Bell in Tacoma before venturing out on his own. He rose to achieve great notability in modern styles around Pierce County including Mueller-Harkins Buick Dealership, the Tacoma Utilities building, and Johnson Candy Company in Tacoma. He also had five residential projects featured in Better Homes and Gardens Five Star Plan book published from 1935-1946. Other projects included the Tacoma Public Library, Tobey Jones Home, 15 churches, 100 homes in Tacoma, plus 10 or 11 in Gig Harbor, Girl Scout Camp St. Albans, design and helped build with innovative three sided rustic shelters. His Colonial Revival style was well employed in the Lakewood vicinity and Lakewood Theatre is one of his best examples of work in this style. The timeless design of the Lakewood Theatre by prolific Pierce County architect Silas Nelsen is the reason the Lakewood Theatre is nominated under criteria number 5 for placement on the Lakewood Register.

The purity of Nelsen’s Colonial Revival design of the Colonial Center, especially Lakewood Theatre, perfectly embodies the distinctive architectural characteristics of this style and method of construction for the late 1930s. For this reason, the Lakewood Theatre is nominated under criteria number 3.
Structural Assessment: Existing & Work To Do
Structural Review - Lakewood Theater

Date: June 28, 2010

Project Name: Lakewood Theater Review - Lakewood, Washington
FCE Project #: 10-T229

Purpose
Froelich Consulting Engineers (FCE) has been hired by Ankrom Moisan Architects to perform a review of the Lakewood Theater to identify any structural issues with the building and the potential for re-development of the site.
The goal of this structural report is to provide a brief summary of the condition of the building’s structural systems and provide recommendations for seismic upgrades that may be necessary if the project is redeveloped.

General Building Description
The Lakewood Theater’s structural framing appears to be in good condition compared to other buildings built in the 1930’s. The primary building is the theater, which is wood-framed with heavy clear-span timber roof trusses. A restaurant and second floor banquet area was added in the 1960s.
All exterior walls are 2x4/2x6 studs at 16 inch spacing with horizontal 1x8 tongue-&-groove sheathing and exterior 4-inch thick brick veneer. The ground floors are cast-in-place reinforced concrete beam/slabs with lightly reinforced concrete basement retaining walls and footings. At the second floor areas framing consists of, 2x10 joists at 16 inches on center. The various roof geometries are framed with a combination of 2x rafters and/or timber trusses with 1x8 t&g sheathing.

Structural Description
The type of construction observed and shown in the original construction drawings was common for the 1930’s when the majority of the building was designed and constructed. In general, the original drawings matched actual construction.

Roof Framing: (Varies with building location)
• 1x8 T&G diagonal/straight sheathing, 2x joists and heavy timber beams and columns with timber trusses in some areas. Many of the various roof hips and eaves are stick-framed. Asphalt roofing over 1x8 sheathing – no plywood observed at roof.

Exterior Walls:
• All exterior bearing walls have 4-inch thick brick veneer, backed with horizontal 1x8 T&G sheathing on 2x4/2x6 studs at 16” on center. Overall, the brick and mortar joints are in good condition throughout the building.

2nd Floor Framing:
• 1x8 T&G diagonal sheathing, 2x joists at 16” on center and heavy timber beams and columns. Lath and plaster ceilings throughout the majority of the building. Some heavy steel beams support the banquet room that was constructed in the 1960s.
Main Floor Framing:
- Generally where there is basement below, the construction is cast-in-place reinforced concrete beam/slab system.

Seismic Resisting System:
- Perimeter wood framed walls with horizontal 1x8 T&G sheathing with 4” thick brick veneer. Interior walls will also contribute seismic resistance with the lath and plaster sheathing. Presence of veneer ties was detected. It appeared the veneer was placed directly against the 1x8 wall sheathing, possibly bonded with the grout/mortar.

Foundations:
- Cast in place, boardform concrete retaining walls. Slab on grade with typical spread footings.

Observed Structural Deterioration/Defects
Overall, the structural system of the buildings appears to be in good condition.

Roof Framing:
- No roof framing damage/deterioration detected in areas observed.

2nd Floor Framing:
- There are some areas of ceilings where sprinkler heads were exposed (chasing leaks?). No framing damage or dryrot detected.

1st Floor Framing:
- Concrete slab and beams appear to be in excellent condition.

Exterior Walls:
- Veneer in good condition throughout the exterior, no stud deterioration.

Basement Concrete Walls:
- Very few cracks or signs of efflorescence seen in basement retaining walls, good condition.

Current Seismic Resisting System
The following is brief description of the existing seismic force resisting system. National codes and standards that govern existing buildings provide guidance on estimating the capacity of historic (antiquated) lateral force systems.

Roof Diaphragms:
- The roof diaphragm consists of horizontal 1x8 T&G decking. Codes allow for a limited seismic resistance for this type assembly.

Recommendation: It appears the existing asphalt shingle roof is fairly new. Perform a full roof tear-off and add ½” plywood on top of the T&G throughout the entire roof at next re-roofing. This will substantially increase the diaphragm capacity of the facility.

Floor Diaphragms:
- Floor sheathing consists of horizontal 1x8 T&G sheathing in most areas.

Recommendation: If the site is remodeled, we suggest removing existing floor finishes and add 5/8” plywood over the existing T&G at all areas. This will substantially increase the floor diaphragm capacity of the facility.

Exterior Walls:
- Horizontal lateral forces are resisted by interior and exterior walls. The exterior walls have a combination of exterior horizontal 1x8 T&G sheathing and interior wood lath and plaster.

Codes allow for a reasonable shear load capacity for this assembly.

Recommendation: Where possible, add ½” plywood to all exposed studs to increase shear capacity. A seismic analysis will show where new hold-down anchors would be required. Provide epoxy anchors to connect the sill plates to the concrete walls. In some areas, it may be necessary to remove existing finishes or overlay existing finishes with plywood – depending on the level of seismic upgrade that is established by the re-development plans.
Seismic Upgrades / Trigger Scenario
The seismic resisting systems do not meet the criteria of today’s code – this is to be expected. The most glaring deficiencies of the seismic resisting system are that there is no plywood at the roof or walls. The existing T&G sheathing at the roof and walls is provides limited resistance to seismic forces. The seismic performance of the buildings could be dramatically improved by adding plywood to the roof and some of the walls.

The City of Lakewood follows the Washington State building Code (modified 2006 International Building Code). Chapter 34 of the IBC essentially refers to the International EXISTING building code (2006 IEBC) where modifications to existing buildings take place. The City looks at each building individually with respect to how these guidelines should best be applied. It is difficult to apply specific seismic code upgrade criteria at this early stage without a defined building use and occupancy plan; however we are going to assume the following possible re-development plan:

Theater: Re-develop theater to its original use. (No change of use or increase in occupancy). We anticipate the exiting will be improved – possibly cutting some new openings in exterior walls.
- Adding a few new door openings in the exterior walls will not trigger major seismic work, but we recommend adding plywood and holddowns to walls that are impacted.

Restaurants, Bars & Banquet Areas: Re-develop to its original use. (No change of use or increase in occupancy). We anticipate the exiting will be improved – possibly cutting new openings in exterior walls and modification of some interior bearing walls.
- Modifying some interior/exterior walls will not trigger major seismic work, but we recommend adding plywood and holddowns around the walls that are impacted.

Unless a large percentage of the facility is changed to a significantly higher occupancy/use, we do not anticipate the “triggering” of a major seismic upgrade. Phone conversations with the building official have confirmed this. The majority of the work would be fire/life safety upgrades.

Should the re-development plan include major structural additions or modifications, (greater than 35% of the floor area or adding additional floors, etc), then there could be significant seismic upgrade work. It is our understanding that this sort of re-development is unlikely.

Please call our office if you have any question or comments (503) 624-7005.

Regards,

Timothy T. Terich, P.E., S.E.
Principal
Lakewood Theater
Lakewood, Washington

Photo #1: Main Front entry of Theater
Photo #2 – Brick veneer typical throughout exterior

Photo #3 – Lathe & Plaster at interior face of wall

Photo #4 – 1x8 T&G exterior sheathing with brick veneer and evidence of masonry ties
Photo #5 – cast-in-place concrete basement walls throughout

Photo #6 – 1x8 T&G roof sheathing over 2x4 roof joists/rafter

Photo #7 – Heavy timber built-up trusses at roof in some areas
Mech/Elec/Plumb: Overview of Existing
Building Conditions Report
Mechanical, Electrical, Plumbing, & Fire Protection
LAKEWOOD COLONIAL THEATER & TERRACE RESTAURANT

Prepared for
Ankrom Moisan Associated Architects
6720 S.W. Macadam, Ste. 100
Portland, OR 97219

September 2010
Job No. 02.10.00385
1.0 INTRODUCTION

Glumac Engineering was engaged to provide a review of existing conditions, potential uses, and likely revisions for existing mechanical, electrical and plumbing systems at the subject facility. Glumac’s observations are limited to observed conditions. No existing mechanical, plumbing, electrical, or fire protection drawings are available. Glumac visited the project study site on Friday, May 28, 2010. The following summary and photographs summarize observations concerning the mechanical, plumbing, electrical, and fire protection systems in the facility.

2.0 EXECUTIVE SUMMARY

A. Existing mechanical, electrical and plumbing systems are minimally adequate for service.

B. HVAC:
   1. Service Life: There may be remaining operating life in existing HVAC equipment but with few exceptions (kitchen exhaust, theater furnaces) HVAC equipment is at the end of normal service life.
   2. Code Issues: Existing ventilation provisions are marginally adequate for the restaurant spaces and inadequate for theater/assembly spaces. Renovation of the existing theater and associated basement ballroom would require ventilation air. The theater is only heated and the existing furnaces are adequate only for winter temperature maintenance. Renovation of the space would require replacement of these units.

C. PLUMBING:
   1. Existing piping systems appear serviceable. New restaurant development would require addition of a grease trap. Restroom fixture counts appear minimal for the occupancy. Location of a facility grease interceptor was not noted.

D. FIRE PROTECTION:
   1. The existing system appears to have had the most recent attention and has full coverage of the above grade areas. The lack of sprinkler coverage in the basement with numerous storage areas may be a concern in the future.

E. ELECTRICAL:
   1. The existing original main service switchgear is unrated. Any major remodel should include replacement of this gear or at a minimum detailed testing assessment of the equipment.

F. CORRECTIVE WORK:
   1. Where information is available we have provided a description and cost opinion for corrective work.
3.0 MECHANICAL

A. HVAC SURVEY OBSERVATIONS:
   1. LAKEWOOD COLONIAL THEATER:
      a) The Lakewood Theater was originally served by a hot water heating system using cast iron radiators for distribution. A firetube boiler and associated zone pumps are located in a boiler room at the basement level. The boiler inspection/service door is open and the system appears to have been abandoned. Replacing this system are a number of local split systems and furnaces. However, not all spaces appear to have been equipped with replacement systems. The theater itself is now served with two suspended gas furnaces immediately on either side of the stage. This equipment appears to be of recent vintage and was likely installed primarily to provide minimal temperature maintenance for protection of the sprinkler and other piping. No outside ventilation air is provided to the furnaces or to the theater.
      b) A ballroom with low stage is located beneath the main theater and this space appears to be served with one or two fan coil split systems. While ductwork was visible to the point of sidewall diffuser discharge, we could not locate the fan coil(s).
      c) Overall condition of the facility is poor with extensive roof leaks beneath the entry cupula/clock tower. Ventilation is inadequate and does not meet Washington State ventilation codes.
   2. RESIDENCE:
      a) Originally served by a radiator the space is currently without permanent HVAC.
   3. RESTAURANT:
      a) HVAC service is provided by a combination of split system fan coils with DX condensers mounted on the roof and at the rear of the facility and packaged HVAC units on the roof. Ventilation is provided by roof intakes and ventilation supply appears minimal. The 2nd level banquet room is served by a package gas/electric AC unit. Kitchen exhaust is provided by two large spun aluminum exhaust fans located on the south side of the main restaurant roof. These fans appear to be of fairly recent vintage. Other equipment appears to be in excess of 10 years old. We saw no evidence of a makeup air handler to serve the kitchen, but this may be provided by a fan coil with roof intake that is adjacent to the exhaust fans.

B. HVAC - RECOMMENDED CORRECTIVE WORK:
   1. INSULATION: Initial site observation indicate minimum existing insulation. Where accessible attics and ceilings exist we recommend increasing insulation
levels to a minimum code level or at least R-19 insulation.

2. LAKEWOOD COLONIAL THEATER: In order to provide the theater and the basement event spaces full heating, cooling, and code required ventilation we recommend considering two alternative options having different potential costs. For sizing, both options are based on a rough order magnitude cooling load of 50 refrigeration tons.
   a) Roof Mounted Packaged HVAC: Install two (2) 20 ton packaged gas/electric rooftop units on the roof of the theater. Provide ductwork through the attic space of the theater with ceiling mounted diffusers. Provide one (1) 10 ton packaged gas/electric single zone rooftop unit with supply and return riser and sidewall distribution ductwork for the basement event space beneath the theater.
      1) Rough Order Magnitude Cost: $280,000 excluding structural support. (Basis: $28/sq.ft. including electrical)
   b) Interior Housed HVAC:
      1) Install a sectional air handler in a mechanical room created in the basement of the theater.
      2) Install a gas fired condensing boiler to serve the air handler and support space with heating hot water.
      3) Install a grade mounted air cooled chiller serving the new air handling system.
      4) Install new ductwork risers to attic of theater for theater air distribution and new ductwork for service to basement event spaces.
      5) Rough Order Magnitude Cost: $400,000 excluding structural support. (Basis: $40/sq.ft. including electrical)

3. RESTAURANT: No HVAC recommendations for the restaurant if the existing space planning is unchanged. If existing zoning and space use is revised, we recommend replacing existing equipment with new equipment sized for the new space uses.

4. APARTMENT HVAC: The simplest approach to providing HVAC to the apartment would be to provide a split system heat pump or furnace/condenser unit combination. The furnace or heat pump fan coil would be housed in an interior closet with ductwork as needed to provide conditioning air to each space.
   a) Rough Magnitude Cost: $6,000.

4.0 PLUMBING

A. PLUMBING OBSERVATIONS:
   1. Potable Water Supply: A water manifold with multiple water meters is located in the basement main electric service room. Service appears to be
approximately 2 ½” diameter transitioning to 3”. Individual services are smaller. The main backflow assembly is not located near the manifold and was not observed elsewhere.

2. Domestic hot water is provided to the restaurant from a Mueller electric water heat located in the basement beneath the kitchen.

3. Roof drainage is via gutters and downspouts. It appears that the system may not be adequate for the expected rain fall rate. Significant spill from downspouts was observed during rainfall occurring during the site visit.

4. Sanitary waste size and service location is unknown. A sewer manhole is located at the rear entry to the restaurant. No grease interceptor for restaurant service was observed.

5. There are 4 existing gas meters serving the occupancies. Two of the meters are small residential type with limited capacities.

6. With the exception of a Hobart dishwasher, kitchen appliances have been removed. A double and triple sink remain in the kitchen.

7. Piping materials vary but are predominantly metallic systems, including copper water piping and cast iron sewer.

8. Fixtures: Existing fixtures appear serviceable but some are stained. Toilets are floor mounted porcelain with flush valves. Fixtures and flush valves do not appear to meet current low flow requirements. Lavatory sinks are counter mounted or pedestal type. Faucets do not appear to meet ADA requirements. Restaurant kitchen and the upstairs banquet room are equipped with stainless prep sinks and a basement food prep area is also equipped with stainless steel sinks.

B. PLUMBING RECOMMENDATIONS: Provide new fixtures and revisions to restroom designs as required for occupant counts. No estimate of costs at this time.

5.0 FIRE PROTECTION

A. SITE OBSERVATIONS:  
1. A 6” main fire sprinkler service is located in a basement mechanical room adjacent to the main electrical distribution room. Two large storage tanks appear to have been used for sprinkler water storage although no fire pumps are present.

2. A new flow detector valve was installed in 2010 along with a 6 zone fire manifold with control valves and alarm panel.

3. Sprinkler coverage is throughout the facility with some coverage missing in selected areas.

B. RECOMMENDATIONS: None at this time.

6.0 ELECTRICAL

A. SITE ELECTRICAL OBSERVATIONS:  
1. Utility power is distributed at the site as a 120/208 volt, 3 phase system. A
locked utility entry room is located at the rear of the theater with a utility meter adjacent on the exterior of the building.

2. A main electrical service room is located in the basement of the theater. The main switchgear and submeters for the shopping center are installed in an original switchboard that appears to date from the building original construction. Power is metered and distributes from this board to distribution panels located around the facility. The electrical room is also occupied by potable water distribution meters and fire protection piping and controls, a violation of current building code.

3. Electrical for the restaurant is distributed from three panels in a basement electrical room. Panel A is 400 amp, 3ph, Panel B is 600 amp, 3 ph, and Panel C is a 100 amp, 3 ph. Power to the three panels is provided via a manufactured busway running in the basement corridor to the main distribution panel.

4. A 200 amp meter has been added external to the main service panel for service to the “Beer Room.” It’s assumed that this is the ballroom space beneath the theater.

5. Emergency power: No generator is present. Emergency lighting is provided using battery pack lights.

6. An unlabeled 200 amp kitchen distribution panel is located in the basement beneath the restaurant kitchen.

7. A new residential grade distribution panel has been added in the theater ticket booth to provide a central location for lighting circuits.

8. A theatrical lighting board and controls are located backstage. This fused gear appears to date from the original construction.

9. A distribution fuse panel and dimmers are located adjacent to the basement ballroom.

B. ELECTRICAL RECOMMENDATIONS:

1. Minimum Recommendation: At a minimum we recommend that the existing main electrical distribution board be tested by a qualified electrical testing firm to confirm fault current capacity and suitability for continued power distribution.
   a) Rough Magnitude Estimate of Cost: $8,000

2. Long term Recommendation: Based on the age of the switchgear we recommend replacement of the main service/distribution board
   a) Rough Magnitude Estimate of Cost: $45,000 based on replacement with a 1600 amp service.
SITE PHOTOS – EXTERIOR ARCHITECTURE

![Theater North elevation](image1)

![Theater North elevation](image2)
Tenant spaces to west of Theater and entry drive to rear of theater
Terrace Restaurant East of Theater and Dentist offices further east

View to east of Theater
View of Theater looking east from parking lot

Tenant space to east of theater. Package rooftop AC. Apartment above. Condensing unit for theater space.
Rear of Theater. Main electric vault to left.
Rear of theater and adjacent restaurant. Gas vent from restaurant water heater, sprinkler alarm bell, AC condensing unit.

Restaurant delivery access. Clapboard siding on private meeting room.
Restaurant rear. Roof mounted condensing units.

Rear fire exit from restaurant private meeting room.
Restaurant rear. Downspouts, external gas piping.

Rear entrance to restaurant. Sewer manhole.
View from roof access via private dining room. Condensing units on roof at rear of dentist suites.
Kitchen exhaust fans on roof of restaurant

Restaurant roof pitched to center. Private dining room to left. Condensing unit and fresh air intake for attic mounted fan coil. Chimney for restaurant fireplace.
Restaurant pitched roof looking to east with front of restaurant on right.

View from roof peak on east edge of restaurant pitched roof looking east. Private dining space on right.
View from theater roof looking north with private dining room on right, restaurant pitched roof and restaurant fireplace chimney beyond.

Private dining room addition with roofed over skylights.
Private 2nd level meeting/banquet hall, brick stage wall on right, gas flue from theater furnace below.

Package AC and exhaust for 2nd level restaurant private banquet room.
Theater roof looking north.

Stage roof. Main boiler chimney beyond, roof vent at center of roof.
View from south peak of theater roof to west. Dormers serve private apartment.

View toward south stage roof.
SITE PHOTOS – INTERIOR

Lobby space beneath projector room

Cold storage lockers in basement of restaurant
Prep area in basement of restaurant. Note electrical panel in foreground.

Apartment living area with window AC.
Apartment bathroom

Restaurant dining area at entry
Restaurant looking toward servery from entry

Restaurant – Commercial dishwasher installation with exhaust hood above
Restaurant kitchen - 3 sink combo to right.

Restaurant kitchen - Appliance stubups through floor.
Servery, back of house restaurant area

Exhibition cooking area.
Restaurant bar.

Restaurant bar.
Bar seating

Bar performance area.
2nd level banquet room bar/servery

Dumbwaiter at 2nd level banquet room rear.
Back of house for 2\textsuperscript{nd} level banquet room

2\textsuperscript{nd} Level banquet room
Banquet room looking toward bar.

Fireplace room just off restaurant entry.
Ballroom beneath theater

Theater lobby
Theater

Theater snack bar.
Theater

Stage lighting
Theater radiator

Theater roof at wings
Theater roof at stage wing

Theater view toward balcony
Theater Roof framing

Theater footlights
Theater basement dressing room

Theater kitchen in basement
Ballroom below theater
SITE PHOTOS - ELECTRICAL

Lighting distribution panel located in ticket booth. Provided breakers for majority of non-theatrical lights in theater.
Stage lighting controls

Stage lighting controls
Stage lighting controls

Kitchen panel. Square D, 200 amp, 120/208. Basement prep room adjacent to water heater.
Kitchen panel and starters. Basement prep room adjacent to water heater.

Kitchen panel and starters
Unlabeled distribution panel
Basement theater ballroom lighting control and fused distribution panel.
Main Service panel
Main Service Switchboard

Main Service Switchboard
Emergency battery pack lights

200 Amp meter for “Beer Room”.
Fire sprinkler control panel
Panel A 120/208 volt, 400 amp, 3 ph. Fed via busduct from main service board.
Three restaurant panels, A, B, and C fed via busduct from main service board. Nearest panel on left is Panel C, 120/208 100 Amp, 3 ph.
Panel C, 120/208 volt, 100 amp, 3 ph. Fed via busduct from main service board. Located in basement closet.
Panel B 120/208 volt, 600 amp, 3 ph. Fed via busduct from main service board. Located in basement closet.

Panel and lighting dimmers on main floor or restaurant.
Dumbwaiter controls red tagged. Located on main floor adjacent to dumbwaiter.
Electric meter exterior to utility room

Electrical utility room and external meter
SITE PHOTOS – HVAC

Hot water boiler.

Heating zone pumps.
Suspended gas furnace. Typical of one on either side of the main stage.

Radiator at stage rear.
Exhaust fan accessed from stair to 2nd level banquet room
Tenant space to east of theater. Package rooftop AC. Apartment above. Condensing unit for theater space.
Rear of Theater. Main electric vault to left.
Rear of theater and adjacent restaurant. Gas vent from restaurant water heater, sprinkler alarm bell, AC condensing unit.
Restaurant delivery access.
Clapboard siding on private meeting room.

Restaurant rear. Roof mounted condensing units.
Rear fire exit from restaurant private meeting room.

View from roof access via private dining room. Condensing units on roof at rear of dentist suites.
Kitchen exhaust fans on roof of restaurant
Restaurant roof pitched to center. Private dining room to left. Condensing unit and fresh air intake for attic mounted fan coil. Chimney for restaurant fireplace.
View from roof peak on east edge of restaurant pitched roof looking east. Private dining space on right.

Package AC and exhaust for 2nd level restaurant private banquet room.
Stage roof. Main boiler chimney beyond, roof vent at center of roof.

View toward south stage roof.
View from south peak of theater roof to west. Dormers serve private apartment.
SITE PHOTOS – PLUMBING

6” fire sprinkler valve. Note recent work to replace valves.

Water storage tanks.
6 zone Radionics Fire control Panel

Fire sprinkler line in chase behind walls of ballroom.
Puget Sound Energy Gas Meter, 250 cfh, Meter #472374

Puget Sound Energy Gas Meter, 250 cfh, Meter # 873793
Puget Sound Energy Gas Meter, 1000 cfm, Meter #1164579
Domestic water supply. 3” manifold serving multiple unlabeled meters.

Sprinkler piping with 6 zone sprinkler zone alarm below.
Sprinkler test station to left of domestic water meters

Air compressor
Women's toilet room for 2nd floor banquet room.

Toilet at men's restroom
Men’s Rm. at restaurant bar
Lavatories for women’s room serving 2nd floor banquet room

Men’s room for 2nd floor banquet room
Services for removed appliances.

Three basin sink.
Hobart dishwasher drain direct piped to waste
Mueller Model D-6VF-105 water heater

Rear restaurant entrance. Note sewer manhole.
Areas for
Improvements:
A Projection of
Rehab Needs
Areas for
Improvements:
A Proposal of
Exterior & Interior
Concepts
CONCEPTS for THE OUTSIDE

The Colonial Theater provides an opportunity for the City of Lakewood to create a new center and focus for its identity, or rather, to re-establish the original center and focus for the City. To do this, the Lakewood Colonial Center and Theater must become more than just a well-kept facade, it must provide a special destination for residents and non-residents alike - a place that people are drawn to and enjoy being at, a place that provides an opportunity for celebration and fun, a destination where people can come together to enjoy life.

The following photographs illustrate how this concept has been manifested in other locations throughout the world:
LAKEWOOD COLONIAL CENTER & THEATER

North Elevation of Lakewood Colonial Center and Theater

South Elevation of the Best Western Lakewood Motor Inn Across the Street

CONCEPTS for THE OUTSIDE

The Colonial Theater is the hinge for the City of Lakewood to create a new center and focus for its identity. To do this, the Lakewood Colonial Center & Theater must become more than just a well kept facade, it must become the focus of a more Civic vision.

This suggests that the Theater's renovation and reuse should also be the starting point to an exterior concept of Civic Center or Civic Plaza, and become more than just a Building focal point, but a Place focal point. The integration of a concept that blends the new interior with a new exterior with a Civic focus will uplift both the Project, the City and all of the neighboring properties and businesses.

There are plenty of precedents, both local and from around the world, of places that have become a focal public identifier of the city they are within.

The Lakewood Colonial Center can once again become a point of reference and a destination for Lakewood and the surrounding area.
LAKEWOOD COLONIAL CENTER & THEATER

Streetscapes, Focal Plazas

Bridgeport Village, Portland, Oregon

City Place, West Palm Beach, Florida

Santa Monica, California
LAKEWOOD COLONIAL CENTER & THEATER

Streetscapes, Focal Plazas

Stanford Shopping Center, California

Town Hall, Yorkshire, England

Leal Senado Square, Macau, China
CONCEPTS for THE OUTSIDE

This is a minimal focal point plaza in front of the Theater.

Access for local businesses is kept, but disruptive through-traffic is encouraged to go around.

Existing open site parking gets renovated to more current concepts of parking separation and pedestrian accessibility.

Landscaping is added and revised to include lower maintenance plantings with better shop front visibility.

The beginnings of a connection with neighboring businesses creates the kernal of a City Center that can grow larger and brighter in the future.
CONCEPTS for THE OUTSIDE

This concept starts the evolution of a Place.

It allows for minimal construction confusion by confining most changes to the overall building site, but relocating Motor Ave SW slightly to give enough depth to the new public plaza.
It allows more Public area by consolidating the parking requirements of vehicles into a smaller parking building footprint, thus opening up space for pedestrians and the creation of a Public Place, while leaving Motor Ave as a viable through street.
CONCEPTS for THE OUTSIDE

This concept opens up both ends of a new City Center Park space and runs a diagonal reflecting pool from the Theater front towards an existing low brick motel pool wall with the swimming pool beyond. It doesn’t hurt to remind people that this is the center of LAKEwood.

Parking is concentrated within a new parking structure, but the new structure is held parallel to the existing Colonial Center building. Pedestrian space between the Colonial Center and the parking building could be a "greenwall" on the parking side, or it could hold multiple small retail frontages to create a two-sided shopping street.
A Cost Projection
# LAKEWOOD COLONIAL CENTER & THEATER

## ROUGH MAGNITUDE ESTIMATE FOR

**PUB THEATER BUILDCOUT**

September 24, 2010

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</table>

**TOTAL** | $2,412,325 |
Notes: 1) This rough magnitude estimate is based on conceptual plans by Ankrom Moisan Associated Architects.
2) This is a rough magnitude estimate only. Pacific Crest Construction can produce a firm estimate when detailed plans are produced.
3) This estimate is based on a 30-week construction schedule.

Exclusions: 1) Building permit & system development charges (SDCs)
2) Telephone & data work
3) Engineering & special inspections
4) Hazardous and regulated waste testing and removal
5) Booths & Tables
6) Kitchen equipment including walk-in cooler.
7) Work on exterior of building
8) Seismic work other than at theater roof.
9) Items not listed in estimate
Code Overview:
Issues,
Occupancies,
Existing Areas
LAKEWOOD COLONIAL CENTER & THEATER

CODE ISSUES

Considerations for resurrecting previous or new uses within the Project building spaces:

* **Structural Upgrades:** reuse of the multi-level Theater and Banquet spaces will entail a Code evaluation of the building structure to accommodate current Code uses, load requirements, seismic safety issues and egress routes.

* **Accessibility between levels:** elevator or ramp access between all levels that are not presently at grade. Stair access only will not be adequate in a reuse of the vacant spaces. The existing building does not have elevator access to upper or lower basement levels.

* **Accessible Plumbing:** Restrooms - accessibility, fixture counts, locations near different use areas are deficient in the existing old spaces.

* **Egress & Code:** Stair locations, design and accessibility needs to be upgraded for current Code requirements. New International Building Code (IBC) requirements for July 2010 and after may require increased numbers and sizes of exits, especially for assembly occupancies. (Exit width requirements will increase 50%. This is more critical for large assembly occupancies. This is a revision back to the equivalent of the 1998 UBC, but with sprinklers now a requirement.)

* **Parking:** Accessible parking means locations near all main entrances, design of curb ramps, access aisles are dependent on the final form of the parking as related to the rejuvenated building.

* **Lighting:** Modernized lighting consistant with new energy code requirements, emergency lighting levels for exiting and general safety. Requirements for exterior lighting require emergency lighting leading all of the way to a public way (not just the to a parking lot or the outside of an exit door. Spaces that accommodate large groups of people need to lead those people out and away from the building in a safe manner through use of lighted sidewalks and exit paths. Exterior lighting should conform to Code and Zoning requirements for time-of-day controls or photocell on/off, light density requirements for safety and exiting, and for pedestrian safety.

* **Pedestrian Access:** Getting from public streets and across vehicle traffic and parking lots requires clear pedestrian paths, lighting, crosswalks and curb cuts. Main Theater and retail entrances need accessible hardware and thresholds. ADA now specifies that main entrances are now targeted for accessibility, not just conveniently available existing paths to minor entrances, so existing buildings now need to be carefully analysed for all access points.
LAKEWOOD COLONIAL CENTER & THEATER

LAKEWOOD ZONING for this Project:

"CBD" - Central Business District is an extended central area encompassing a core area of the City.

"The Central Business District ... is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the district's design, intensity, and composition of the uses in the district. Local character in reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces, that foster a sense of community." (Municode, 18A.30.510)

- Maximum building height - 90 feet
- Minimum setbacks - 0 feet
- Allowed site coverage - 100%
- Allowed impermeable area - 100%

Parking Requirements - vary with the intended uses and sizes proposed. See Municode section 18A.50.560 for specific standards per use. Also see section 18A.20 for use Levels that will also determine the minimum number of spaces required.

- Level 3 & 4 Eating & Drinking Establishments - 1 per 100 gsf
- Level 1 & 2 Community & Cultural Services (i.e. theater) - 1 per 250 gsf

Structured parking counts as 1.25 towards any requirements of surface parking.

Shared Use Parking, Off-Site Parking or Satellite Parking - see Municode 18A.50.550

Landscaping standards - pertain to all new and remodel work and are controlled by zoning and use types.

- Landscaping requirements by Zoning Districts - Municode 18A.50.430
- Landscaping type & density - Municode 18A.50.425
- Street tree standards - Municode 18A.50.440
- Significant tree preservation - Municode 18A.50.320

All other municipal zoning issues are available at this link -

http://www.cityoflakewood.us/departments/general-services/city-clerk/municipal-code.html
LAKEWOOD COLONIAL CENTER & THEATER

CODE OCCUPANCIES for Current & Proposed Uses:

"A" - assembly area uses: Theater, Stage, Theater Foyer, Restaurant, Terrace Bar, Cafe, Terrace Foyer
York Room Ballroom, BackStage, Banquet/Lounge
Balcony, Balcony Foyer, Terrace Banquet Room

"Accessory" to assembly areas: Theater Kitchen, Main Kitchen
see Code Sect. 508.2 Basement Kitchen, Utilities, East Utility Basement

"R" - residential use: Apartment

"S" - Storage uses: Basement Storage

"F2" - Brewery (proposed new): Addition in Basement or First Floor

"M" - Mercantile uses: General Retail

"B" - Business uses: General Office uses, beauty & barber, banks, civic admin, professional services, etc.

IBC Code Required Fire Separation Between Occupancies:

"A" to "R" = 1-hr construction in sprinklered building
"A" to Accessory = 0-hr separation, or 1-hr if "Incidental" use (see Table 508.2.5)
"A" to "S" = 0-hr or 1-hr separation, sprinklered building, depending on S-1/S-2 hazard type(s) of storage items

"A" to "F2" = 0-hr separation in sprinklered building
"A" to "B" or "M" = 1-hr construction in sprinklered building

See Code Table 508.4 for other occupancy separation combinations.

Areas of a proposed design, their occupant use catagory, and their sizes will determine the exit requirements, number, locations and sizes of new egress exits.

Assembly occupancies require careful exit design due to higher numbers of occupants, requirement for multiple exits (in most cases) and requirements for protected exit paths to the exterior of a building.
# LAKEWOOD COLONIAL CENTER & THEATER

## BUILDING AREA OVERVIEW

<table>
<thead>
<tr>
<th>Approx. Existing Sizes - Ground Floor</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Theater</td>
<td>2,700 net SF</td>
</tr>
<tr>
<td>Stage</td>
<td>950</td>
</tr>
<tr>
<td>Theater Foyer</td>
<td>400</td>
</tr>
<tr>
<td>Restaurant</td>
<td>780</td>
</tr>
<tr>
<td>Terrace Bar</td>
<td>700</td>
</tr>
<tr>
<td>Cafe</td>
<td>500</td>
</tr>
<tr>
<td>Theater Kitchen</td>
<td>400</td>
</tr>
<tr>
<td>Main Kitchen</td>
<td>1,160</td>
</tr>
<tr>
<td>Terrace Foyer</td>
<td>580</td>
</tr>
<tr>
<td></td>
<td><strong>8,170</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Basement Floor</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>York Room</td>
<td>2,400 net SF</td>
</tr>
<tr>
<td>BackStage</td>
<td>900</td>
</tr>
<tr>
<td>Kitchen</td>
<td>400</td>
</tr>
<tr>
<td>Banquet/Lounge</td>
<td>1,050</td>
</tr>
<tr>
<td>Utilities</td>
<td>800 +</td>
</tr>
<tr>
<td>Storage</td>
<td>900</td>
</tr>
<tr>
<td>East Util. Bsmt</td>
<td>1,000</td>
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<tr>
<td></td>
<td><strong>7,450</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Second Floor</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Balcony</td>
<td>1,220 net SF</td>
</tr>
<tr>
<td>Balcony Foyer</td>
<td>500</td>
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<tr>
<td>Apartment</td>
<td>750</td>
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<tr>
<td>Terrace Banquet Rm</td>
<td>1,470</td>
</tr>
<tr>
<td></td>
<td><strong>3,940</strong></td>
</tr>
</tbody>
</table>

| Project Building Total               | 19,560 net SF +/- |

These area sizes are rounded approximations and do not represent a measured calculation. They are intended to serve as a diagrammatic tool. They do not reflect any wall thicknesses or attic areas, and do not subtract out areas for existing or proposed stairs or other vertical shafts.
BUILDING ISSUES

The Project buildings were built in 1936-1937. That age alone makes it obvious that upgrades for modern Codes and uses will probably be required. Past adaptations and changes for new tenants in 1957, 1985, 1987 and others have revised certain areas to meet the Code requirements at that time for a particular tenant, but few have addressed the main Theater use.

The last active uses were in the restaurant areas, but even the kitchen facilities and dining and banquet areas are outdated by today’s requirements and standards. Most moveable equipment has already been removed, so kitchen reuse will require an on-site assessment of what would need to be brought in, what updated and what would need to be removed or remodelled.

Any proposed new use or uses should take a wholistic approach to revitalizing these spaces to gain the most synergy from any major investment such as a new elevator or replacement HVAC systems.

CONCEPTUAL PROPOSAL

The included diagrammatic interior plans illustrate one possible concept for renewal of these spaces. Others should be equally viable depending on the overall design aimed for a viable target audience or patronage, the amount of both interior and exterior renovation to create an attractive Place and destination, and the amount of phased construction and growth for the final Project.

The inclusion of a new elevator, new stair locations, and rebuilding existing stairs are all to facilitate access to the different parts and levels of the Project. Careful reuse and rebuilding of areas, such as the kitchen, into modern and efficient new spaces is essential to the viability of the total Project.

The exterior diagrammatic plans illustrate a range of concepts, all of which could be programmed for incremental growth as conditions and funding allow. Marketing studies or City and Public input may very well point towards one concept or vision over others. All of the ideas included herein are concepts for public and private vetting, with change to be expected and the melding of new ideas and inspiration. This concept has not been cast in stone or predetermined to be the final answer in this Project overview.

Thank you.
The Report Team
LAKEWOOD COLONIAL CENTER & THEATER

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