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214 North Main Street
ANN ARBOR, MICHIGAN 48104

(313) 663-8888

DATE	21 SEPT 90
JOB NO.	12151
DESCRIPTION	RAMSDELL THEATRE MANISTEE, MI

DRAFT

RAMSDELL CIVIC THEATRE
ANN ARBOR

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FOR THE
RAMSDELL THEATRE

MANISTEE, MICHIGAN

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LETTER OF TRANSMITTAL

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TO RUTH COOPER
MANISTEE CIVIC PLAYERS

DATE 21 SEPT 90	JOB NO. 90121
ATTENTION	
RE: RAMSDEN THEATRE- MANISTEE, MI	

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REMARKS

HISTORY SECTION HAS NOT BEEN TYPED IN AND
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SIGNED: DAVID EVANS

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The following pages of this study set forth a master plan concept for the restoration and rehabilitation of the Ramsdell Theatre. The report is organized into six sections. The first section is a summary of the building's history prepared by Deborah E. Mikula, executive director of the League of Historic American Theatres. The second section is a mission statement setting forth the goals and physical objectives of the Civic Players. The third section sets forth a program for utilizing the building, based upon both current and projected needs of the Civic Players and other potential users of the facility. Section four is an analysis of the building and five sets forth a master plan concept for the building including treatments for all spaces of the building. Part six sets forth an implementation strategy and projected budget for accomplishing the overall master plan concept.

INTRODUCTION

The abundance of newspaper articles, studies, and other information produced over the past eight decades on the Ramsdell Theatre attests to the importance of this building to the community, both at the time of its construction and today. Its importance goes beyond its architectural significance as recognized by its placement on the National Register of Historic Places. It is also in a cultural asset un-paralleled within the community and the region. The theatrical plays and other productions that have been presented in the theater, and the community events that have been held in the hall have touched the lives of most residents of the community for several generations.

The building, however, has had its periods of uncertain fate. From its opening night on September 04, 1903 until the early 1920's, an array of performances by traveling companies and local talent made the theater a hub of fashion and culture in Manistee. The waning of this activity in the 1920's threatened its demolition until purchased by the Rotary Club in 1925. Over the next fifteen years, movies were the main fare in the theater. The year 1939 saw the formation of the Manistee Civic Players and the beginning of an important association with the building. The city leased the property from the Rotary Club in 1941 and the Civic Players staged their presentations until the advent of World War II. Again, the theater went dark until 1950 when a corporation was formed for the purpose of staging an eight week season of summer stock. In 1952, the Civic Players resumed activity and since then have presented an average of four productions each year. In 1973, the City of Manistee purchased the building and in turn leased it to the Civic Players.

In 1989, the Civic Players rewrote their mission statement, originally penned at the time of their incorporation in 1951, to encompass broader goals for the organization and for its role in the community and region. One important goal was to continue working toward the restoration and rehabilitation of the building. To accomplish this, the Civic Players in conjunction with the City of Manistee commissioned for the preparation of this preservation master plan. The purpose of the master plan is to provide continuity by establishing clear direction for the overall physical development of the building. The master plan is of particular importance since the restoration and rehabilitation of the building will likely be accomplished in multiple phases over a period of time, as funds became available. Thus, the master plan provides a frame work within which the application of available funds could be directed by establishing priorities for the work. By defining logical packages for work that could be done independently but yet accumulatively, it will allow for the gradual realization of the overall plan concept.

The following pages of this study set forth a master plan concept for the restoration and rehabilitation of the Ramsdell Theatre. The report is organized into six sections. The first section is a summary of the building's history prepared by Deborah E. Mikula, executive director of The League of Historic American Theatres. The second section is a mission statement setting forth the goals and physical objectives of the Civic Players. The third section sets forth a program for utilizing the building, based upon both current and projected needs of the Civic Players and other potential users of the facility. Section four is an analysis of the building and five sets forth a master plan concept for the building including treatments for all spaces of the building. Part six sets forth an implementation strategy and projected budget for accomplishing the overall master plan concept.

MISSION STATEMENT

Goals

During 1989, the Civic Players conducted a demographic survey of their present constituency and rewrote their mission statement previously drafted at the time of incorporation in 1951. This new mission statement identified the following five important goals:

1. To foster excellence and excite creativity in the arts.
2. To advocate arts education.
3. To champion preservation of architectural and cultural heritage.
4. To advance the cause of adaptive reuse of historic buildings.
5. To operate year-round as a cultural center in the region.

Based on these goals, a three year, long-range plan was developed and approved by the Board of Directors. As a part of this long-range plan, objectives were identified for each of the goals as well as possible strategies for meeting these objectives.

Physical Objectives

These goals, objectives, and possible strategies were reviewed and discussed at a meeting with the Blue Ribbon Committee that included representatives of the Civic Players. From this discussion, a number of important physical objectives were identified that reflect both the goals and program objectives of the Civic Players. For clarity, these objectives can be separated into the following categories:

- Historical Integrity
- Audience Satisfaction
- Performance Characteristics
- Operations

The following paragraphs present these important physical objectives identified to serve as a basis for planning physical actions to the building.

HISTORICAL INTEGRITY

Interior - To achieve an appropriate balance between historic architectural integrity and functional excellence at the building interior through the restoration of important spaces and features of the theater and hall.

Exterior - To continue the exterior restoration and preservation based on sound historical documentation.

AUDIENCE SATISFACTION

Code - To satisfy the intent of the building, life safety, and barrier free code requirements. An important first step in meeting this objective is the provision of barrier free access between the theater and hall portions of the building. The end objective is the provision of barrier free access

to all levels.

Public Circulation - To have convenient and safe circulation that satisfies the intent of the codes. An important component meeting this objective is elevator access to the primary levels of both the hall and the theater.

Toilets - To have adequate facilities for theater and hall uses through the development of new toilets at the hall side of the building to supplement the toilets at the theater side.

Intermission Facilities - To have adequate and convenient intermission facilities that have the capacity to accommodate the serving of food and drink concessions.

Seating - To have comfortable seating with good sight lines.

Illumination - To achieve appropriate levels of illumination, with historical and functional light fixtures.

Environmental Comfort - To achieve appropriate comfort levels without detracting from historic architectural qualities and acoustical characteristics within the theater space and hall.

PERFORMANCE CHARACTERISTICS

Code - To satisfy the intent of code requirements for stage and backstage areas with a special emphasis on creating a safe rigging system and fly grid.

Support Areas - To develop adequate types and sizes of spaces for theater productions. An important assumption underlying this objective is that prop and scenery storage would most likely occur off-site.

Theater Systems - To have a stage that is technically outfitted to serve the desired variety of productions without negatively impacting the important historic characteristics of the backstage area.

Performer Comfort - To have performer facilities adequate to serve the types of productions anticipated.

OPERATIONS

Space Utilization - To achieve the most compatible and productive use of the existing space in developing the facility as a cultural art center. Flexibility to allow multiple uses of individual spaces is highly desirable.

Storage and Utility Space - Develop adequate areas of storage and convenient places to support ongoing productions and programs. The underlying assumption is that long term storage needs would be addressed off-site.

Administrative Space - Develop sufficient and efficient areas for addressing administrative needs of the present programs with some flexibility to allow for meeting future needs as new programs are developed. The need for adequate production and technical offices to support the theater productions is an important component of this objective.

Security - Achieve maximum security within the flexible operational needs of all programs planned within the building.

PROGRAM

Use Program

The three year, long-range plan prepared by the Manistee Civic Players Board of Directors for fiscal year 1991 through 1993, sets forth a number of important program objectives for the facility. These objectives relate to the goal of increasing utilization of the building so that it would operate year-round as a cultural center in the community and in the region. Following are summaries of a number of the important program objectives set forth in that long range plan:

THEATRICAL PROGRAMS

Continue the development of the established theatrical tradition through additional presentations by touring groups. The objective for the 1990 season is to present five production. Three of these productions will be in-house by the Civic Players and two will be presented by touring groups. The capacity of the group to do in-house productions is projected to remain at three in number. Therefore, increased utilization of the building for theatrical presentations must come from presenting a greater number of touring groups. Expansion of presenting touring groups depends on several factors. First, restoration and rehabilitation of portions of the building is needed to provide at a minimum adequate audience comfort during all seasons. Second, sponsors and underwriters are needed to provide up-front money that would guarantee profitable productions and that would allow for continued expansion of program offerings. The success of an expansion of programs, however, will greatly depend upon the success of increasing the public awareness on new programs and the success in expanding season ticket sales.

EDUCATIONAL PROGRAMS

Encourage and promote use of facility for arts related educational classes that address a wide range of ages from young children through adults. Currently some classes occur in the building but there is a strong interest in working toward the expansion of these programs. In order to accommodate the expansion of workshops and classes, it will be necessary to identify and develop space for this purpose. Balancing the space needs of theatrical programs with educational programs will be important.

NON-THEATRICAL PROGRAMS

Offer a variety of non-theatrical presentations to expand the use and support of the facility. Exploration of the wide range of uses that historic theaters have accommodated in other communities is an important part of the process of identifying new possibilities. Some of the ideas discussed at workshops include the presentations of popular music programs, children programs, classic film series, and lecture series. Information is available through the League of Historic American Theatres on the types of presentations that have been successful in other communities.

RENTAL FACILITY

Encourage both non-profit and for-profit organizations within Manistee and the region to utilize the facility for presentations and meetings. The combination of the theater and the assembly hall in one building is unique within the community. Therefore, the facility offers a variety of possible combinations for its use; general meeting and break out spaces, dinner and meeting or special events in auditorium, and exhibit and workshop spaces are some examples of its potential.

PUBLIC AWARENESS

Advance the importance and the need for the preservation of the theater and other historic buildings in the community through the continuation of building tours, gallery exhibits, and special presentations.

FUND RAISING

Increase revenues to cover present and future program requirements through accommodation of ticket sales, special fund raising activities conducted on a periodic basis, and contribution campaigns.

Space Utilization

All of the above program objectives have an impact on the physical treatment of the building. Interest of the community in expanding the use of the facility suggests the need for flexibility within. This is a particular challenge in the context of a preservation project. There are very specific requirements that can be identified for those uses that are to remain primary within the building. The need to accommodate theatrical productions by both the Manistee Civic Players and touring groups has very definable needs. Therefore, any improvements to the building should address those known requirements and yet remain flexible enough to support a multiplicity of other possible uses.

Flexibility of use is an especially important issue when addressing the redevelopment of the basement and first floor level of the hall portion of the building. There are important audience and performers needs for the theater that require changes to these two areas. At the same time, these two levels offer the greatest opportunity for providing space for expanded non-theatrical and educational uses. A balance must be found to successfully accommodate these very different program needs.

The following paragraphs set forth physical actions that are needed to address the program goals and objectives identified in the mission statement. They serve as the basis for the development of the master plan concept.

MAIN LEVEL

- . The auditorium of the theater should continue to function to accommodate a wide range of theatrical productions. Improvements needed to address audience satisfaction, performance, and operational issues should not diminish the historical integrity of the space and should not reduce the seating capacity of the auditorium.
- . Improvements to the stage and fly gallery should improve safety and technical operations without diminishing its unique historical character.
- . Storage on the stage should be eliminated in order to provide the greatest amount of side stage area for through support of productions.
- . The support spaces at the front of the theater, namely the ticket box office and the entrance lobbies, should be restored for their continued use. Access, however, between the family circle lobby and the assembly hall entrance lobby should be provided in order to accommodate barrier free access between the two areas and to take advantage of new

elements within the assembly hall that can support important program needs of the theater.

The support spaces at the front of the hall will require redevelopment in order to introduce a barrier free toilet and elevator to provide barrier free access to all levels of the assembly hall and to as many levels of the theater portion as possible. Additionally, a new egress stairway for both parts of the building should be planned. Changes to accommodate these program requirements should be done in such a way as to retain important historical and architectural characteristics within these areas.

The first floor multi-purpose space should continue to function as a special space for the presentation of special exhibits and social gatherings both in conjunction with theater performances and with other uses of the hall. The size of this space could be reduced in order to accommodate other program needs at this level, but should not drop below 1,000 square feet in size. A coffee preparation and serving area should be developed adjacent to this space.

New toilet rooms should be developed at this level in order to meet the needs of the theater and of the assembly hall. These toilets would supplement the renovated toilet spaces at the basement level that currently service the theater space.

The space presently dedicated for office purposes is projected to be sufficient for future administrative needs. The development of the lower of the building would provide spaces that could serve as temporary conference rooms for meetings if needed by the Civic Players or other organizations utilizing the building.

Additional space for staging of productions and for temporary storage of sets and props for current productions is an important program need. Therefore, the expansion of the space that currently serves as a green room is an important need. Expansion of the technical productions office adjacent to the green room is also desirable.

BASEMENT LEVEL

The present uses and space allocations at the basement level of the theater portion of the building should remain as they currently are. The use, however, of the auditorium basement for storage should not be permitted.

The number and size of dressing rooms under the stage should not be expanded at that location. Additional needs for chorus, dressing rooms, and make-up rooms should be accommodated within new spaces developed at the basement level of the assembly hall portion of the building.

The basement level of the hall should be substantially rehabilitated to make better use of the space that is available. As much space as possible at the lower level should be developed into flexible open space that can be subdivided through the use of folding walls or partitions. The space or spaces created in this manner should be developed to accommodate educational programs, practice spaces, and performance support spaces for the theater. Additionally, use of these spaces for meetings and workshops should also be accommodated.

Some toilet room facilities should be developed at this level in order to allow for these

spaces to be used independent of other uses of the building. In this regard, the front entrance at the northeast corner of the building should be retained.

Mechanical and electrical space should be provided at the basement level.

BALCONY/ASSEMBLY HALL FLOOR LEVEL

The upper portions of the theater space and stage should continue at a function that they have in the past. There is no longer a continued need for a projection booth for the theater, therefore, this use and space can be eliminated and converted back to seating.

The assembly hall should be restored and maintained for large group meetings, dinners, and social gatherings. If possible, space should be developed for table and chair storage. The idea of developing a storage room space over the stage should be explored.

GALLERY FLOOR LEVEL

The incorporation of a staging and serving area for catered dinners should be developed at the gallery level of the assembly hall portion of the building.

BASEMENT LEVEL

The present uses and space allocations at the basement level of the theater portion of the building should remain as they currently are. The use, however, of the auditorium basement for storage should not be permitted.

The number and size of dressing rooms under the stage should not be expanded at that location. Additional needs for chorus, dressing rooms, and make-up rooms should be accommodated within new spaces developed at the basement level of the assembly hall portion of the building.

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Some toilet room facilities should be developed at this level in order to allow for these

ANALYSIS

Theatre

THEATRE LOBBY

A detailed investigation of the building has been conducted as a part of the preservation planning effort. Types of information collected during this investigation has included the extent of the original building fabric, the extent and nature of alterations and additions to the original building, and the existing condition of building materials and components. The focus of the physical investigation was at the interior of the building, due to the extensive restoration and rehabilitation efforts that have occurred to the exterior in recent years. Among them have been the installation of new replacement windows, re-roofing, portico and trim restoration, and minor masonry repair. Ongoing maintenance of exterior materials and components and changes required to accommodate interior rehabilitation projects are the extent of the work anticipated at the exterior.

Unlike the exterior of the building, however, the interior spaces have not received major restoration or rehabilitation. An exception to this is the work that has occurred in the assembly hall. A thorough understanding of the original circumstances and existing conditions at all interior spaces of the building is an important basis on which a master plan concept must be developed. The following pages set forth detailed information on the original and existing conditions of each interior space.

Theatre

THEATRE LOBBY

An important arrival and transition space for the auditorium, the theatre lobby had fine finishes and significant features. While much remains, recent treatments have diminished its character.

Original Condition:

- . Painted plaster walls with a finely tinted paint finish.
- . Continuous wood frieze at perimeter located at transom height.
- . Vaulted plaster ceiling at two ends and over the arched entry. Mural paintings in both lunettes by F.W. Ramsdell.
- . Sloped maple entry floor and wood base to meet parquet in theatre.
- . Four two paneled glass wood framed doors at entry with arched decorative transom above both sets of doors.
- . Three sets of five paneled wood doors at entry to theatre. The decorative hardware is a cast metal scutcheon with a leaf pattern on it.
- . Five globe pendant fixtures hung at ceiling.
- . Sconce wall light over ticket window and above centered doors to theatre.
- . Ticket office window needs to be investigated.

Existing Conditions:

- . Walls are covered with a wall paper that simulates damask.
- . Frieze band that runs around at the transom height is painted.
- . Plaster vaulted ceiling is cracked and is peeling.
- . Murals at the lunettes are soiled.
- . Flooring is covered with carpet, underneath the carpet is a square VAT tile over the original flooring.
- . Wood base is worn.
- . New panic hardware has been installed on the four entry doors. All doors are painted.
- . Original pendant lights at ceiling exist. Sconce light fixtures at ticket window and theatre entry doors no longer exist.
- . Window of the ticket office has stained glass which is not original. Formica covers

the original wood sill of the openings.

"FAMILY CIRCLE" LOBBY

This secondary lobby provided separate entrance for the gallery and for the seating area called the "Family Circle" via the stairs in the tower. Although of lesser significance than the primary lobby, its character has also been affected by changes.

Original Condition:

- . Painted plaster walls with a finely tinted paint finish.
- . Flat painted plaster ceiling.
- . Maple entry floor. Investigate.
- . Wood base at floor.
- . Two, two paneled glass wood framed doors at entry.
- . One five paneled wood door at entry to theatre. Hardware is a cast metal escutcheon with a leaf pattern on it.
- . One globe pendant fixture hung at ceiling that matched theatre lobby fixture.
- . Egress stairway to "Family Circle" and gallery.

Existing Conditions:

- . Walls are covered with a wall paper that simulates damask.
- . Plaster ceiling is cracked and is peeling. Water damage has caused deterioration to the plaster.
- . Flooring is covered with carpet, underneath the carpet is a square VAT tile over the original flooring.
- . New panic hardware has been installed on the two entry doors. All doors are painted.
- . Non-original pendant light installed at ceiling.

MEN'S TOILET

Originally treated as utilitarian space, few original elements remains today. Its present substandard condition calls for major rehabilitation.

Original Condition:

- . Pressed metal ceiling
- . Exposed masonry walls
- . Concrete floor

Existing Condition:

- . Walls have a non-original wood paneling finish.
- . Original pressed metal tin ceiling is rusting at exposed radiator at ceiling.
- . Carpeting was installed at the floor.
- . All light fixtures are of a recent vintage.
- . Makeshift door to space under theatre exists.
- . A wood beam and column is exposed.
- . Three urinals, one lavatory and one toilet fixture exist.
- . Stair to toilet is carpeted. The guardrail that defines the stairway is beaded and board with a natural finish oak top rail and a cap on the baluster. A sign that says "GENTS" is located just above the third step going down.

WOMEN'S TOILET

The women's toilet, while still utilitarian, may have had a more finished treatment than the men's. Subsequent remodelings, including the most recent one this year, have replaced original elements.

Original Condition:

- . Pressed metal ceiling
- . Exposed masonry walls
- . Concrete floor

Existing Condition:

- . Walls are painted plaster.
- . Original painted pressed metal tin ceiling has been repaired and painted.
- . Two lavatories in a built in counter exist.
- . The floor has new carpet on concrete.
- . A beam and column that support the auditorium floor is trimmed out with finish lumber.
- . All light fixtures are of a recent vintage.
- . The floor of the toilet compartments space has 2 x 2 ceramic tile and the wall are furred out drywall. A lay-in tile ceiling is planned for this space.
- . Four toilet fixtures and partitions have been installed.

- . Stair to toilet is carpeted. The guardrail that defines the stairway is beaded and board with a natural finish oak top rail and a cap on the baluster. A sign that says "LADIES" is located just above the third step going down.

THEATRE TICKET OFFICE

Little is known about the original treatment of the ticket office, but it is assumed that finishes and materials were basic. Past remodelings have introduced new finishes and features throughout.

Original Condition:

- . Painted plaster walls and ceilings.
- . Wood trim at openings.
- . Wood flooring.

Existing Condition:

- . Walls are plywood paneled throughout the space.
- . Ceiling surface has glued-on acoustic tile.
- . Non-original worn carpeting over floor.
- . Original five paneled wood door; painted surface.
- . Fluorescent light strip at ceiling. Incandescent spot at ticket window.
- . Plastic laminant covering at ticket window sill.
- . Non-original stain glass window at opening.

MONUMENTAL STAIRS TO BALCONY

The stair to the balcony level was a simple and uncelebrated. The finishes originally reflected those of the auditorium while most elements still exist, the condition of finishes and materials warrant major restoration.

Original Condition:

- . Wall and ceiling finishes were the same as those of the theatre; painted plaster.
- . Carpeted runner full width of treads, risers and landings. It's design is unknown.
- . Decorative oak newel posts at landings. Closed stair stringer with solid wood balustrade. Additional investigation needed to determine original finish treatment. Finish must be investigated.
- . Oak handrail at wall.
- . One gas wall sconce at the intermediate landing of each stairway.

Existing Condition:

- . Wall and ceiling finishes are rough and damaged. Minor water damage exists in

- spots.
- . Treads, risers and landings are carpeted with non-original finish.
- . Newel posts and banister varnished finishes are worn.
- . Closed solid wood baluster is painted with non-original colors.
- . Finish of original oak handrail at wall is worn.

THEATRE SPACE

The theatre space was the most highly decorated one in the building due to its importance. Its configuration, common for nineteenth and early twentieth century opera houses, has survived intact. While significant features such as the dome mural and the decorative frieze are still extant, their condition and that of other original finishes and materials is not good. Substantial restoration is required to return the space to its original beauty and charm.

Original Treatment:

Wall Surfaces

- . Smooth painted plaster enclosure walls.
- . Painted decorative frieze across the front of the auditorium and back along the side walls for three-quarters of the auditorium depth.
- . Decorative ornamental plaster frieze at four main level boxes.
- . Guardrail facias of balcony and upper balcony with decoratively stencil painted wood.
- . Cast iron columns and capital supporting balcony. Appears to have originally had decorative treatment at lower portion of column.
- . Decoratively stenciled wood columns and capitals supporting gallery.
- . Three double doorways with paneled wood doors at entry to theatre. Light control curtains draped the doorways on the interior side of the theatre.
- . Two pair of egress doors to side alley with draped curtain at transom at rear of theatre.
- . Two egress doors located at gallery level.
- . Two fire hose standpipe bibs located at sidewalls of theatre.

Floor Surfaces

- . Stained and varnished wood flooring raked at 4:32 feet at parquet. Carpet aisle runners dividing the parquet into three sections, left, center and right. Seating located on stepped platforms at parquet.

- . Stepped stained and varnished wood flooring at balcony. Carpet runners at aisles.
- . Stepped stained and varnished wood flooring at "Family Circle" and gallery.
- . Quarter sawn oak and upholstered leather seats with decorative cast iron end standards and intermediate standards at parquet, balcony and "Family Circle."
- . Wood benches and backs with upholstered leather seating at gallery.
- . Carpeting at each box location.

Ceiling Surfaces

- . Theatre ceiling subdivided into a grid. The grid is a decorative coffered wood beam which subdivides the ceiling. The coffers, between the grid, have a decorative plaster cove with pressed metal stenciled panels. The perimeter of the grid meets the wall with ornamental wood "box" brackets which become the frieze band around the entire theatre space.
- . A decoratively painted plaster dome takes up the central portion of what would be four squares of the grid. The painting of the dome depicts Venus riding her chariot through the heavens, surrounded by cherubs. The artist of the painting was F. W. Ramsdell.
- . A simple unadorned curved plaster ceiling occurs at perimeter of the balcony and gallery soffits. The soffits are flat plaster surfaces with wood trim at the front edge.

Lighting

- . Individual lamps at the fascia of both the balcony and gallery and along the underside of the balcony soffit.
- . Three gas/electric wall sconces at each side wall at the parquet, balcony and gallery levels.
- . Four gas/electric wall sconces at rear entry doors, centered between each entry.
- . Individual surround the perimeter of the dome and an inner circle of the dome.

Miscellaneous

- . A single bank of radiators at each side of the theatre and two radiators between the door openings at the rear of the theatre. Two banks of radiators at the side walls of the balcony level.

Existing Conditions:

Wall Surfaces

- . Enclosure walls have suffered water damage and plaster spalling. Finish surface is rough.
- . Original paint colors has shifted on flat surfaces and are badly soiled and damaged on the dome mural and frieze. Conrad Schmitt analysis in the appendix for a

detailed description of original colors and finishes.

- Wood guardrail finishes at balcony and gallery are worn.
- Cast iron columns are painted solid which appears to be different from the original. More investigation is needed. To determine original colors.
- Draped curtains at theatre entry have been removed. A curtain has been installed to create a vestibule within the theatre space to block light from coming in. There is a low wall that is within the curtain. It is unclear whether the wall is original.
- A new fire rated metal egress door has been installed at the landing between the balcony and gallery.
- A projection booth was added at the "Family Circle" which took away many seating positions. It now serves as a lighting control position.

Floor Surfaces

- Varnish at all floor surfaces throughout the theatre is worn.
- Existing non-original carpet is worn.
- Two types of seats exist. The original wood seats have been scattered throughout the theatre along with a 1930's metal pin seat with simple end standards and wood arm rest.
- Stairs from the "Family Circle" to the balcony level have been added.
- Wood benches at gallery still exist but are extremely worn. The leather is torn in many places.

Ceiling Surfaces

- Ceiling has received major water damage which has resulted in the rusting of the metal ceiling panels in many areas. Plaster decoration has also been damaged due to the water.
- The dome painting is badly damaged and soiled.
- Soffit ceilings are rough and soiled.

Lighting

- Original wall sconces at balcony and gallery levels are missing.
- Stage lighting positions have been introduced at several locations in the balcony and gallery.
- Two wall sconces were installed at the main level boxes.

Miscellaneous

- Two steam in-room heating units were installed at the sidewalls toward the back

of the theatre.

- Exposed conduit running to exit signs and emergency lighting has recently been added.

ORCHESTRA PIT

The orchestra pit is a depressed narrow floor space designed to accommodate a small orchestra. Minor modifications have altered the appearance of the orchestra pit.

Original Condition:

- Wood Floor

Existing Conditions:

- Two doors have been added to the lower face of the stage to allow access to the basement dressing rooms.
- Non-original carpeting was installed over the original wood floor.
- Stairs from the stage floor to the parquet were added.

STAGE / GRID

An impressive wooden fly grid was constructed 69' - 4" above the state floor. Hung by rods from the roof trusses, the grid has undergone little change since its construction. Improvements for safety and operational efficiency are needed.

Original Condition:

- 8x12 beams suspended by iron from roof trusses.
- 3 loft wells that are 12' apart and a head rail on stage right.
- Approximately 25 hemp sets and 5 counter-weighted sets comprised the rigging.

Existing Condition:

- 1" pipe battens are often bent or twisted and too short in length.
- 1x4 decking of grid is dry and brittle and broken in spots.
- Head rail reinforcement is damaged.
- All head and loft blocks are dry and structurally less than sound.
- Structural integrity and safe working load of grid is unknown.
- Work lights at grid inadequate.
- No sprinkler system and no smoke doors exist.
- No smoke doors.

LEFT AND RIGHT GALLERIES, PAINT BRIDGE AND FRAME

Galleries provided access to above stage dressing rooms, to the grid, and to a platform for the pin rail. The paint bridge and frame is still intact.

Original Condition:

- . 3 galleries at stage left
- . Wood platforms and rails 29' - 4" above stage
- . Pin rail and pins to operate hemp system
- . Paint bridge connecting left and right galleries, 33' - 4" above stage
- . Paint frame travels on counter-weighted line-set against back wall

Existing Condition:

- . Lower 2 galleries at stage left were removed
- . Stairway at stage left front to upper gallery replaces original stairway to lower gallery
- . Stair from stage left gallery to fly grid is not structurally sound
- . Paint frame guide wires and rigging need repair

STAGE

The stage floor has nine traps to the stage basement and a stair down to the basement at both the right and left sides.

Original Condition:

- . Tongue and groove fir flooring
- . Asbestos curtain

Existing Condition:

- . Flooring is covered with 1/4" masonite for current productions
- . Storage racks have been added at both sides, impacting valuable staging areas for productions.
- . Asbestos curtain does not have side pockets and is not operable.

STAGE LIGHTING

No known original equipment or positions exist.

Original Treatment:

Existing Condition:

- . Stage lighting equipment and wiring is inadequate and at times unsafe.
- . Insufficient number of lighting fixtures to provide minimum standard illumination. Most equipment is of 1950's vintage.
- . Front of house lighting positions and circuitry inadequate and unsafe.
- . 18 dimmer SCR lighting board does not meet current standards.

BELOW STAGE DRESSING AREA

Originally the below stage space was one large open space punctuated by columns that support the main beams supporting the stage. Additionally, counter-weighted platform elevator supports came to the floor.

Original Condition:

- Exposed masonry foundation walls.
- At stage left a chorus dressing room with horizontal beaded board walls and furred out plaster wall at the south exterior wall.
- Tongue and groove beaded board ceiling.
- Two guide wires weighted in the basement for the house curtain.
- Stage rolled set storage at ceiling, but accessible through a trap door in the stage floor.

Existing Condition:

- Six dressing rooms were created along the back wall of the building. The original stone foundation wall at the east side has been left exposed within these spaces.
- Original chorus dressing room exists at stage left.
- Doors to the orchestra pit were added.
- Wiring for a new emergency lighting and smoke detector has been installed and conduit exposed throughout the basement.

Hall

VESTIBULE

The entry to the hall side of the building was less grandeur than the entry to the theatre. The shallow vestibule space was designed as a weather lock between the lobby and exterior.

Original Condition:

- Smooth painted plaster walls.
- Smooth painted plaster ceiling.
- Hardwood tongue and groove floor with built-up wood platforms at side walls. Two risers up to lobby.
- Varnished wood base.
- Design of original light fixtures is unknown.
- Paneled exterior wood and glass doors.

- . Four pair of paneled interior wood and glass doors with three light transom above.
- . Decorative wood casing at door openings.

Existing Conditions:

- . Plaster at walls is cracking and the paint is spalling.
- . Existing ceiling is covered with painted masonite.
- . Hardwood flooring is soiled and worn over entire surface. Wood base finish is worn.
- . Carpeting is added at entry steps to lobby. Wood platforms at side walls are deteriorating and coming apart.
- . Original light fixtures were replaced with one hanging fluorescent light track.
- . Wood exterior doors have new hardware. Finishes are worn.
- . Wood interior doors to lobby are reconstructed. Bottom wood panels to center doors are covered with plywood. Two doors have been removed and blocked in with masonite.

HALL LOBBY

The hall lobby, containing many fine features and finishes, was an appropriate introduction to the events staged in the assembly hall and banquet hall.

Original Condition:

- . Smooth painted plaster walls with 3'-8" quarter-sawn oak varnished wainscot around perimeter.
- . Tongue and groove varnished wood floor with wood base.
- . Pressed metal tin ceiling and frieze band at perimeter.
- . Light fixtures design is unknown, but locations are evident on the ceiling grid.
- . Two pair of paneled wood doors leading into banquet hall.
- . Two paneled wood doors into the two cloak rooms.
- . Decorative wood casing at perimeter of doors.

Existing Conditions:

- . Plaster walls are rough and paint is peeling.
- . Painted tin ceiling is rusting and detaching from substrate.
- . Tongue and groove wood floor is worn and soiled.

- . Wood base is worn and joints are spreading.
- . Wood wainscoting joinery is misaligned throughout.
- . One set of entry doors to banquet halls is blocked in.
- . Wood door to one cloak room is missing.
- . Original light fixture was replaced with a hanging fluorescent fixture.

MEN'S CLOAK ROOM

The space at the north side is assumed to have been the men's cloak room. In recent years, the space has functioned as a parlor.

Original Condition:

- . Smooth painted plaster walls and ceiling.
- . Brass hooks on wood trim around perimeter.
- . Tongue and groove hardwood oak floor with wood base at perimeter.
- . Paneled wood door at entry.
- . Decorative wood casing at door.
- . Design of original light fixtures is unknown.

Existing Condition:

- . Plaster at exterior wall is cracking and the paint is spalling.
- . New stucco paint was applied to the ceiling.
- . Finish at oak floor is worn and joinery is spreading. Wood base is warped and worn.
- . Oak door finish is worn at entry. Door to closet is covered over.
- . Hanging fluorescent fixture was installed at ceiling.
- . Decorative free-standing fire place was introduced at south wall.
- . Paneled wood door at entry to adjacent room.
- . Toilet and lavatory in adjacent toilet room at west end.

WOMEN'S CLOAK ROOM

Little is known about this area. Although originally the two parts to this space served a singular purpose, changes were made to develop it as a parlor and a ticket room.

Original Condition:

- . Painted plaster finish at walls and ceiling.
- . Brass hooks with backboard at perimeter walls.
- . Tongue and groove hardwood oak floor with wood base at perimeter.
- . One, five paneled varnished wood door at entry.
- . Decorative wood casing at door.
- . Original light fixtures must be investigated.

Existing Condition:

PARLOR

- . Plaster finish is cracking and uneven. Plywood wall has been constructed at the entry and divides the space in half.
- . Brass hooks have been removed. Backboard exists.
- . Tongue and groove hardwood floor finish is worn. Joinery is separating.
- . Wood door has been reinstalled at non-original wall.
- . Ceiling hung fluorescent fixture.

TICKET ROOM

- . Plaster walls are chipping and cracked.
- . Ceiling finish is peeling and the plaster is cracking.
- . Carpeting over original floor.
- . Two non-original ceiling mounted and wall mounted incandescent fixtures.
- . Plywood door at entry.
- . Non-original stain glass ticket window and counter.

MONUMENTAL STAIRS TO ASSEMBLY HALL

The grand stair to the Assembly Hall compliments the lobby and hall in both materials and proportion. The two flights ascend at a gradual slope and are generously wide.

Original Treatment:

- . Painted plaster walls with continuous oak wainscoting.
- . Oak treads and risers. Nosing at treads.
- . Decorative oak newel post. Closed stair stringer with solid wood baluster continuous with wainscot. Solid oak guardrail at Assembly Hall level, finish on

both sides.

- Oak bench at intermediate landing.
- Tongue and groove oak varnished floor at landing.

Existing Condition:

- Plaster walls are rough and the paint is peeling at windows.
- Treads and risers are worn and soiled.
- Stair rail system finish is worn. All wainscoting is intact.
- Intermediate bench is warped and misaligned with the abutting wall.
- Tongue and groove landing is worn.

KITCHEN

Little is known about the original design of the kitchen. No traces of plumbing lines could be found for example. The space was remodeled and currently serves as the business office.

Original Condition:

- Painted plaster finish at walls and ceiling.
- Tongue and groove hardwood oak floor with wood base at perimeter.
- Paneled wood doors at both entries and at storage closet.
- Decorative wood casing at doors.
- Design of original light fixtures is not known.

Existing Condition:

- Plaster finish walls are rough.
- Two low windows were installed on west wall looking into existing exhibit space. This may have originally been an opening for passing food between the kitchen and the dining room.
- Acoustical panels were glued onto ceiling surface.
- Tongue and groove floor finish is worn. Wood varnish at perimeter base is also worn.
- Two ceiling hung fluorescent fixtures have replaced original fixtures.
- Paneled wood doors are worn.

DINING ROOM / DRAWING ROOM

The Dining Room area was designed as a flexible space having the ability to be one large space

or three smaller intimate spaces. Two eight foot walls with moveable curtains ran north and south between support columns. These acted as a divider when necessary. A four foot half wall separated the dining and drawing rooms. The Drawing Room functioned as a reception room and was decorated with objects which reflected a home atmosphere. It currently serves as an exhibit space.

Original Condition:

- . Painted plaster perimeter walls and ceiling.
- . Varnished tongue and groove wood floors with continuous wood perimeter base.
- . Design if original light fixtures is unknown.
- . Decorative wood paneled columns and beams.
- . Eight foot partition walls; specifics of location and design is not known.
- . Four foot half wall; specifics of location and design is not known.

Existing Condition:

- . Painted plaster walls are peeling and the plaster is cracking in many areas.
- . Finishes at pilasters are rough and chipped.
- . Ceiling plaster has failed and is missing in some spots. Elsewhere it is sagging and cracked.
- . Tongue and groove wood floor is worn and slightly warped. Pieces of the wood base are missing.
- . Evidence of the removal of a wall at floor, between columns.
- . Decorative wood paneled columns and beams have wood panels missing due to the removal of existing walls.
- . Eleven fluorescent light fixtures are hung from the ceiling.

ENTRY VESTIBULE/STAIR

The secondary entry at the north side of the hall allowed direct access to the banquet hall at the main floor and to the basement. It is possible that the stairway was not enclosed with any walls.

Original Condition:

- . Plaster walls
- . Wood floor and stairs
- . Wood panel doors and decorative wood casing

Existing Condition:

- . New beaded board wainscoting and guardrail.

- New plaster or drywall finish at walls and ceiling.
- New oak treads and risers with skid pads on treads.
- Non-original light fixture at ceiling.

HALL BASEMENT

The hall basement was utilitarian in its original design and treatment. Through the years, partitions and surface finishes have been added to respond to changing use.

Original Condition:

- Concrete floors
- Exposed masonry foundation walls and piers
- Exposed mechanical lines
- Beaded board partitions

Existing Condition:

- Condition of surfaces and materials varies. No significant features exist at this level

BANQUET HALL

The Banquet Hall is divided into two spaces by a wood panel wall. One room is the green room and the other is the theatre prop work room.

Original Condition:

- Plaster walls and ceiling
- Wood floor
- Decorative wood trim at window and door casings
- Design of original light fixtures is unknown
- Decorative wood paneling around columns

Existing Condition:

- Painted plaster walls are damaged and cracked.
- Ceiling has extensive cracks throughout the surface.
- Tongue and groove wood floor is painted at the workshop. The varnished finish at the green room is worn.
- Ceiling hung fluorescent fixtures replaced original fixtures at both existing rooms.
- Finishes of paneling at columns are worn.

- Metal door was installed to provide access to stage.
- Tool storage bin was created on stage but accessed through a door in this space.
- Storage closet for workshop added at west wall.

ASSEMBLY HALL

Next to the theatre space, the assembly hall was the second most important space in the building. Designed for grand events, it has served for a multiple of uses over the years, many of which caused "wear and tear" on the finishes and materials.

Original Condition:

- Smooth painted plaster walls with 4'-0" quarter- sawn oak varnished wainscot around perimeter.
- A 4" high tongue and groove wood platform surrounded the ballroom space where wood benches with leather upholstered seats were mounted.
- Tongue and groove varnished wood floor.
- Pressed metal tin ceiling and frieze band at perimeter.
- Decoratively painted ornamental pressed metal ceiling.
- Decorative fireplace at the east end of the hall built of vitrified brick. The opening is a stilted arch.
- Design of original light fixtures is unknown, but the locations are evident on the ceiling grid.
- Paneled wood door at enclosed staircase to loft above.
- One five paneled wood door at stair tower to stage.

Existing Condition:

- Plaster wall surfaces are rough and paint is peeling.
- Wood wainscoting has been repaired and refinished in recent years. Additional repair work is needed at random areas.
- Pressed metal ceiling is rusted in areas and has been punctuated where ceiling mounted conduit was installed.
- Tongue and groove floor is warped and finish is worn.
- Bricks at fireplace are loose and are spalling.
- Paneled wood door with glass inset, transom and sidelight was added to provide access to exterior fire escape. Wood platform and rail up to door opening.

- Wood framed light panel at column.
- Light fixtures are pendant hung fluorescent at locations of original fixtures.
- Door to loft is off hinges.
- Door at stair tower to stage is locked and stair is removed.

ASSEMBLY HALL LOFT

The loft was conceived as an area for an orchestra or those who preferred to watch rather than dance. Little change has occurred to this area through the years.

Original Condition:

- Smooth painted plaster walls.
- Tongue and groove varnished wood floor with wood base.
- Pressed metal tin ceiling and frieze band at perimeter.
- Original design of light fixtures is unknown, but the locations are evident on the ceiling grid.
- Paneled wood door to enclosed stairway.
- Wood guardrail at front fascia of loft.
- Decoratively painted ornamental pressed metal ceiling.
- Three steel rod hangers support the loft from the ceiling structure.

Existing Condition:

- Plaster wall surfaces are rough and the paint is peeling.
- Pressed metal ceiling is rusted in areas.
- Light fixtures are pendant hung fluorescent at locations of original fixtures.
- New code required guardrail was installed behind original wood guardrail.

RECOMMENDATIONS

Master Plan Concept

The accompanying floor plans for the restoration and rehabilitation of interior spaces responds to the program requirements and the opportunities that exist within the building's spatial character and configuration. The plan represents the end goal of the restoration and rehabilitation process. It may take, however, a number of years to realize the plan since the work may occur in phases as funds become available. The implementation section recommends an approach to realizing the overall plan in a phased manner.

The plan concept calls for the restoration of the two most significant interior spaces of the building. These spaces are the theater space and the assembly hall. Restoration of significant features and materials within these two spaces are strongly recommended. This would include special treatment of the act curtain as designed and executed by Walter Burridge and the dome and mural paintings by Frederick Winthrop Ramsdell. The important features within the auditorium that should receive special treatment include the restoration of stenciling at the walls and balcony faces, the replication of original lighting fixtures, the restoration of seating at the family circle as a result of the removal of the added projection booth, and the restoration of the ceiling surfaces. Although restoration is the overall treatment that would be applied to these two spaces, some changes are being recommended in order to meet other program requirements. The most important change within the auditorium space is the removal of the tiered platforms at the parquet in order to install seating with a little greater spacing in order to improve audience comfort. Along this line, it is recommended that new seats be fabricated that retain the spirit of the original seating, but provide additional comfort. The few remaining wood seats that are original to the building, should be restored and installed at locations in the first balcony that would be used only under unusual circumstances, due to their poor site lines.

Some changes in the auditorium space are also recommended in order to address important performance requirements. These include the recommendation to install lighting positions in ceiling in slots created behind the dome. These could be designed in a manner that would allow them to be unobtrusive. It may be possible to have hinged doors for these slots that could be lowered when these lighting positions were not required so that the ceiling plane would be uninterrupted by this new element.

Few substantive changes are recommended in the assembly hall space. The work that has occurred in recent years has successfully addressed surface treatments that now needs to augmented with additional repair and modifications for new building systems. One new change that is recommended is the development of a preparation area for caterers at the loft level. This space would allow for the serving of food in the assembly hall. A new elevator recommended in the present tower space would allow access between the loft and the main level of the assembly hall.

All other spaces at the main level and basement are to be either rehabilitated, or adapted to support the functions that would occur within the theater and hall. The basement level of the hall would undergo the greatest change. At this level, it is recommended that flexible multi-purpose space be developed that could be subdivided in the smaller spaces for use either to support theatrical productions, for conducting art classes, or for conducting meetings or workshops.

Substantial change is also recommended at the main level of the hall. While the multi-purpose exhibit space that presently exists at this level would be retained, its size and configuration would be altered in order to accommodate other program needs. The existing green room would be increased to better serve as a production and staging area for theater productions. Administrative offices would continue to be located at this level. Other needs addressed in the plan include the development of new toilets to serve both the Assembly Hall and the theater, of a barrier free toilet room, and of a new coffee preparation and serving area to augment the exhibit space.

One of the more important considerations that requires change at the interior of the building is addressing code requirements for barrier free access and for egress. The development of the tower at all levels for vertical and horizontal circulation is recommended. At the main level, this would include providing a ramp for barrier free access between the theater and hall. The rest of this space within the tower is devoted to an elevator and for a new egress stairway.

An important component of the overall preservation master plan is the replacement and upgrading of the building systems. A detailed description of the recommendations is included in the appendix of this study. In summary, the recommendations call for the installation of a new heating, ventilating, and air conditioning system to service all parts of the building. This system would require the placement of units at the basement, the attic space over the theater, and the attic space over the assembly hall. A space at the basement level will continue to be devoted to mechanical purposes.

Detailed Recommendations

The following paragraphs set forth detailed recommendations for each space delineated in the master plan concept.

THEATRE

THEATRE LOBBY

- . Clean and repair all plaster walls and ceiling.
- . Repair damaged existing plaster at all walls and ceiling.
- . Restore doors.
- . Restore wood flooring, wood benches and base.
- . Restore all light fixtures. Replicate any missing or damaged pieces to match original.
- . Remove all non-original exposed conduit and reroute.
- . Construct necessary changes as to meet program requirements.

"FAMILY CIRCLE" LOBBY

- . Clean and repair all plaster walls and ceiling.
- . Repair damaged existing plaster at all walls and ceiling.
- . Restore doors.
- . Restore wood flooring and base.
- . Restore all light fixtures. Replicate any missing or damaged pieces to match original.
- . Remove all non-original exposed conduit and reroute.
- . Remove stairway per new program requirements.
- . Construct necessary changes as to meet program requirements.
- . Construct ramp to theatre lobby as to allow barrier-free access from the theatre to the hall.

MEN'S TOILET

- . Rehabilitate toilet room. To match that of the rehabilitated women's toilet room.

WOMEN'S TOILET

- . The recently completed rehabilitation makes any treatment in the foreseeable future unnecessary.

THEATRE TICKET OFFICE

- . Remove existing non-original finishes.
- . Construct new finishes using historically appropriate materials.
- . Replicate original design for the ticket window.

MONUMENTAL STAIRS TO BALCONY

- . Clean and repair plaster walls and ceiling and restore to original condition.
- . Replicate original carpeting at stair.
- . Restore finishes at banisters, newel posts, balusters and handrails.

THEATRE SPACE

Wall Surfaces

- . Clean and repair all decorative painting at all plaster walls.
- . Repair damaged existing plaster at the walls and replicate any badly damaged or missing pieces.
- . Restore original column finishes.
- . Remove curtain and low wall, at rear, and install new heavy velour curtains at rear entry doors.
- . Restore doors and transoms.
- . Remove projection booth and restore wall surfaces.

Floor Surfaces

- . Restore wood flooring and base.
- . Replicate original aisle runner design.
- . Remove steps at parquet.
- . Restore and reinstall original wood seating in front two sections of gallery level.
- . Replace existing seating elsewhere throughout space with historically appropriate seating. Wood seat bottoms and bases with upholstery panels is the recommended design.

Ceiling Surfaces

- . Repair water damage at ceiling. Replace damaged pressed metal panels with new materials to match original.
- . Clean and repair plaster at all ceiling surfaces and soffits.

- Restore dome mural to original condition. See Conrad Schmitt report in appendix for detailed discussion of treatment options.

Lighting

- Replicate original light fixtures at all original location throughout the theatre. Restore any original fixtures still extant.

Miscellaneous

- Remove all non- original exposed conduit and reroute.
- Remove steam in-room heaters.

ORCHESTRA PIT

- Restore floor finish to original condition.
- Reconstruct stairs from pit to stage.

STAGE/GRID

- Replace 1x4 decking with 5/4x4 fir decking.
- Construct new wooden reinforced head rail and reinforced loft wells, based on structural engineering study of grid and fly gallery to determine safe working load.
- Replace all loft blocks and head blocks with new steel blocks.
- Re-rig all hemp lines with 5/8" hemp.
- Re-rig all counter-weighted line sets with 1/4" wire rope and 3/4" hemp purchase lines.
- Replace all battens with 42' long, 1-1/4 schedule 40 pipe sleeved at joints. Bridle lines as needed.
- Install adequate work lights.
- Install 4 one-half ton motorized line-sets for electrical battens, if structural engineering study determines that grid can safely accommodate load and related forces.
- Purchase sandbags, clews, block and fall and other equipment needed for the safe flying of scenery.
- Install code smoke doors and sprinkler system.

LEFT AND RIGHT GALLERIES, PAINT BRIDGE AND FRAME

- Conduct structural engineering study of galleries, bridge and stairs.
- Remove stairs to stage left gallery from stage floor and reinforce stairs to grid.
- Install new work lights at galleries and bridge. Rewire and restore strip lights over

bridge.

- . Re-rig paint frame and support frame as needed.
- . Install paint sink with hot and cold water and proper work light in upper left corner to service paint bridge.
- . Reconstruct 2 stage left galleries at original location.

STAGE

- . Remove existing masonite. Restore traps to operable condition. Fix floor in traps as needed.
- . Remove all storage racks from stage house.
- . Remove unused escape stair from assembly hall.
- . Replace stage right set of stairs to basement with one further upstage.
- . Construct new basement stair at stage left within triangular dressing room dressing room.
- . Re-cover stage floor with 14" tempered masonite. Cut to allow for operation of traps.
- . Enlarge door on stage right wall to 8' wide x 12' tall to allow access to enlarged green room.
- . Remove existing dead-hung stage work lights.
- . Provide adequate work light for stage area.
- . Install new fire curtain with side pockets as per fire code.
- . Provide new stage drapery, black velour legs and borders, painted teaser and sky drop.
- . Restore painted act curtain.

STAGE LIGHTING

- . Completely rewire all stage cable.
- . Provide new 400 amp 3-phase power distribution to stage house.
- . Provide 48 new 2.4Kw dimmers and computer control for operation of stage lighting.
- . Install circuitry on new motorized electric battens.
- . Provide new lighting fixtures (98 spotlights plus strip lights)

- Cut closeable access ports in the auditorium ceiling for new front of house lighting positions. Run appropriate circuitry to dimmers. (See reflected ceiling plan.)
- Install sprinkler system over auditorium ceiling.

BELOW STAGE DRESSING AREA

- Rehabilitate existing conditions to meet program requirements.
- Construct new code conforming egress stair and enclosure from existing chorus dressing room to existing on above stage dressing room. Construct enclosure at existing exit door to alley stage left.

HALL

VESTIBULE

- Clean and repair decorative painting at all plaster walls.
- Repair damaged existing plaster at the walls and replicate any badly damaged or missing pieces.
- Restore doors and transoms.
- Restore wood flooring.
- Clean and repair plaster at all ceiling surfaces.
- Restore all light fixtures. Replicate any missing or damaged pieces to match original.
- Remove all non-original exposed conduit. Install new wiring wall and ceiling cavities.
- Restore ticket window to original condition.

HALL LOBBY

- Clean and repair all plaster walls.
- Repair damaged existing plaster at all walls.
- Restore decorative pressed metal tin finish at ceiling.
- Restore doors and casing to original condition.
- Re-install missing doors to dining hall to match original.
- Restore wood flooring and base to original condition.
- Restore wood wainscoting to original condition.