LAKewood, WASHINGTON
HISTORIC
COLONIAL CENTER
THEATER

Rehabilitation and Potentials Report

City of Lakewood
Washington

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

1. Introduction & Overview

2. History:
   Pictures & Commentary

3. The Building:
   Description, Pictures & Plans

4. Original Drawings:
   What We Have of the Past

5. The Building:
   The Historic Register Application,
   Description & Pictures

6. Structural Assessment:
   Existing & Work To Do

7. Mech/Elec/Plumb:
   Overview of Existing

8. Areas for Improvements:
   A Projection of Rehab Needs

9. Areas for Improvements:
   A Proposal of Exterior & Interior Concepts

10. A Cost Projection

11. Code Overview:
    Issues, Occupancies, Existing Areas

12. The Report Team
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
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 maintenance 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.