July 2020

Historic Structures Report

The Apollo Civic Theater
128 East Martin Street
Martinsburg, WV 25401



CRA Project No. 3396

Crabtree, Rohrbaugh & Associates Architects
401 East Winding Hill Road
Mechanicsburg, Pennsylvania 17055
phone: (717) 458-0272 - fax: (717) 458-0047

Historic Structures Report July 2020
The Apollo Civic Theater, Martinsburg, WV

Section 0: Table of Contents

Section 1: Introduction

Section 2: Acknowledgements

Section 3: Executive Summary

Section 4: Historic Narrative

Section 5: Existing Conditions Narratives

a) Site / Civil
b) Architectural
c) HVAC
d) Plumbing
e) Fire Protection
f) Electrical
g) Structural

Section 6: Existing Conditions Drawings

E1.0 Site Plan
E1.1 First Floor Plan
E1.2 Balcony Plan
E1.3 Second Floor Plan
E1.4 Third Floor Plan
E2.1 Elevations
E 2.2 Perspectives

Section 7: Environmental Reports

Section 8: Building Program

Section 9: Proposed Renovations Narratives and Codes Analysis

a) Site / Civil
b) Architectural
c) Structural
d) HVAC
e) Plumbing
f) Fire Protection
g) Electrical
h) Codes Analysis

Section 10: Proposed Renovations Drawings

C1.0 Site Plan
A1.1 First Floor Plan
A1.2 Balcony Plan
A1.3 Second Floor Plan
A1.4 Third Floor Plan
A2.1 Elevations
A2.2 Elevations
A2.3 Perspective Drawings
A3.1 Building Sections

Section 11: Cost Analysis & Preliminary Phasing

Section 1: Introduction July 2020

This Facilities Condition Assessment and Historic Structures Report for 128 East Martin Street, Martinsburg, WV also known as the "Apollo Civic Theater" is prepared for the Board of Directors of the Apollo Civic Theater, Berkeley County, West Virginia.

This project is partially funded through grant funding from the West Virginia State Historic Preservation Office and is required to meet all US Secretary of the Interior Standards for the Rehabilitation of Historic Buildings.

The existing Apollo Civic Theatre located at 128 Martin Street in Martinsburg, West Virginia was constructed in 1913. Since 1914 the Apollo Theatre has continued to serve as a focal point for community entertainment, and as a reflection of the changing social history of the Martinsburg community.

The stage of the Apollo Theatre has seen the heyday of vaudeville, the "Crooners" of the 1930's, and hosted rock and roll concerts of todays era. Contemporary drama, as well as classical works have been performed since the opening of the theatre in January 1914. The theatre has also been the focal point of community dance and theatre activity. The history of the Apollo Theatre is therefore truly representative of the social history of one of West Virginia's oldest communities.

In recent years the Theatre has deteriorated and is in need of restoration and upgrades as noted below:

Accessibility: The building is not accessible. An elevator is needed to provide accessibility to the second and third floors.

Thermal Envelope: The exterior walls are not insulated on the second and third floors. The roof insulation is an average of 3" of polyisocyanurate.

Windows: Most windows in the building are original wood frame single pane glass and are in poor condition.

HVAC: The main theater lacks central air conditioning.

Electrical Systems:

Fire Protection Systems:

Codes Upgrades: The existing building does not meet current building codes and requires upgrades where feasibility to bring the building up to current standards.

Additional Stage Support Space: Currently stage storage is inadequate and mobile trailers are used to meet storage needs on the adjacent open lot area.

This study is an analysis of the buildings history, structure, and current program requirements with a goal of providing recommendations and a cost analysis for the renovation and restoration of this historic building so that it can continue in its mission to provide a high quality community entertainment venue for years to come.

Section 2: Acknowledgements

July 2020

This Historic Structures Report was prepared for the Board of Directors of the Apollo Civic Theater:

This Historic Structures Report was prepared by:

Richard C. LeBlanc, AIA, Principal, Director of Design
Crabtree, Rohrbaugh & Associates
401 East Winding Hill Road, Mechanicsburg, PA 17050

Joshua Bower, AIA, Principal, Studio Director
Crabtree, Rohrbaugh & Associates
250 West Main Street, Suite 200, Charlottesville, VA

Johnathan Stewart, PE
CMTA – MEP Engineers
315 W Broad St Suite 400, Richmond, VA 23220

Drew, Roberts PE
CMTA – MEP Engineers
315 W Broad St Suite 400, Richmond, VA 23220

Steve Barber, PE
DMWPV Structural Engineers
1025 Boulders Pkwy #310, Richmond, VA 23225

Crabtree, Rohrbaugh & Associates wishes to thank the following for their time and input into developing this document:

Berkeley County Historic Landmarks Commission

and volunteer Committee Members:

Michael Noll

Shane Farthing

Roger Engle

David McCauley

Tracey Guilliams

Rachel Snavely

Section 3: Executive Summary

July 2020

The purpose of this report is to assess the condition of the Apollo Civic Theatre and to provide recommendations on the renovation and restoration of this historic structure.

The existing Apollo Civic Theatre is a three-story structure of 22,500 sf. The structure has a basement mechanical room. On first floor is the main auditorium, the second floor is the main ballroom, and the third floor is a multipurpose space.

It is proposed that the building be completely restored to the greatest extent possible to meet the needs of the Theatre including all architectural finishes, HVAC, plumbing, electrical, and fire protection systems. An addition is proposed on the adjacent open lot to accommodate the theatres need for set storage and construction. A new elevator is planned to provide accessibility to the entire building.

This report includes an analysis of the existing conditions, recommendations, and a cost analysis to complete the restoration work.

SECTION 4: HISTORICAL NARRATIVE July 2020

"Miracle on East Martin Street" - that's what everybody says after they have been to the Apollo Civic Theatre in Martinsburg, WV. The Apollo is definitely a miracle. The theatre has stood through two world wars, a depression, an economical boom, and many other major events. The Apollo Civic Theatre represents two things - the beautiful building and the wonderful theatre organization.

During the late Nineteenth and early Twentieth centuries Martinsburg did not have a lot going for it. There was one thing, though, that kept this town going - the theatres. There were a number of motion picture houses and show places including the Strand and Central Opera House. The Central Opera House had been a show place, but by 1910 it had deteriorated badly and was in need of replacement. The Strand was also in bad shape and later torn down.

At about the same time that the Central Opera House was being torn down, Edgar Thorn, the son of Harry Peter Thorn and Mary Elizabeth (Livers) Thorn, died suddenly and most tragically. This brought such sorrow to Mr. Thorn so his wife, Mary, urged him to get involved with a project that would occupy his time and his mind.

The project that he chose was the replacement of the old Central Opera House. The Thorns saw the need for a building in downtown Martinsburg that would meet all the pleasures of the community. This place would present motion pictures, plays, touring shows, such as Vaudeville, music groups, singers and comics, and also provide large rooms suitable for community dances, balls, cotillions, wedding receptions, conventions, style shows, business meetings, and space for private schools such as dance.

Soon after the Thorns' decision, Mr. Thorn commissioned Chappie Kent, a local architect, to prepare plans for the new facility. Mr. Kent, in turn, commissioned Mr. Reginald Geare, a Washington D.C. architect, who was an expert on designing theatres. One of the theatres Mr. Geare designed was the grand Knickerbocker Theatre in Washington. Unfortunately, a terrible tragedy was connected with the Knickerbocker Theatre. The roof caved in, killing a number of people. Although it was announced that it was not Mr. Geare's fault, he still accepted responsibility for and, being unable to overcome his mental anguish, committed suicide.

The building of the theatre started when Mr. Thorn took title to the property on March 9, 1912. The building was on the corner of East Martin and Spring Streets. The theatre was built between April and December 1913. It has a full basement, which has been used throughout the years for heating and storage. The street level first floor is the main auditorium floor with 509 seats that are used for motion pictures, live performances, conventions, and other meetings. This floor includes a balcony across the rear and down the two sides to the stage area. The theatre was known as the Apollo Theatre. The second and third floors, also known as the "Roseland" and "Thornwood Hall", were designed as large rooms for the community's social and entertainment affairs. The building that housed the three spaces was called the Thorn Building.



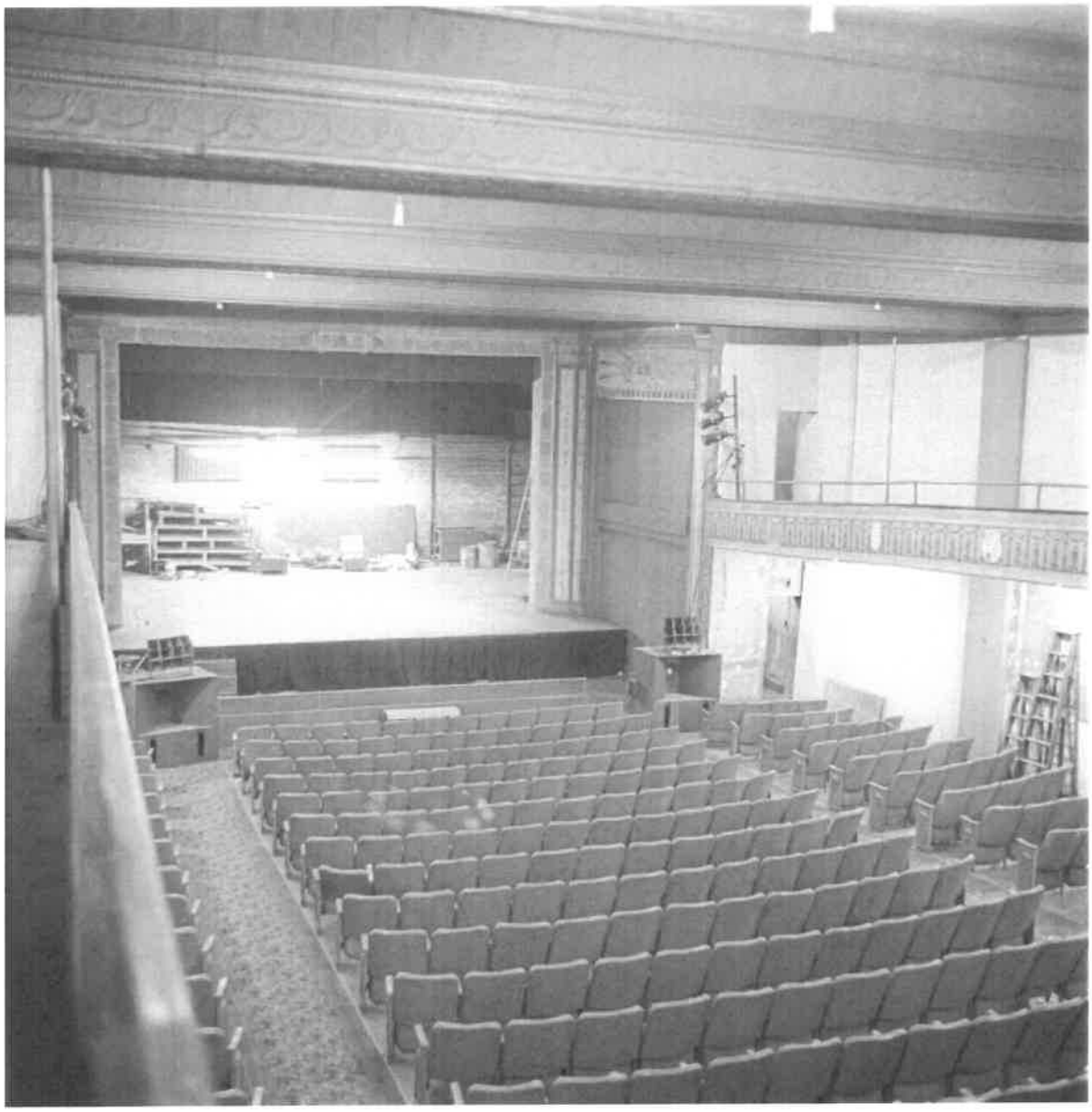
The Apollo Theatre as originally constructed in 1913 and first occupied in January 1914.



The addition of a marquee significantly altered the façade of the Apollo. It collapsed on Saturday, May 13,1987 and was removed.

Construction was begun on the Apollo Theatre in Martinsburg, WV in April 1913 at a time when the real era of motion pictures was barely a decade old. Charlie Chaplin, Tom Mix, William S Hart, and Mary Pickford were beginning to become "household words" in a nation gripped in the thralls of this revolutionary new form of entertainment. The Apollo Theatre was designed to accommodate the ever growing ranks of the movie going public, and was one of the first theatres built in West Virginia with the primary purpose in mind of the showing of motion pictures.

The Apollo theatre is a very early example of the plush "movie palaces" that sprang up throughout the United States, particularly in the 1920's, and briefly dominated the social and cultural life of the United States. A stage was provided, however for the performance of vaudeville acts, acting troupes, and other forms of live entertainment prevalent in that day. The Apollo Theatre, an imposing three-story structure that typified the larger than life aspects of the new entertainment media, was opened with a gala ceremony on January 19, 1914. Since 1914 the Apollo Theatre has continued to serve as a focal point for community entertainment, and as a reflection of the changing social history of the Martinsburg community.



The transition from silent pictures to "talkies" was made in 1927 and the theater wired for sound.

The stage of the Apollo Theatre has seen the heyday of vaudeville, the "Crooners" of the 1930's, and hosted rock and roll concerts of today's era. Contemporary drama, as well as the classical works, have been performed since the opening of the theatre in 1914, and the theatre has been the focal point of community dance and theatre activity. The history of the Apollo Theatre is therefore truly representative of the social history of one of West Virginia's oldest communities.

The Apollo Theatre is an important work by noted Washington, DC architect Reginald Geare, an architect whose promising career was marred and probably cut short by tragedy. Geare designed the

Apollo Theatre, in company with local Martinsburg Architect Chapman E. Kent, in 1912-13, and this imposing three-story building became a very important part of his growing portfolio. Undoubtedly the successful completion of the Apollo Theatre contributed to Geares being asked to design the great Knickerbocker Theatre in Washington, DC. It was hailed as "beautiful" by newspapers of the day (1921), but on January 28, 1922, in one of theatre history's greatest disasters, the roof of the Knickerbocker Theatre collapsed under the weight of 30 inches of new snow, killing 98 and injuring 150. Although the indictment against architect Geare was dropped (as being "too vague and too general") his business certainly collapsed under the resulting notoriety and, five years after the Knickerbocker Theatre Disaster, Reginald Geare took his own life. In such a tragic manner did the career end of one whose early work, namely the Apollo Theatre in Martinsburg, had shown such promise.

The Apollo Theatre represent a significant contribution to early movie theatre design in West Virginia. Its largely intact spaces are dominated on the first of its three levels by a large seating and balcony area and by an ornate proscenium-stage arrangement. The survival of original ornamentation in the form of elaborate pressed tin ceiling in the movie auditorium greatly contributes to the structure's integrity. The plan of the Apollo Theatre to accommodate upwards of 1,000 people in a small town at such an early date (1913-14) for the then infant and not fully accepted entertainment medium of moving pictures, is a measure of this building's significance. The transition from silent pictures to "talkies" was made in 1927 and the theater wired for sound.

Inviting twin, double doorways surmounted by arched transom lights form graceful accents at the ground level. Tripartite front elevation windows, flat-arched and segmental-headed at the second and third levels, are outlined between projecting cast metal cornices. The suggestion of such a façade was to create a dignified yet inviting impression upon the new movie-going public.

The marquee of later addition obscured the twin, arched transoms of the two double door entrances. These major doors are flanked by secondary, arched doorways with fanlights. A cast metal dentiled cornice across the front at the first story level is overpowered by a cast metal bracketed cornice at the roofline set upon a corbeled brick base. The brick parapet of the Apollo Theatre was originally crowned at the front and side elevations with a wide pyramidal cap containing the date 1913 and the name "Thorn" after the entrepreneur who built the Apollo.

The Apollo Theatre was opened on January 19, 1914 with a gala ceremony. Since 1914, the Apollo has continued as a focal point for community entertainment, and a reflection on the changing history of the community.

The building was designed with a small stage and orchestra pit to be used for live performances. The orchestra pit also contained a piano and a Moller organ with a cost of $10,000.00, a very large sum back then. The Moller organ was manufactured in Hagerstown, Maryland and was considered one of the finest organs in the world. The organ pipes were very large and divided into two banks, one bank located along the wall next to the stage. The organ was played for all silent motion pictures with the organist being able to play music which reflected the mode and excitement of whatever was going on or being shown on the screen. Elizabeth Livers played the organ and Mary Comrey O'Roke played the piano.

At first the auditorium was used primarily for motion pictures but on Saturday there were vaudeville touring shows on stage. In addition a number of home produced talent and minstrel shows were developed. The first local theatrical productions were started by Mr. Albert Geyer.

The interior spaces of the building are divided use with the auditorium and stage on the first floor, a great hall on the second floor, and a large unfinished multipurpose room on the third floor. The Martinsburg World of January 16, 1914 described the new facility as having indirect lighting, a seating capacity of 1000, 10 fire exits on the first floor, 5 fire exits from the balcony, steam heating, and excellent ventilation, and a 4 ½ foot incline "giving and unobstructed view from every section," In 1920 a small addition at the southwest side of the building was constructed to expand the stage, fly space, and to provide for an orchestra pit.

Due to the need for an expanded facility for theatrical productions, Mrs. Mary Thorn purchased the land behind the theatre in 1920, the orchestra pit was enlarged, a 35 by 50 ft. stage with a proscenium was added, and a 50 ft. fly loft over the stage with the proper pin rails, cat walks, and an overhead Grid system. Also, offices, dressing rooms, and the stage door located to stage left were the new additions to this building.

With these expanded facilities, which proved to be the largest and best in the Northeastern part of WV, the Apollo increased its live theatre productions. The theatre also increased its social and business uses. During these early years traveling Vaudeville shows regularly played the Apollo with the normal array of comics, show girls, and cowboys. Receptions and dances, graduation ceremonies were held there.

As the social and culture center for the area in these early days the second and third floor seemed to be busy all the time. While both floors were used for a variety of affairs, most old-timers in the area remember them as ballrooms. Thornwood Hall was the home of the Cotillion Club where they taught the social graces along with social dancing. For years and years they held their annual ball to introduce the young ladies to society.

The management of the theatre changed hands many times. Throughout the years there have been many live performers who have come into town to introduce their new movies or act in a show. Will Rogers was one of the notables who came to the Apollo to open his new movie "State Fair". Many cowboys, including Tex Ritter (comedian John Ritter's father) came to town to entertain the audience before their pictures were shown. Also, classical musicians have been to the Apollo, including the Great Rubinoff. A news item in the local paper tells of Rubinoff arriving late in Martinsburg and having to sleep in the hotel lobby with his Stradivarius nestled under his arm.

Among the social schools which occupied the building was the dancing school of Miss Alice Shoemaker who taught all the young ladies ballroom dancing. At the end of each year Miss Shoemaker had a dance recital in which the students would dress in their most beautiful dresses and prove to their parents and friends that they were ready for ballroom and society.

Many state conventions were held in the building over the years including several conventions by the West Virginia Medical Association. Another use of the building during the 1920's and 1930's was as a business school.

Martinsburg High School, in the early years prior to 1928, was located on South Queen where the Board of Educations now has some of its offices. During this time, graduation exercises were held at the Apollo Theatre. In fact, William C. Clohan, mayor of Martinsburg from 1978 to 1983, remembers his graduation exercise at the theatre. Mr. Clohan also recalls how one of the town's landing lawyers from

one of the prominent families throughout the history of Martinsburg would leave his law offices every time there was a change in the movies and would come down to the Apollo and spend the afternoon. Mr. Clohan reported that Mr. P. O. Faulkner was probably one of the Apollo's most loyal patrons.

From 1932 to around 1942 WJEJ radio station in Hagerstown, MD, that went on the air in 1932 one of only 600 AM stations in the U.S, had remote studios in Chambersburg, PA and Martinsburg in the Apollo Roseland Ballroom which was known as the Roseland Studio of WJEJ. The Apollo Orchestra would play Monday through Friday on the Mutual Broadcast Network from 5:00pm to 5:45pm.

In 1937 the front of the theatre received a new addition, a Marquee and a Box Office, complete with flashing lights that hung out over the sidewalk and proved a cover as patrons entered the theatre. Years of wear and fatigue finally took its toll on the structure and it collapsed under the weight of a heavy rain storm in 1987.

Besides changing management many times, the name of the theatre was changed to the "Town Cinema" in the early 60's. The two upper floors stopped being used in the late 50's and came under disrepair.

The community theatre group organization, that now owns and operates the Apollo Civic Theatre, was started in 1936 under the name of "Martinsburg Little Theatre". Just before World War II, in 1939, the Little Theatre was incorporated and the name changed to "Berkeley County Civic Theatre, Inc." and stayed that way until 1987 when the name was changed to the "Apollo Civic Theatre, Inc.". In the early years the group met, rehearsed and had its corporate offices at 411 West Race Street and performed at the Martinsburg High School Auditorium. World War II caused the theatre to lose most of its male members. In the sixties the group went dormant. An original signing member from 1939 along with a group of volunteers reactivated the organization in 1971 as a reading theatre group. In 1972 the theatre group along with other community members and leaders participated in Berkeley County's Bicentennial Pageant "Echoes of the Valley", which was held at Corbourn Field from June 19th through the 24th in 1972. This provided a catalyst to revitalize the group with new members and a desire to present larger productions.

In May 1973 Live Theatre returned to the stage of the Apollo as the Berkeley County Civic Theatre in corporation with the present building owners, Elwood and Margaret Lane, presented "Oklahoma". Other shows to follow included "Sound of Music", "South Pacific", "Fiddler on the Roof" and the list goes on. Other acting companies including the Community Players used the theatre for some of their productions. Many of Martinsburg ladies recall the beautiful style shows presented at the Apollo by the department stores Katz and Emmert's. One lady still remembers the performance of Elsie Seifert singing the then new song "Alice Blue Gown". In the early 1980's the Downtown Merchant Association (DMA), the predecessor to today's Main Street Martinsburg, presented the "DMA Mad Cap Follies" as a fund raiser for the organization at the theatre.

Mr. and Mrs. Lane's business plans changed as they acquired the Berkeley Plaza with multiple movie screens and they wanted to sell the Thorn Building, which housed the Apollo Theatre. Realizing the importance of preserving the theatre structure, the group purchased the Thorn Building in 1975 from Mr. and Mrs. Elwood Lane and Mr. and Mrs. Ralph Burkhart and has since been involved in a renovation program. In 1979, the Apollo Theatre was added to the National Register of Historic Places. The 2-story brick building is constructed of masonry bearing walls with steel beams and wood floor panels. Roof construction was originally wood trusses with wood roof decking but due to severe roof leaks and water

damage the roof was removed in its entirety in 1975 and replaced with steel girders, steel bar joists, and steel decking with rigid insulation and a membrane roofing system. The interior of the building is largely column free.

To clarify the organizations relationship with the building the name was changed from the "Berkeley County Civic Theatre, Inc." to "Apollo Civic Theatre, Inc." in 1987.

The members of ACT believe that the theatre belongs to the community and can only be successful if the entire community supports and utilizes the facility. The theatre is a non-profit organization. The expenditures are great and the shows and other activities that go on at the theatre does not generate enough money to sustain the operation so fund raisers are held throughout the year along with patron and business membership support. At various times, after the theatre group bought the building, many people thought that the theatre may have closed down because it was so low on funds.

In addition there is an annual Talent Show, a Haunted Theatre along with a showing of the movie cult "Rocky Horror Picture Show" Since 1982, the theatre has held a Youth Summer Theatre Workshop for youth in grades 4 through 12. In 2013 the Youth Program was expanded to add a Fall and Winter Junior Youth Program for youth from grades 1 through 12. These programs have between 50 and 65 youth a session.

Work has continued through the years on renovating the theatre. One of the groups that has been a big supporter through the years has been the Martinsburg Rotary Club. Over the years they have donated two Main Stage curtains, a Gold one and the present Royal Blue Curtain along with sponsoring various events and ACT productions. In 1996, through the help of volunteers, headed up by Norma Sutherland, they raised over $60,000.00 to have the flooring fixed and all the seats refurbished. Additional repairs have been done to the inner and outer lobbies, and to other parts of the theatre. The Roseland Ballroom, still in use today, is used for receptions, dances, rehearsal hall and in the past has even been used to teach ballroom dancing. Thornwood Hall is no longer used for social events but is used for set, costume storage and the Haunted Theatre Maze.

In 2003, the theatre was used for a shooting location for Ted Turner's movie, "Gods and Generals". It was made up to look like two different theatres, one being the Ford's Theatre in Washington, D.C. The Discovery Channel and other independent film makers have used the theatre as a set. The theatre also hosted one of the Movie Premiers of "Gods and Generals". The theatre has hosted West Virginia Public Broadcasting's "Mountain Stage". The theatre has been a location for political debates, a program honoring Senator Robert C. Byrd, weddings, wedding receptions, high school graduations, Country and Western, Blue Grass, Rock concerts and many more.

It was also used as a rehearsal space for the movie "Sweet Dreams" the life story of Patsy Cline. The theatre was also used as a movie set, rehearsal hall or screening locations for the movies, "War of the Worlds" and "Making of the Mob".

Through help from a gift presented to the Arts Centre by the National Conservation Training Center, the theatre now has a Digital Video Projector capable of projecting a picture on the 14'x28' projector screen where the ACT has presented classic films.

Some of the entertainers that have appeared on the stage of the Apollo over the years have been Will Rogers, Tex Ritter, the Great Rubinoff, Little Jimmy Dickens, Garth Brooks, Susan Sullivan, David Shelby, John Berry, Merle Haggard, Jeff Bridges, Robert Duvall, Stephen Lang, Jeff Daniels and many more.

The theatre is a place where the community can come to relax while watching a favorite play or various activities. It is also a place where people from different walks of life, come together and work on putting together a show and presenting it to the community. Many people have grown up at the Apollo. Some have shared their stories of the dances held in Roseland Ballroom, courting their sweet heart at the movie theatre, or a short lived business college on the third floor's Thorne Hall or just spending their free time at the theatre. The theatre has proved to be one of Martinsburg, Berkeley County and the surrounding area's most valuable places. The Apollo is rich in history and a reason for volunteers and patron to "Get into the ACT".

Today, the theatre is very active. There are five Apollo produced live performances every year plus groups renting the theatre for their use including motion pictures, country singers, children's theatre, the Miss Berkeley County Scholarship Pageant, dance recitals, the Mountain State Apple Harvest Festival Coronation of Queen Pomona and more.

The Apollo board had to come up with ways to raise money for the bills. The best way to get the funds was to get the community involved. The board started to hold fund-raisers such as Las Vegas Night, Dance-a-Thons and different activities to get the community interested in helping.

The theatre also holds a Children's Theatre Workshop in the summer for kids between ages of 8 and 18. The theatre is still in its renovation program. Several years ago the Martinsburg Rotary Club donated a beautiful blue curtain to the theatre, and in 1996 some of the theatre volunteers worked all night to install the theatres' new seats. There have also been repairs done to the auditorium floor, the inner and outer lobbies, and to other parts of the theatre. The Roseland Ballroom is still used today. It is used for receptions and ballroom dance lessons. Thornwood Hall is no longer used for social events, but it is now divided into halves. A painter rents the northern end of the Thornwood Hall and the southern half is used as a costume room.

The theatre is still a place were the community can come to relax while watching a favorite play or to work hard putting together a show for the rest of the community. Many people have grown up at the Apollo and spend any free time they have there. The theatre has proved to be on of Martinsburg's most valuable places and as long as there is someone who remembers it, the Apollo will never die.

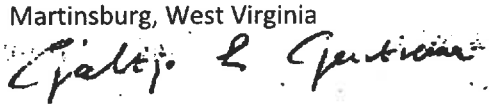
Bibliography

National Register of Historic Places Inventory – Nomination Form – September 1979
King, Donald C. "Theatre Disasters," Marquee Vol 8, No. 3 – 3rd Quarter 1976
Naylor, David "Ticket to World Movies," Historic Preservation, Vol 3, No. 2, - May June 1979
Martinsburg Herald – January 4, 1890 – December 24, 1913
Michael Noll "report," information gathered by Smokey Stover interview with Nel Thorn Baynham (1906 – 1996) and the daughter of Harry Peter thorn (1868-1961) and various contributors – 1978
Martinsburg Journal – May 1, 1912 – October 31, 1912
Pioneer Press – January 7, 1911 – September 22, 1917
Martinsburg World – January 2, 1912 – December 21, 1920
Wrenn, Tony P, Martinsburg Architectural Survey - Summer 1978

BERKELEY COUNTY CIVIC THEATRE
Deed References

DEED BOOK PAGE	DATE	GRANTEE	
286-440	18Apr1975	Berkeley County Civic Theatre (2 lots): 51k' on Martin x 102' on Spring 48.11 on Spring x 104.9' back, adjoins above	
268-322		Lane, Elwood	
256-651		Fort Drive-In Corp.	
216-221		Chandler	
216-217	1961	Burkhart, Ralph	
195-611	1953	Roth Enterprises	(includes agreement)
195-613		Letter to H. P. Thorn	
D/T131-573			
168- 83	1934	Stanley Company	
150-.139	1926	Stanley-Crandall Company	
T30-464			
150-133		Crandall	
142-191		Martinsburg Amusement Company	
T18- 57			
139-441	1Jul1920	Geare, R. W.	(same 2 lots as 286-440, also lease of Strand Theater)
139-265	2Apr1920	Thorn, Mrs. Mary	(48.1' x 104.9' with plat dated 13Apr1920)
127-330	9Mar1912	Thorn, H. P. (SW corner Martin & Spring streets. 51.5' on Martin x 102 ft., part of 88.322)	

Report prepared 28 June 1977
By Galtjo L. Geertsema
Land Surveyor
Martinsburg, West Virginia

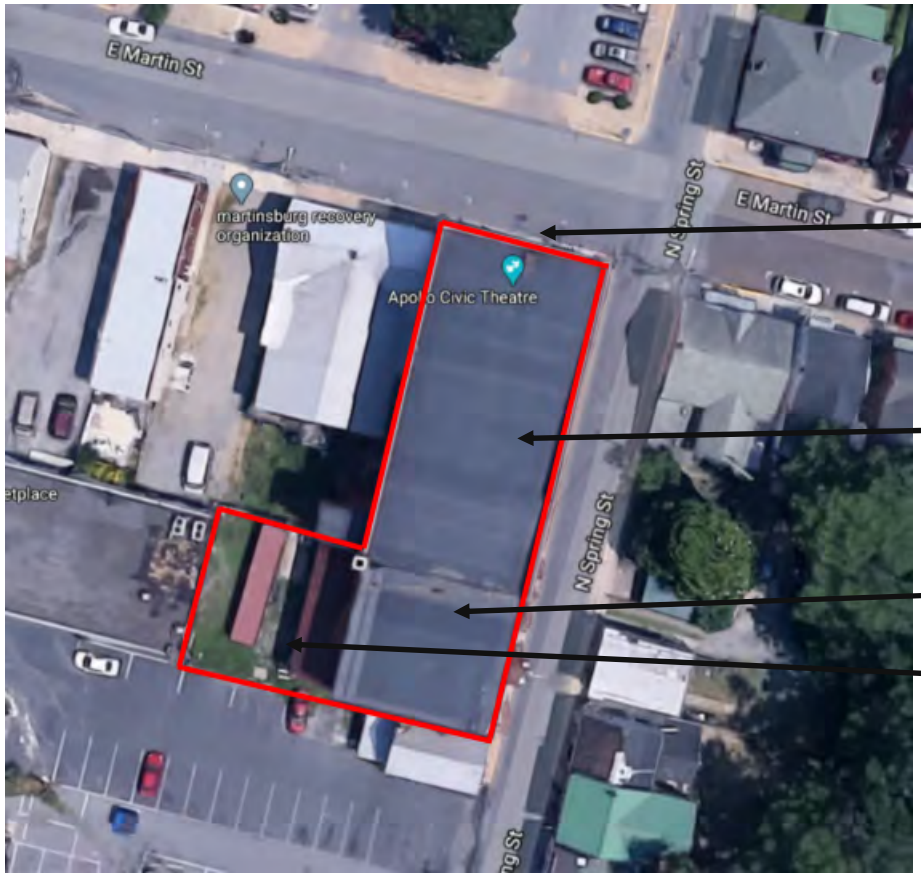


Site / Civil - Site Aerial

The Apollo Civic Theatre is located at 128 East Martin Street in Martinsburg, West Virginia. The original building was built in 1913 and a

Stage addition was completed in 1920 complete with orchestra pit. An open lot is part of the property and is currently being used for storage in trailers.

Recommendation: Construct an addition at the open lot area to accommodate a new green room, restrooms, stage sets, set workshop, material storage, etc. *Consideration shall be given to acquiring the residential property just south of the theater in order to gain access to the addition and to eliminate the exit from the auditorium into the adjacent neighbors property.*



Main Entrance

Original Theatre Building of 1913

Stage Addition of 1920

Open Lot with Storage Trailers

Exterior—Curbs and Sidewalks

Existing curbs and sidewalks are cracked, deteriorated and in poor condition.

Recommendation: Replace all curbs and sidewalks with new concrete curbs and sidewalks. Provide for accessible parking adjacent to the front entrance. Reinstall street lamps.





Exterior Envelope—North Facade

The rectangular three-story brick building measures 50 feet across by 150 feet in length. The north/front elevation is constructed with a tan flashed iron spot brick veneer, stone window sills, and a heavy pressed metal cornice. Above the cornice is a 4 foot brick parapet wall capped with a stone coping. The façade is divided in to four sections by large pilasters. There are two large arched openings on the ground floor serving as the theatre entrances, and smaller arched openings on either side to access the basement and the stair to the second and third floors. The storefront is further distinguished by a pressed metal cornice above the entrances. The wood windows on the façade are a single pane double hung window with a fixed transom panel. A pair of triple window units above the main entrance doors and single window above the side entrances. All appear to be original frames however the sashes have been replaced.. All windows have a flat brick arch with stone sills except for the center pair of windows at the third floor which have arched brick openings. The lower sash is missing from the 3rd floor window.



2. Exterior Envelope—North Facade

Recommendations: Dismantle the brick parapet wall and reconstruct it to match the original design with 1913 lettering. Incorporate thru wall flashing and a new stone coping cap to provide for a waterproof installation. The pressed metal cornices shall be stripped of all old paint, cleaned and repaired, primed and repainted. Damaged cornice sections shall be replaced with sections to match.

Restore / replace windows. Wood window shall be stripped of all paint, repaired, primed, and repainted. New wood sashes with 1 inch insulating glass shall be installed. Alternative: Replace all wood windows with an historic aluminum window similar in scale and detail to the original windows.

Brick masonry shall be cleaned and repointed. All brickwork shall match the original color. Replace mismatched brick.

All wood doors shall be replaced with new solid wood painted doors with 3/4 inch insulated glass and ADA compliant hardware.



2. Exterior—North Façade Parapet and Cornice

The existing north façade brick parapet wall is in poor condition due to exposure and weathering. The pressed metal cornice appears to be in fair condition except for the northwest corner where is it severely deteriorated and missing sections.

Recommendation: Dismantle the brick parapet wall and reconstruct it to match the original design. Incorporate thru wall flashing , stainless steel reinforcing, and a new stone coping cap to provide for a waterproof installation. The pressed metal cornice shall be stripped of all old paint, cleaned , repaired, primed and repainted.





B. Brick Masonry North Facade

The pressed metal cornice remains in good condition as are the arched wood entrances . Masonry has been haphazardly repaired where structural connection for the former Marquee were removed. Masonry is in poor condition.

Recommendation: The brick masonry is in need of complete cleaning and repointing. Replace missing and mismatched brick with matching brick. Metal cornice shall be stripped of all old paint, repaired, cleaned, primed, and painted. Wood door and transom frame shall be cleaned, repaired and painted. Insulated glass shall be installed in all transom panels including circle window.

Detail of the North Façade showing repair from removal of Marquee



2. Exterior Envelope—Main Entrance Doors at North Facade

The main entrance doors and framework are original to the building. A center pair of doors 3'-0" x 7'-0" are constructed of solid wood with a rectangular glass vision panel. Side doors are fixed panels and of the same construction. These doors are 18 inch wide with a rounded corner glass panel. Doors and fixed panels are in poor condition. The wood fascia panel and arched wood panel trim are all in good condition as are the door and window framing. The circle windows has been filled in with solid wood filler panels and painted.

Recommendation: The wood doors shall be replace with identical milled custom wood doors and insulated glass panels. New hardware shall be ADA compliant.

The wood transom windows shall be stripped of old paint, wood cleaned, primed, and repainted.

Note: This is one of two main entrance doors side by side at the North façade and both are in similar condition.



Wood Window @ South Façade Center Section

2. Exterior Envelope- Entrance Doors:

The north west entrance doors to the second floor are constructed as a paneled wood door with a rectangular radius corner lite. The pair of doors are each 22 inches in width and are in poor condition and in need of replacement. The wood fan window above the door is in very good condition as are the wood frame and jambs.

The brickwork surrounding the door is a different color resulting from a paint removal process when the Marquee was removed. A small repair above the doors to the right is of a red contrasting brick.

The stone base of the pilasters is severely deteriorated.

Recommendation: The mortar in all brickwork is deteriorated . The mismatched brick should be replaced with a matching brick, and all masonry shall be cleaned and repointed.

The wood doors shall be replace with identical milled custom wood doors and insulated glass panels. New hardware shall be ADA compliant.

The wood fanlight window shall be stripped of old paint, wood cleaned, primed, and repainted.

Note : Northeast entrance doors are similar and in similar condition.

South



2. Exterior Envelope—Wood Windows at the North Facade

The wood windows at the north façade are in poor condition. The woodwork is severely weathered and glazing is single pane. The third floor windows have been retrofitted with a residential wood window which are not of sufficient quality to withstand the high winds of this location. The spring loaded tracks in the jambs do not support the sash in high winds and several of the sashes have blown out.

Recommendation: The wood windows shall be replaced with historically accurate wood windows matching the existing windows in style, size, and profile. The glazing shall be inch low-e insulated glass. Alternative: Replace with historically accurate aluminum replacement windows.





2. Exterior Envelope –East Elevation

The east elevation fronting North Spring Street is faced with a terra cotta color brick. The first floor is a solid brick wall with punched window openings while the second and third floor façade is divided into six sections by brick pilasters. All windows on the east façade have arches punctuated with keystones of the tan flashed iron spot brick to match the front façade. The pressed metal cornice returns from the front façade the full length of the building while the parapet walls steps down from front to rear.

Recommendation: Clean, repair, and repoint all brick masonry. Restore / replace wood windows to match original wood windows. Remove all paint from pressed metal cornice, clean, repair, and repaint.



2. Exterior Envelope—East Elevation

The wood sashes on the windows on the second and third floors of the east elevation have been replaced and are in fair condition. The spring loaded tracks are inadequate to restrain the windows during high winds and some of the sashes have blown out. The original wood frames are severely weathered and in fair condition.

Recommendation: Replace /restore wood windows to match original wood windows. Replacement windows shall replicate the original historic windows in design and detailing. Low-e clear insulated glass shall be provided.





2. Exterior Envelope—South Facade

The south façade of the building is a solid brick façade with two access doors at the west corner. An access door from the adjacent parking lot provides at grade access and a second level door provides material deliveries. The brick is in fair condition . Wood doors and frames are in fair condition. A metal coping cap at the roofline is in fair condition.

Recommendation: Clean and repoint all brickwork. Replace metal coping cap. Replace doors with a galvanized insulated hollow metal door and ADA compliant hardware. Replace wood double hung window with new historic aluminum window with insulated glass



2. Exterior Envelope– South Façade Entrance

A narrow 4 foot alley exists between the adjacent residential property and the north façade . This alley provides access to a ground level floor accessible to the stage. A second level access door is provided for delivery of materials.

The alley is paved with a concrete walk ending with three steps down to a concrete landing.

Recommendation: Replace the concrete walk with a new walk with integral ramp to provide accessibility to this entrance. Install a new concrete pad with area drain in front of the entrance door. Replace the doors with new insulated galvanized hollow metal doors and frames.

North Façade Entrance



2. Exterior Envelope—West Facade

The exterior brick is a clay fired brick layed in common bond .The brick is in good condition. The flushed and rodded masonry mortar is severely deteriorated in many areas of the building . The coping cap is terra cotta and in fair condition. The wood windows on the second and third floors are original and severely deteriorated. The stone sills are in good condition.

Recommendation: Clean and repoint all brickwork. Install a new aluminum coping cap. Replace all windows with wood double hung windows with clear insulated low-e glass. Alternative: Replace widows with aluminum windows with clear low-e insulated glass to match the original windows in profile and design.

West Façade with stepped parapet wall



2. Exterior Envelope—West Elevation

The west elevation of the auditorium has window openings that have all been boarded up at the ground floor with plywood and metal siding panels. All are severely deteriorated and in very poor condition.

Recommendation: Remove all wood framing, plywood, and metal siding. Provide an insulating sheathing board with vapor barrier and waterproof membrane. Install brick infill in all window openings to match existing brick.



2. Exterior Envelope—West Elevation Windows

The west elevation has windows on the second and third floors that are severely weathered. Second floor windows have been retro-fitted with residential double hung windows while keeping the transom panels and wood framing all of which are in poor condition. The third floor windows are wood windows with single pane glass in very poor condition. Third floor windows have wood sills in poor condition.

Recommendation: Remove wood windows and install new windows to match existing windows in style, profile, and size. Windows shall have 1 inch low-e clear insulating glass. Install cast stone sill for all third floor windows.





Exterior Envelope—West Elevation

The west elevation is faced with a red common brick set in common running bond with a header course every 7th course. The stair tower is constructed of 8 inch concrete masonry units and is a more recent addition to the building. The brickwork is in poor condition. Wood windows frames appear to be original while some of the sashes have been replaced. The windows in the stair tower are aluminum framed windows with 1/4 inch clear glass. The hollow metal door and frame are rusted and in poor condition. The wood doors to the storage area above the stage are severely weathered and in poor condition.

Recommendation: Clean and repoint the entire masonry wall. Clean and paint the concrete masonry stairtower. Replace all windows with aluminum double hung windows with low-e one inch insulated glass with an aluminum frame to match the profile and design of the original windows. Replace wood doors and hollow metal door and frame with new insulated galvanized hollow metal doors.



Exterior Envelope—Roof Structure

In 1975 the original third story wood framed roof structure was severely deteriorated due to roof leaks and the decision was made to replace the roof structure in it entirety with steel girders, steel bar joists, and steel roof decking. A new EPDM roof over rigid insulation was installed. In 2000, the wood roof structure above a portion of the stage area was replaced with new wood joists, waferboard roof decking, rigid insulation, and EPDM membrane roofing.

Recommendation: The roof structure is in good condition.





Exterior Envelope –EPDM Roofing System

A new EPDM roof over rigid insulation was installed in 1975. This roof system was replaced again in 2000 due to age and deterioration. The terra cotta coping cap over the parapet walls were also replaced at this time. The current EPDM membrane roofing system is 20 years old and at the end of its service life.

Recommendation: It is recommended that a new EPDM membrane roofing system be installed. As there are no records of the thickness or R-value of the rigid roof insulation and it is recommended that roof cores be taken on both the high roof over the multipurpose room as well as the lower roof over the stage to determine the additional rigid insulation thickness that must be added to the roofing system to meet current R values as established by the International Energy Codes. Install a new roof hatch with extension pole and hinged door to meet current codes requirements.

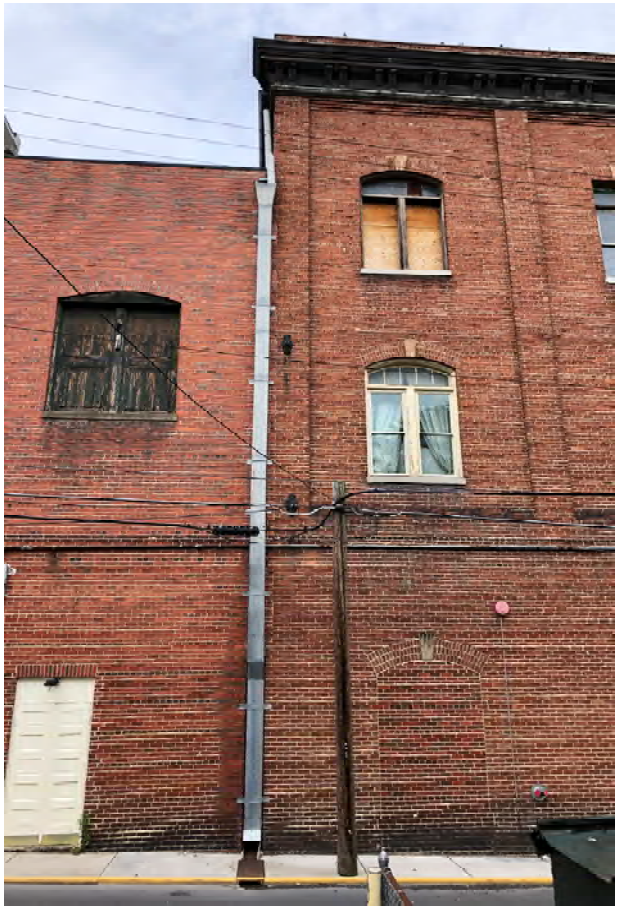




2. Exterior Envelope –EPDM Roofing System

The vertical wall of the third floor exterior wall above the stage is clad with EPDM membrane roofing which is secured by metal termination bars anchored into the face brick. These bars have become loose and the membrane has been torn due to wind buffeting. The metal gutter which drains the high roof runs the width of the building and empties an exterior downspout. This downspout also drains the lower roof at a single scupper at the northeast corner of the roof. The downspout runs to the sidewalk and drains to the street.

Recommendation: It is recommended that a new EPDM membrane roofing system be installed over a solid backer board using an adhered membrane system to 18 inches in height. The remainder of the masonry wall shall be repointed and sealed with a waterproof coating.



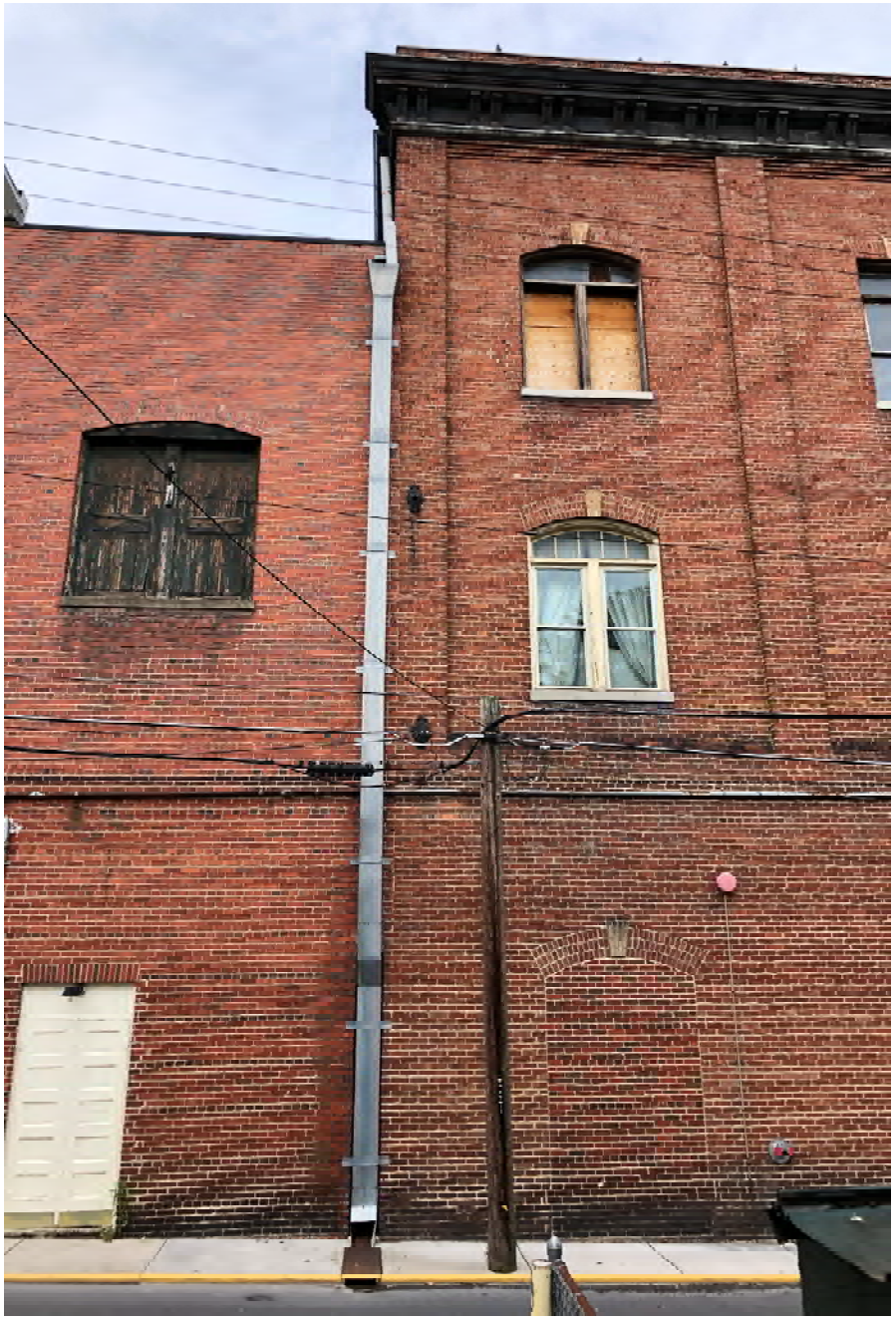


2. Exterior Envelope – Roof Drainage System

The metal gutter which drains the high roof runs the width of the building and empties into a large downspout on the east façade. The lower roof all of which drains to a single roof scupper also at this downspout. This single downspout collected all roof water of the building runs vertically to the sidewalk and drains to the street. This gutter and downspout are in good condition.

Recommendation: It is recommended that additional roof drains be provided to add redundancy in case of clogging of the only scupper serving the low roof. New stainless steel anchors shall be installed to secure the downspout from the upper roof.





2. Exterior Envelope –Metal Roofing System

The two story section adjacent to the stage is capped by a standing seam metal roof which is severely rusted and in need of replacement.

Recommendation: Replace the metal roofing system in its entirety. Provide new gutter and downspouts. Connect downspouts to underground stormwater management system.



3. Interior—Main Entrance Lobby

The plaster walls and ceilings of the main entrance lobby and in good condition. The heavy wood base and crown molding with complementing door framing finish the space. An ornamental playbill display with side mirrors is centered on the wall between doors to enter the theatre.

Recommendation: Repair and repaint all wood trim., plaster walls and ceilings. Replace wood doors with paneled wood doors. Replace lobby floor with marble to match steps. Install new lighting.

Main Entrance Lobby



3. Interior—Main Entrance Lobby

The main entrance lobby is one step up from the sidewalk and upon entering three additional steps up to the rear of the theater making it inaccessible. The main entrance lobby runs the width of the two center bays of the façade and is only 10 feet deep with a ceramic tile floor in a checkerboard pattern, painted plaster walls and ceilings, and painted wood doors and trim. A modern wood reception desk is located at the east end of the lobby.

Recommendation: The lobby floor shall be replaced with a new marble floor to match the original marble steps. All woodwork shall be repaired and repainted. Plaster walls and ceilings shall be repaired and repainted. Colors shall be researched and a historic color palate used to complement the interior finishes. Replace the wood reception desk with millwork that is designed and detailed to be in keeping with the historic interior or combine the ticketing with concessions.

Main Entrance Lobby



3. Interior—Auditorium

Most of the finishes in the auditorium space are original. The pressed metal ceiling system, plaster walls, and wood floor. All are in fair to poor condition. The metal ceilings are significantly damaged due to moisture damage with warpage and rusting evident. The metal ceilings are installed over a 3/4 inch wood plank ceiling. The decorative plasterwork is relatively intact with only a few areas damaged and in need of repair. Newly reconditioned & upholstered auditorium seating has been installed and is in good condition. An air conditioning unit has been installed on the mezzanine level to provide some cooling to the space. Due to its high sound level for operation is can only be used before, and after performances and at intermission.

Recommendation: Restore the pressed metal ceiling system by removing the entire ceiling system, repairing all salvageable components, stripping all paint, and replacing all damaged components. Prior to installation of the metal ceiling system install 4 inch sound attenuation blankets in the ceiling joist cavities and a new 5/8 inch fire rated gypsum board ceiling.

Repair any damaged plaster and repaint. Repair any wood floor areas that have been damaged and repaint.



Interiors- Auditorium Metal Ceiling System

The existing pressed metal ceiling system is comprised of the following components.1) 24" x 24" ceiling panels, 2) frame moldings with corners, 3) border plates, 4) frieze moldings with corners, 5) cornice moldings with corners, 6) cove moldings with corners and 7) girder panels and 8) girder trim. Many of these components are in good condition however many are deteriorated due to water damage. The 24" x 24" ceiling panels are warped with some open joints due to water infiltration. Girder trim is severely rusted thru due to water damage. The substructure onto which the flat metal panels are mounted is a continuous 3/4 inch wood plank ceiling.

Recommendation: The pressed metal ceiling shall be removed and replaced with new pressed metal panels to match existing. Acoustical batts shall be installed between all ceiling joists. Crown moldings, trim, crown moldings, frame moldings, and girder wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over new fire rated gypsum board ceiling. New trim shall be fabricated to match existing profiles where needed. All new pressed metal ceiling panels shall be installed and then primed and painted.



Interiors- Auditorium Metal Ceiling System

The existing pressed metal ceiling system also includes two decorative ceiling medallions onto which an art deco ceiling lighting fixture is mounted. The light fixtures have been relamped to accommodate LED lamps. The ceiling medallions are generally in good condition as are the lighting fixtures. The pressed metal ceiling has been repaired in a number of areas using a different metal panel / pattern from the second floor ceiling.

Recommendation: The pressed metal ceiling system shall be carefully removed and all undamaged components salvaged and repaired. Acoustical batts shall be installed between all ceiling joists. Crown moldings, trim, frame moldings, and girder wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over new fire rated gypsum board ceiling. New trim shall be fabricated to match existing profiles where needed. All new flat pressed metal ceiling panels shall be installed and then primed and painted.



Interiors– Orchestra Pit

The orchestra pit located under the front of the extended stage is recessed approximately 30 below the floor of the auditorium. A 30 inch high knee wall supports +/- 8 foot long removable modular floor panels. All are in good condition. The floor of the pit is carpeted—it is in poor condition. The back wall of the orchestra pit is plaster on brick and is severely deteriorated due to moisture coming thru the wall. There is inadequate power and lighting.

Recommendation: Replace the carpet with a hard surface flooring system. Repair and waterproof the rear wall and install new plaster and paint. Install power outlets at the perimeter of the pit and service lighting. Repair access stairs . Install sprinkler coverage to this area. Provide a ramp to a platform for handicapped individuals.



Interiors– Platform Lift @ Stage

The stage can be accessed via a side door from East Spring Street. This door is used to bring materials to the stage. The sidewalk is approximately 5 feet above the floor . The lift does not comply with current codes for lifts in that there are no guardrails nor skirting.

Recommendation: Modify lift to meet current code requirements with removable railings/gates and skirting to prevent injury when lift is in motion.



Interiors– Plaster Pilaster @ Stage

The plaster pilasters framing the stage have been significantly damaged .

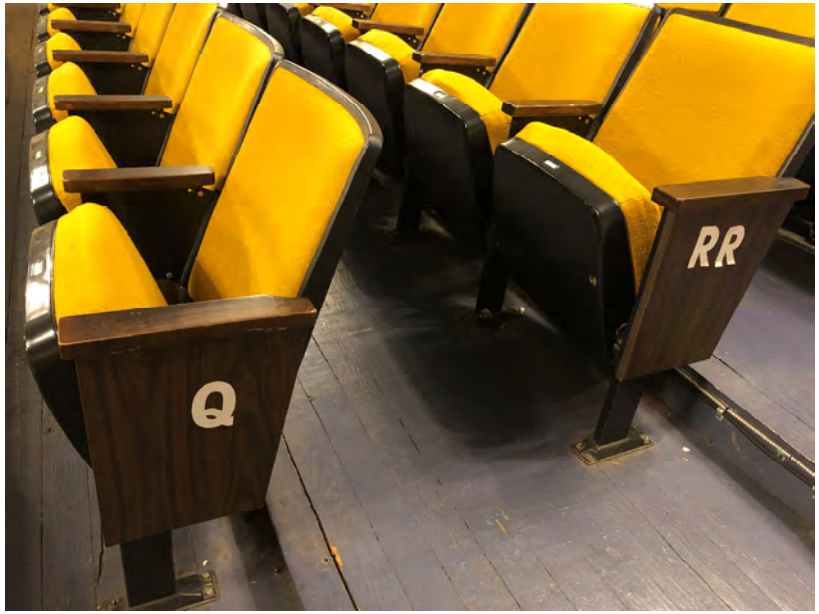
Recommendation: Repair all damaged plasterwork and repaint.



Interiors– Auditorium Seating

There currently are three different upholstered auditorium seats in use. The original seating remains in use. The seats as shown in the photograph below with the clamshell light have been restored previously and are in fair condition. The upholstery is in good condition however it is soiled. The arms are wood and in good condition. The end panels are metal with a clamshell downlight which is not connected electrically. The seat mechanism is in working condition. The seating at the rear of the auditorium is a newer style seat of the same color and similar design to the original seats. The mezzanine rear has more modern seating with gold fabric and appears to be in fair condition. The fabric is stained and torn.

Recommendation: Clean all upholstered seating. Refinish all wood arms. Provide power to clamshell lighting at aisle standards. Reupholster rear mezzanine seating with fabric to match the existing seating.





Interior -Auditorium Mezzanine

A mezzanine runs the full length of the auditorium on each side with two rows of seats. The mezzanine is suspended with round steel rods from the steel beams of the second floor and is finished with a brass railing atop a knee wall. The auditorium side of the knee wall is heavily decorated with plaster relief and surface mounted medallions. Side walls are plaster with framed panels of painted plaster relief panels and decorative fabric. The wood floor appears to be original and is in good condition. The pressed metal ceiling is in poor condition. It is warped and joints have opened in a number of areas. The pressed metal cornice and beam trim are in fair to good condition. The original ceiling lighting fixtures have been retrofitted with LED lamps and are in good condition. Plaster walls are in good condition.

Recommendation: The seating should be reupholstered with a fabric and color which complements the interior. The pressed metal ceiling, crown moldings, trim, and beam wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over new fire rated gypsum board ceiling. Acoustical batts shall be installed between all ceiling joists. New pressed metal ceiling panels shall be installed and then primed and painted. Plaster walls shall be furred with 1.5 inch furring and rigid insulation over 1/2 inch gypsum board, finished, primed, and painted. Decorative plaster panels shall be removed and reinstalled. The floor shall be cleaned, repaired, and repainted.



Interior -Auditorium Mezzanine

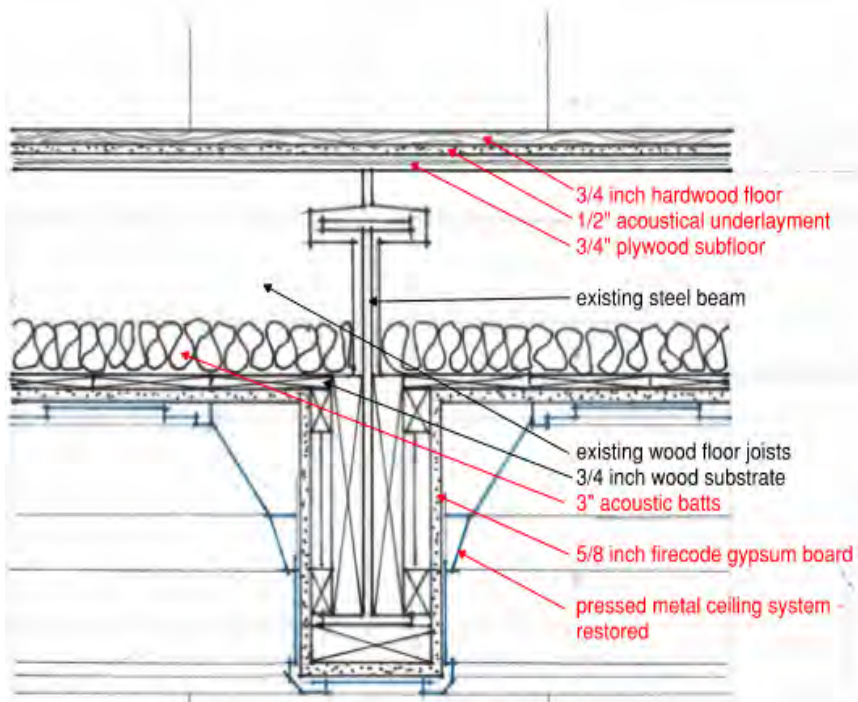
The ceiling at the front of the auditorium transitions from a pressed metal ceiling system to an all plaster ceiling system on the front bay of the seating area. This was the original stage bay and was modified to accommodate additional seating when the stage addition was completed in 1920. Rather than duplicate the pressed metal ceiling system the construction is all plaster including the flat ceiling, crown moldings, frieze, and trim. The transition is an awkward one where the plasterwork meets the metal ceiling systems at the corners—see below left.

Recommendation: Retain the decorative elements on the plaster walls. The flat surface of the ceiling however should be changed to a pressed metal ceiling system to match the restored ceiling in the rest of the auditorium.

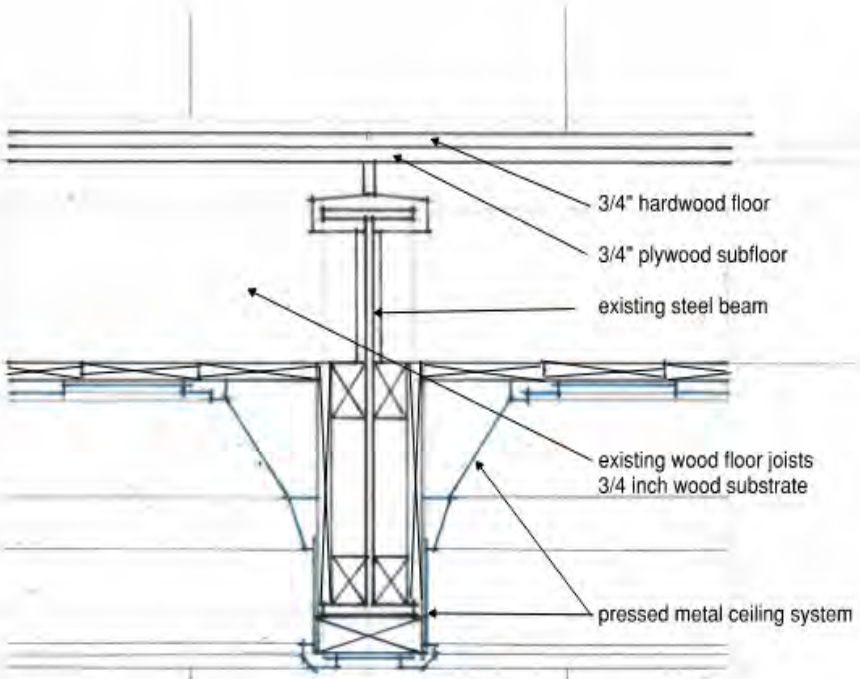




Interior –Floor Ceiling Assembly for First Floor Auditorium and Second Floor Ballroom



GIRDER SECTION - PROPOSED CONCEPT
@ AUDITORIUM & BALLROOM



GIRDER SECTION - EXISTING
@ AUDITORIUM & BALLROOM

THE APOLLO CIVIC THEATRE
PROPOSED RENOVATIONS
JUNE 26, 2020

Crabtree, Rohrbaugh & Associates Architects
401 East Winding Hill Road
Mechanicsburg, Pennsylvania 17055
phone: (717) 458-0272 - fax: (717) 458-0047

3. Interior Shell—Auditorium Stage

The current stage is not original but was constructed in 1920 due to the need for accommodate larger theatrical productions. The front section of the stage is approximately 16' x 30' wide and has removeable modular panels over and orchestra pit. The ceiling of the front section of the stage is a simple curved plaster ceiling whereas the proscenium is highly decorated with plaster relief include a frieze, medalians, crown moulding, trim, and capitals over the side pilasters. Large art deco inspired panels fill the openings above the box seats on either side of the stage.

Recommendation: Repair and restore all plasterwork and repaint. Replace all curtains with a new electrically operated system.



3. Interior Shell—Auditorium Mezzanine

The mezzanine has a sloped wood floor with modern upholstered auditorium seating with a gold fabric covered seat and back. The wood floor appears to be original and is in good condition. The pressed metal ceiling is in poor condition. It is warped and joints have opened in a number of areas. The pressed metal cornice and beam wraps are in fair to good condition. The original ceiling lighting fixtures have been retrofitted with LED lamps and are in good condition. Plaster walls are in good condition.

Recommendation: The seating should be reupholstered with a fabric and color which complements the interior. The pressed metal ceiling, crown moldings, trim, and beam wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over a new fire rated gypsum board ceiling. New flat panels shall be installed to replace damaged panels. Ceilings should them be primed and painted. Plaster walls shall be furred and insulated with 1.5 inch rigid insulation, new 1/2 inch gypsym board, finished, primed, and painted. The floor shall be cleaned, repaired, and repainted.



3. Interior Shell—Auditorium Mezzanine Plaster Relief Panels

The plaster relieve panels on the second floor mezzanine are not original to the building but have been fabricated and installed by the owner during previous renovations. They are in very good condition.

Recommendation: Carefully remove the panels and reinstall after walls have been furred and insulated. Repaint with colors compatible with the interior color scheme.



3. Interior—Ceiling of Control Room at Mezzanine

The original pressed metal ceiling remains in the control room at the mezzanine. The theater opened in 1913 as a vaudeville theatre and was transformed into a silent picture movie theatre approximately 10 years later. The construction of a control room to house projection equipment was completed and a new plaster ceiling installed. The adjacent managers office has the original pressed metal ceiling. The original paint colors are also evident. The photo shows a missing piece of trim but otherwise the presses metal ceiling is in good condition. Note the 3/4inch thick wood ceiling plank substrate onto which the pressed metal ceiling is nailed.

Recommendation: The pressed metal ceiling panels, crown moldings, trim, and beam wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over new fire rated gypsum board ceiling. Ceilings should them be primed and painted in the original color scheme.

Note: Retain a section of the metal ceiling system in its original condition. This room is the only place in the building where the ceiling has not been altered, repaired, or repainted.



3. Interior—Stage Rigging

The Rigging: The rigging is comprised of approximately 20 3-line sandbag sets and two counterweight sets. The sandbag sets have been re-roped more recently. The rigging blocks are approximately 100 years old. The rigging needs to be replaced as the equipment is antiquated and sandbag sets are inherently less safe that counterweight sets. Budget: $200,000.

Motorized hoists have a cost of three to four times the cost of counterweight equipment. Annual inspection and maintenance costs for motorized equipment costs three to four times that of manual counterweight equipment equating to $5,000 to $8,000 per year in added cost. Motorized equipment is generally noisier with abrupt stops as compared to counterweight equipment that user has better control over hard stopping and starting.

Curtains and soft goods: All new soft goods and associated tracks are needed. Curtains will include valance, front curtain, side legs, ceiling borders, rear traveler, scenic muslin drop, scrim drop, and box curtains. Budget $45,000.

Lighting: Existing lighting system is a conglomerate of old, new, and miscellaneous equipment. Newer control console exists. Recommend a complete replacement of system with the exception of re-using console, intelligent light fixtures and LED fixtures. New system will include new power, relay/dimming panels, stage manager panel, entry stations, distribution devices, and LED fixtures. System needs to be fully integrated for house and performance lighting control. New improved FOH and Tormentor lighting positions would be planned near their existing positions. Budget $150,000 - $300,000. $250,000 would provide for a very nice well-suited state-of-the-art system.



3. Interior—Stage Rigging—Continued

Fire Safety Curtain: Currently a fire curtain does not exist. Codes indicate that because the stage height is greater than 50'0" a fire safety curtain would be required if this were new construction. Code review should determine necessity of fire safety curtain. Budget $65,000.

Ladders: Existing ladders are wooden and do not meet safety standards. Ladders need to be replaced.

Mezzanines: The two stage right mezzanines will need to be demolished. One mezzanine, at approximately the elevation of the existing lower one, needs to be added for new locking rail location.

Head block beams: The existing headblock beams are not located where they would need to be in order to have counterweight equipment. New headblock beams will be needed, closer to the stage right wall.

Grid: Grid is of wood. Loft block beams are steel channels as is common. Grid will need to be evaluated by structural engineer to determine adequacy for intended loading.



3. Interior - Stair from Second Floor to Street Level

The wood stair from the second floor to street level is in fair condition. Plaster walls are sound with some paint peeling. Plaster ceiling has water damage from restrooms above. Wood base is in fair condition. Handrails are noncontinuous pipe rails and are non code compliant. There is no landing at the bottom of the stair before existing the doors. The wood window on the east façade has been removed and infilled with a solid wood panel.

Recommendation: Repair and repaint all wood trim, plaster walls and ceilings. Install a new codes compliant wood handrail. Install new slip resistant stair treads. Install new lighting. Fill existing window opening with brick on the exterior and an inset display panel on the interior.





3. Interior—Second Floor Ballroom

The second floor ballroom encompasses the entire second floor. The structural bays of the building are expressed in the ceiling with deep girders wrapped in presses metal ceiling panels. The flat pressed metal ceiling panels are 24'x24" and are in poor condition due to water damage and rusting. The existing pressed metal ceiling system is comprised of the following components: 1) 24" x 24" ceiling panels, 2) frame moldings with corners, 3) border plates, 4) frieze moldings with corners, 5) cornice moldings with corners, 6) cove moldings with corners and 7) girder panels and 8) girder trim. Many of these components are in good condition however many are deteriorated due to water damage. Girder trim is severely rusted thru due to water damage.

Recommendation: The pressed metal ceiling shall be removed and replaced with new pressed metal panels to match existing. Acoustical batts shall be installed between all ceiling joists. Crown moldings, trim, crown moldings, frame moldings, and girder wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over new fire rated gypsum board ceiling. New trim shall be fabricated to match existing profiles where needed. All new flat pressed metal ceiling panels shall be installed and then primed and painted. New lighting shall be installed consistent with the design of the interior. New subfloor, and acoustical underlayment, and hardwood floor shall be installed.



3. Interior—Second Floor Ballroom

The existing pressed metal ceiling system is comprised of the following components: 1) 24" x 24" ceiling panels, 2) frame moldings with corners, 3) border plates, 4) frieze moldings with corners, 5) cornice moldings with corners, 6) cove moldings with corners and 7) girder panels and 8) girder trim. Many of these components are in good condition however many are deteriorated due to water damage. Much of the girder trim is severely rusted thru due to water damage.

Recommendation: The pressed metal ceiling shall be removed and replaced with new pressed metal panels to match existing. Acoustical batts shall be installed between all ceiling joists. Crown moldings, trim, crown moldings, frame moldings, and girder wraps shall be carefully removed, stripped of all old paint, repaired and reinstalled over new fire rated gypsum board ceiling. New trim shall be fabricated to match existing profiles where needed. All new flat pressed metal ceiling panels shall be installed and then primed and painted.



C. Second Floor Ballroom Finish Floor

The maple hardwood floor in the second floor ballroom is severely deteriorated due to age, use, and water damage.

Recommendation: Remove the floor in its entirety and install a new 3/4 inch plywood subfloor, sound attenuating underlayment, and a new hardwood floor.



Interior - Second Floor Ballroom Pressed Metal Ceiling

The pressed metal ceiling, crown molding, and trim of the second floor ballroom has been severely water damaged and should be replaced in kind.

Recommendation: The floor ceiling assembly shall be modified to provide a fire rating necessary to meet current codes and acoustical separation between floors. This will require a new fire rated gypsum board ceiling to be installed on to the existing 3/4 inch wood substructure , and sound attenuation blankets in the joist cavity. Carefully remove all metal ceiling components and salvage those sections that are in good condition. Repair and restore any salvaged componends. A new pressed metal ceiling shall be installed to match the profile and detailing of the original. Reinstall salvaged ceiling components and provide new components to match existing where required. The floor ceiling assembly of the second/third floor shall be the same as that of the first/second floor.



3. Interior—Second Floor Men's Restroom

The second floor men's restroom is functionally obsolete. Plumbing fixtures are old do not meet ADA clearance requirements. Toilet partitions are wood and clearances are inadequate. Flooring is vinyl tile and is missing many pieces. Shower is not functioning. Plaster walls and ceilings are in fair condition. Plumbing fixtures have leaked and caused water damage to the plaster ceiling below.

Recommendation: Both the men's and women's restrooms require complete redesign and reconstructed with all new plumbing fixtures, ceramic tile flooring with a waterproof membrane, a floor drain, new toilet partitions, lighting, toilet accessories, all meeting ADA clearance requirements. The design shall also carefully consider sightlines from the ballroom into the restrooms.



3. Interior—Third Floor Multipurpose Room

The third floor multipurpose space has been transformed from its original condition. In 1975 due to major roof leaks causing damage to the building structure and fabric, the wood framed roofing system was removed in its entirety and a new steel framed roofing system with metal deck, rigid insulation, and membrane roof was installed. The original plaster walls remain intact. A single occupant multisex restroom is located at the front of the space adjacent to the stair. The unfinished plywood floor was installed as a temporary floor over the original hardwood floor and subfloor. The ceiling is exposed steel bar joists and beam girders.

Recommendation: The walls shall be furred with 1.5 inch metal furring strips and 1.5 inch rigid insultation board and 1/2 inch abuse resistant gypsum board to 4' high and 1/2 inch regular gypsum board from 4' to the roof structure. Design and construct new men's and women's restrooms and a janitors closet for this floor.

Install a new 5/8 inch fire rated gypsum board ceiling to meet current codes.



3. Interior -East Stairwell

The east stairwell was constructed in 19xx to provide emergency egress to all levels of the building. The stairtower is of painted concrete block construction with a steel stair with concrete filled pan treads.

Recommendation: Repaint all metalwork and concrete blockwork. Repaint all hollow metal doors.



N SPRING ST

E MARTIN ST

E MARTIN ST

N SPRING ST

CONTAINER STORAGE

UP

UP

N

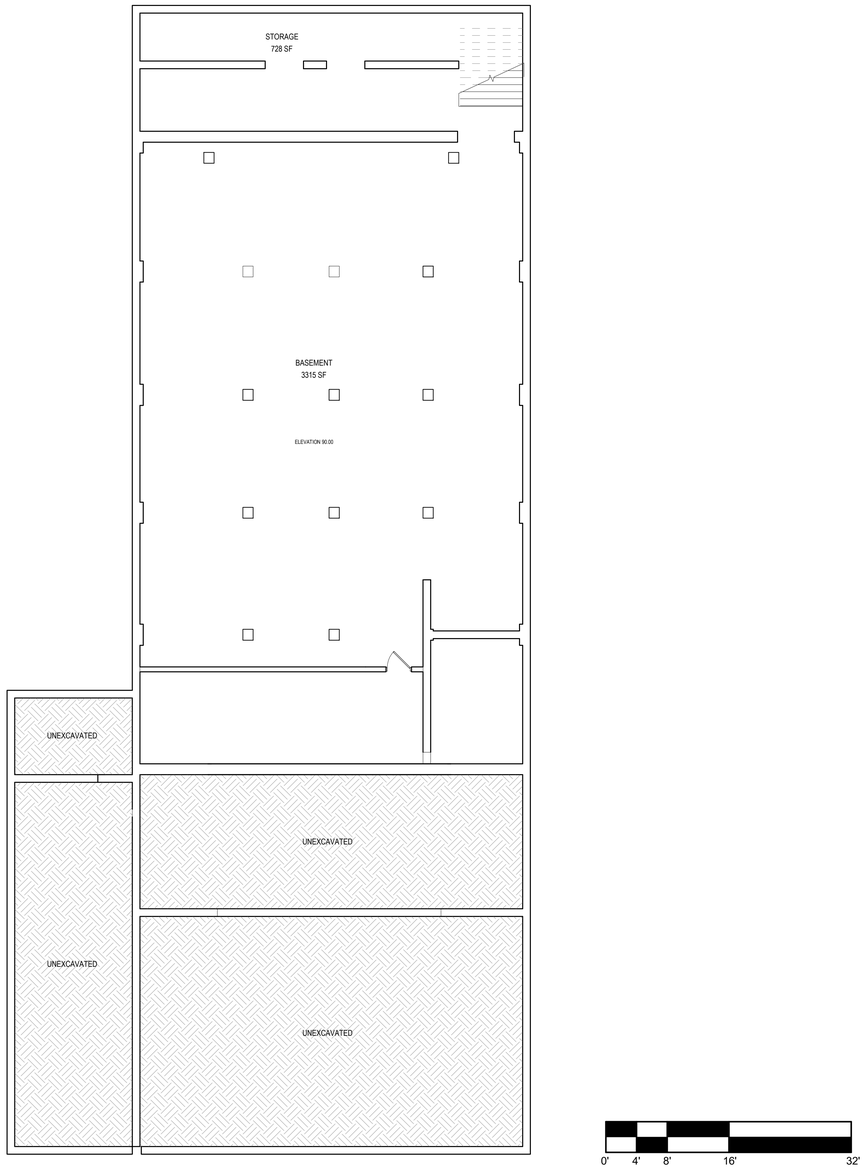
0' 8' 16' 32' 64'

1 / C 1.0 SITE PLAN
1/16" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

C 1.0

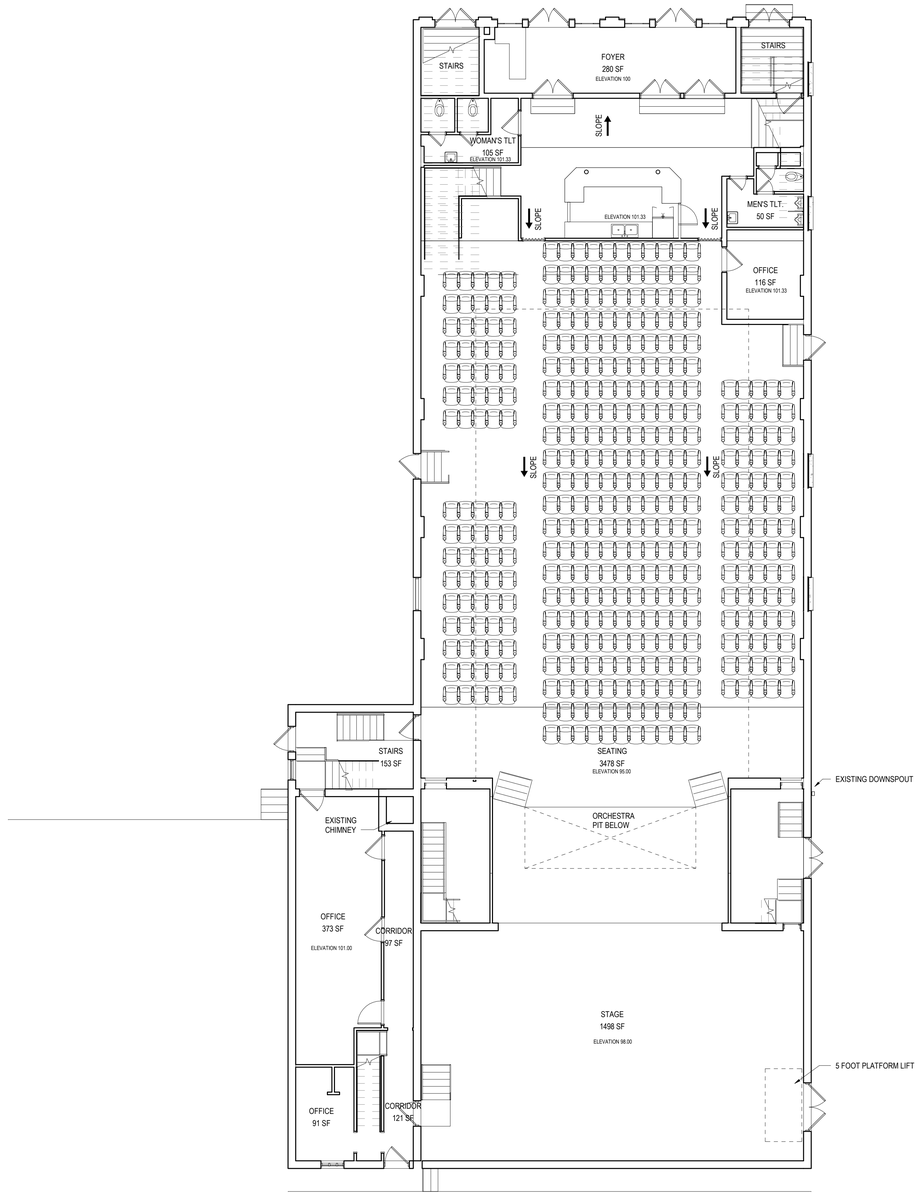


1 / A 1.0 EP00 - Overall Existing Basement Floor Plan
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

A 1.0



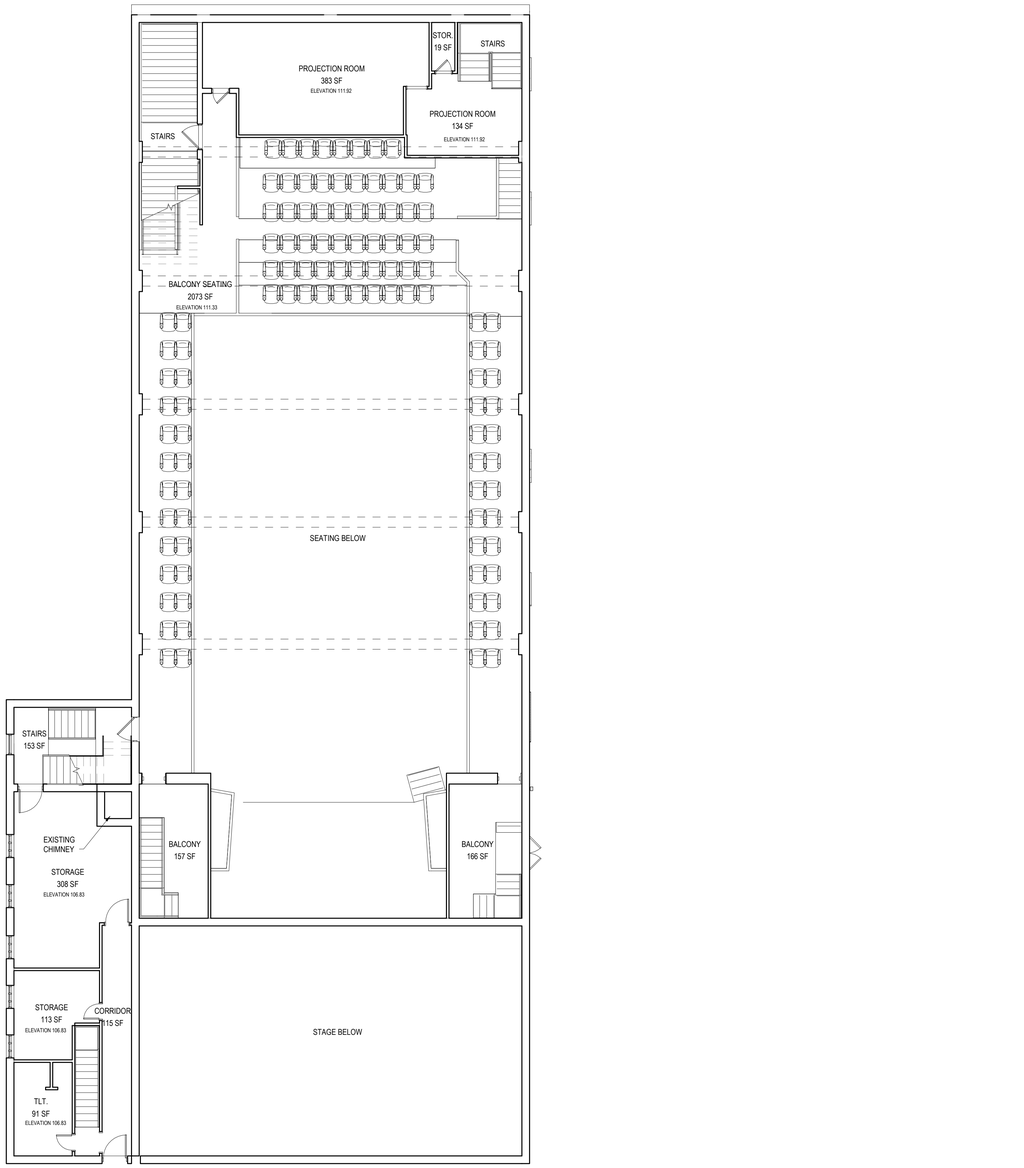


1 / A 1.1 EP01 - Overall Existing First Floor Plan
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

A 1.1



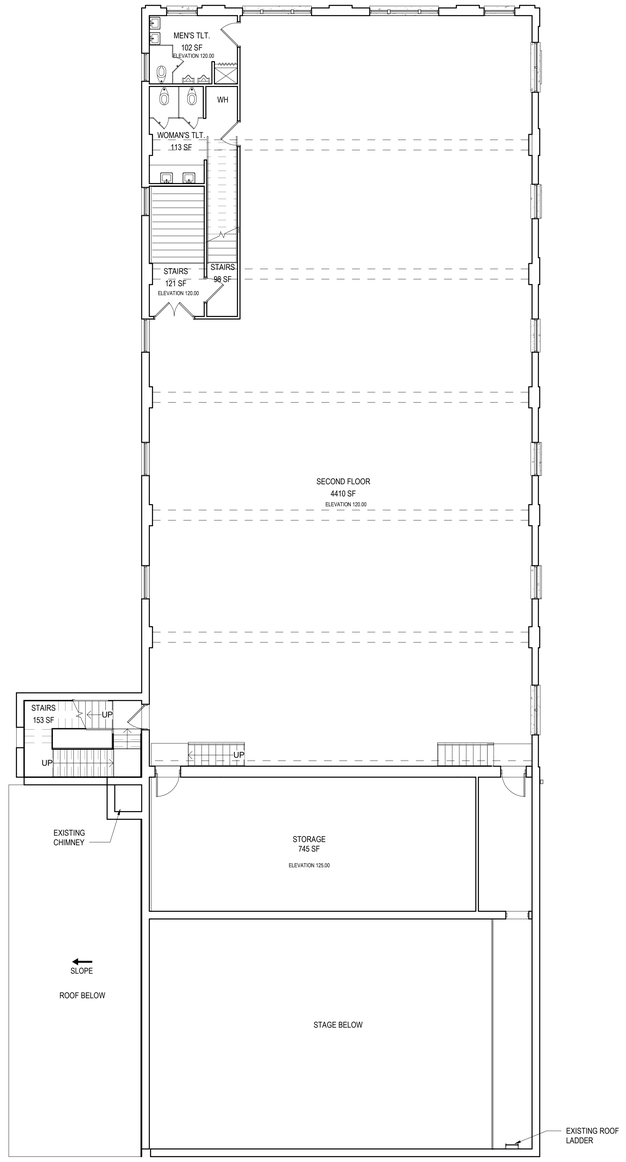
1 / A 1.2 EP02 - Overall Existing FIRST Floor BALCONY Plan
1/8" = 1'-0" ELEVATION 106.83

0' 4' 8' 16' 32'

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

A 1.2



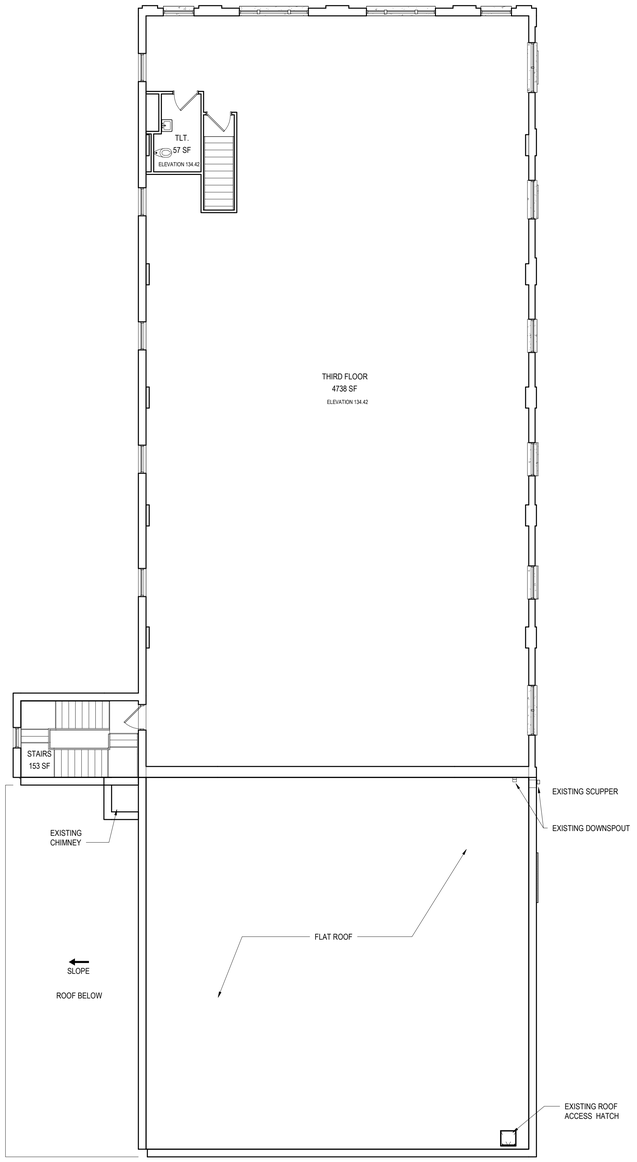
1 / A 1.3 EP03 - Overall Existing SECOND Floor Plan
1/8" = 1'-0"

0' 4' 8' 16' 32'

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

A 1.3



1 / A 1.4 EP04 - Overall Existing THIRD Floor Plan
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

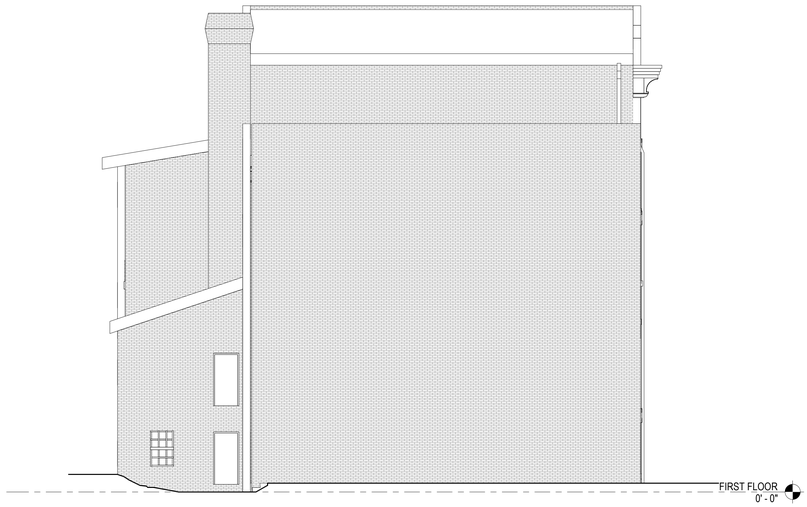
A 1.4



1 / A 2.0 NORTH
1/8" = 1'-0"



3 / A 2.0 EAST
1/8" = 1'-0"



2 / A 2.0 SOUTH
1/8" = 1'-0"

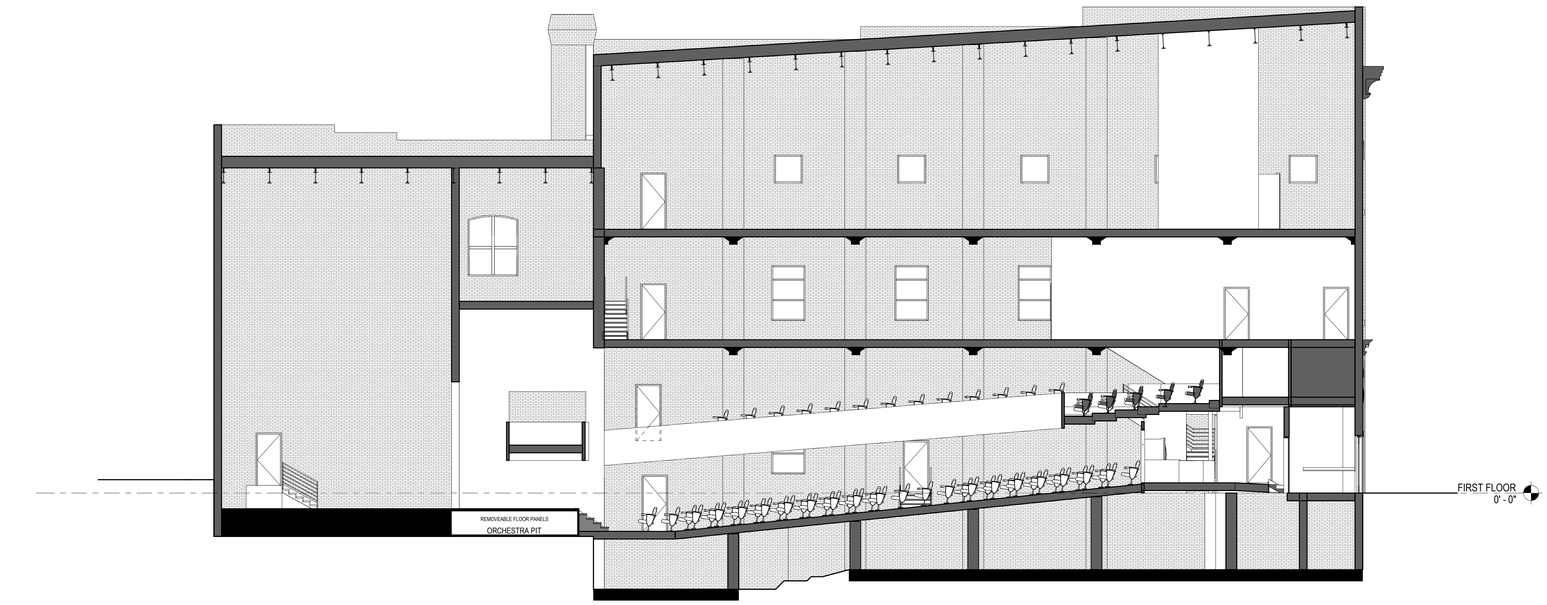


4 / A 2.0 WEST
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

A 2.0



1 / A 3.0 LONGITUDINAL SECTION
1/8" = 1'-0"

CR
CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
EXISTING CONDITIONS

A 3.0

Section 7 - Hazardous Materials

In 2006 the Apollo Civic Theatre received an asbestos abatement. The attached report includes air monitoring clearance test from a licensed company.

The Apollo Civic Theatre has not been surveyed or tested for lead paint or radon gas.

ANALYTICAL LABORATORY SERVICES, INC.
Environmental ✦ Industrial Hygiene ✦ Field Services
www.analyticallab.com

April 12, 2006

Mr. Michael Fry
Apollo Civic Theater
218 Caledonia Drive
Martinsburg, WV 25401

RE: Apollo Civic Theater Final Clearance Asbestos Air Monitoring Reports

Dear Mr. Fry:

Enclosed you will find a copy of the final clearance air monitoring data reports for the asbestos abatement project at the Apollo Civic Theater. If you have any questions concerning these reports, please do not hesitate to contact me.

We have sincerely appreciated the opportunity to have provided these services to you.

Sincerely,

Sharon L. M. Sites

Sharon L. M. Sites
Environmental Project Manager

251 Park Avenue ✦ Chambersburg, PA 17201
TEL: 717-263-8800 ✦ FAX: 717-263-6144

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800
Fax: 717/263-6144

DAILY REPORT

DATE: 3-31-06
CLIENT: Appolo Theater Martinsburg WV
PROJECT: Appolo Theater Martinsburg WV

TYPE OF MATERIAL ABATED:

- ☐ Pipe Insulation
- ☐ Boiler Insulation
- ☒ Floor Tile
- ☒ Mastic
- ☐ Plaster
- ☐ Fitting Insulation
- ☐ Tank Insulation
- ☐ Drywall/Joint Compound
- ☐ Window/Door Caulking
- ☐ Vibration Dampeners

Other:

METHOD OF CONTAINING THE WORK:

- ☐ Glovebag
- ☒ Critical Barriers
- ☒ Poly Containment

Other:

	YES	NO	N/A
Wet Methods Used?	☐	☐	☒
Negative Pressure Maintained?	☒	☐	☐

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800

(Ryan Gelvin)

	SAMPLE ID#	SAMPLE ID#	SAMPLE ID#	SAMPLE ID#	SAMPLE ID#
	001	002	003	04	
SAMPLE DATE:	3-31-06	3-31-06	3-31-06	3-31-06	
SAMPLE TYPE:	Blank	Blank	Final Clearance	Final Clearance	
LOCATION:			Projection Room	Main Entrance	
PROCEDURE:			N/A	N/A	
EMPLOYEE:					
SS#:	- -	- -	- -	- -	- -
RESPIRATOR:			Half-Face	Half-Face	
HOUR SAMPLE STARTED:			8	11	
MINUTE SAMPLE STARTED:			30	45	
SAMPLE START VALUE:	0	0	510	705	0
HOUR SAMPLE STOPPED:			10	13	
MINUTE SAMPLE STOPPED:			30	45	
SAMPLE STOP VALUE:	0	0	630	825	0
DURATION:	0	0	120	120	0
CALIBRATION START:			10	10	
CALIBRATION STOP:			10	10	
LPM:	0.0	0.0	10	10	0.0
VOLUME:	0	0	1200	1200	0
FIBERS:	< 5.5000	< 5.5000	< 5.5000	< 5.5000	
FIELDS:	100	100	100	100	
FIBERS ÷ FIELDS:	0.0550	0.0550	0.0550	0.0550	
FIBERS/CC:			< 0.002 RL	< 0.002 EL	

©Sharon L. M. Sites 2006

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800
Fax: 717/263-6144

PCM QUALITY ASSURANCE REPORT

DATE: 3-31-06

CLIENT: Appolo Theater Martinsburg WV

2.8 X Average X SR	5.82

☒ **ACCEPT (2.8 X AVERAGE X Sr > DIFFERENCE)**
☐ **REJECT (2.8 X AVERAGE X Sr < DIFFERENCE)**

©Sharon L. M. Sites 2006

REPLICATE QC BY: (Ryan Gelvin)

(Ryan Gelvin)

INTRA COUNTER PRECISION (Sr): 0.45
INTRA LAB PRECISION (Sr): _____
GRATICLE FIELD AREA: .00785
EFFECTIVE FILTER COLLECTION AREA: 385

Sample ID#:	003
Fibers: ☒Initial Count ☐Replicate Count	5.5
Fields:	100

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800

PROJECT: APOLLO THEATER
ABATEMENT COMPANY: BAXTER GROUP
ALSI PROJECT #: APOL-1
CLIENT'S PROJECT #:
CLIENT'S P.O.#:
ALSI HYGIENIST: (Rheon O. Gelvin)

TYPE OF MATERIAL ABATED:
- [X] Pipe Insulation
- [ ] Fitting Insulation
- [ ] Boiler Insulation
- [ ] Tank Insulation
- [ ] Floor Tile
- [ ] Drywall/Joint Compound
- [ ] Mastic
- [ ] Window/Door Caulking
- [ ] Plaster
- [ ] Vibration Dampeners

Other: FINAL CLEARANCE ONLY

METHOD OF CONTAINING THE WORK:
- [X] Glovebag
- [X] Critical Barriers
- [X] Poly Containment

Other:

	YES	NO	N/A
Wet Methods Used?	[ ]	[ ]	[ ]
Negative Pressure Maintained?	[ ]	[ ]	[ ]
Proper Respiratory Protection?	[ ]	[ ]	[ ]
Perimeter Samples Below PEL? (0.1 f/cc)	[ ]	[ ]	[ ]
Warning Signs/Tape in Place?	[ ]	[ ]	[ ]
Proper Showering Methods?	[ ]	[ ]	[ ]
Protective Clothing/Equipment?	[ ]	[ ]	[ ]
Unusual Occurrence?	[ ]	[ ]	[ ]
Building Occupants Exposed Above PEL? (0.1 f/cc)	[ ]	[ ]	[ ]
Final Clearance Achieved? (<0.01 f/cc)	[X]	[ ]	[ ]

COMMENTS: FINAL CLEARANCE AT APOLLO THEATER MARTINS WVA.

©Sharon L. M. Sites 2006

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800 Fax: 717/263-6144

PHASE CONTRAST MICROSCOPY (PCM) ANALYTICAL DATA REPORT

DATE: ~~4-4-06~~ cfp CJ.
CLIENT: BAXTER GROUP
PROJECT: APOLLO THEATER
ABATEMENT COMPANY: BAXTER GROUP
ALSI PROJECT #: APOL-1
CLIENT'S PROJECT #:
CLIENT'S P.O.#:
ALSI HYGIENIST:

©Sharon L. M. Sites 2006

TYPE:					
LOCATION:	BASEMENT	BASEMENT	BASEMENT	BASEMENT	
PROCEDURE:	Final Clean	Final Clean	Final Clean	Final Clean	
EMPLOYEE:					
SS#:	- -	- -	- -	- -	- -
RESPIRATOR:					Full-Face
HOUR SAMPLE STARTED:	8	8	8	8	
MINUTE SAMPLE STARTED:	45	45	45	45	
SAMPLE START VALUE:	525	525	525	525	0
HOUR SAMPLE STOPPED:	10	10	10	10	

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800 Fax: 717/263-6144

(Rheon O. Gelvin)

	SAMPLE ID#	SAMPLE ID#	SAMPLE ID#	SAMPLE ID#	SAMPLE ID#
	006				
SAMPLE DATE:	4-4-06				
SAMPLE TYPE:	Blank				
LOCATION:					
PROCEDURE:					
EMPLOYEE:					
SS#:	- -	- -	- -	- -	- -
RESPIRATOR:					
HOUR SAMPLE STARTED:					
MINUTE SAMPLE STARTED:					
SAMPLE START VALUE:	0	0	0	0	0
HOUR SAMPLE STOPPED:					
MINUTE SAMPLE STOPPED:					
SAMPLE STOP VALUE:	0	0	0	0	0
DURATION:	0	0	0	0	0
CALIBRATION START:					
CALIBRATION STOP:					
LPM:	0.0	0.0	0.0	0.0	0.0
VOLUME:	0	0	0	0	0
FIBERS:					
FIELDS:					
FIBERS ÷ FIELDS:					
FIBERS/CC:					

©Sharon L. M. Sites 2006

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800
Fax: 717/263-6144

PCM QUALITY ASSURANCE REPORT

DATE: 4-4-06 RJ

CLIENT: BAXTER GROUP

2.8 X Average X SR	1.60

☒ **ACCEPT (2.8 X AVERAGE X Sr > DIFFERENCE)**
☐ **REJECT (2.8 X AVERAGE X Sr < DIFFERENCE)**

©Sharon L. M. Sites 2006

REPLICATE QC BY: (Rheon O. Gelvin)
(Rheon O. Gelvin)

INTRA COUNTER PRECISION (Sr): 0.45
INTRA LAB PRECISION (Sr): _____
GRATICLE FIELD AREA: .00785
EFFECTIVE FILTER COLLECTION AREA: 385

Sample ID#:	001
Fibers: ☒ Initial Count ☐ Replicate Count	2.0
Fields:	100

ANALYTICAL LABORATORY SERVICES, INC.
251 Park Avenue
Chambersburg, PA 17201
Telephone: 717/263-8800

Apollo Civic Theatre

Proposed Building Program

Basement

Space	Area	
Mechanical Equipment	443	SF
Storage	196	SF
Basement	3315	SF
Storage	728	SF

First Floor

Space	Area	
Foyer	280	SF
Lobby	646	SF
Toilet	66	SF
Toilet	40	SF
Toilet	85	SF
Seating / gallery	3592	SF
Orchestra	456	SF
Stage	1498	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Toilet	66	SF
Workshop	1330	SF
Corridor	1062	SF
Elevator	81	SF
Stair	228	SF

Balcony

Space	Area	
Projection Room	383	SF
Storage	19	SF
Projection Room	134	SF
Balcony Seating	2073	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Corridor	636	SF
Storage	102	SF
Elevator	81	SF
Storage	42	SF
Stairs	228	SF

Second Floor

Space	Area	
Coat Room	103	SF
Storage	115	SF

Stairs	121	SF
Ballroom	3669	SF
Corridor	345	SF
Table and Chair Storage	96	SF
Kitchen Storage	68	SF
Toilet	66	SF
Mech/Elec	53	SF
Trash Room	53	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Corridor	641	SF
Open office	545	SF
Office	160	SF
Conference Room	259	SF
Office	163	SF
Toilet	60	SF
Supply / Storage	65	SF
Green Room	190	SF
Elevator	81	SF
Storage	42	SF
Stairs	228	SF

Third Floor

Space	Area	
Rehersal Space	837	SF
Storage	241	
Storage	213	
Black Box Theatre	1179	
Corridor	1073	
Work Area	589	
Costume Room	632	
Womens Toilet	168	
Mens Toilet	160	
Corridor	641	
Elevator	81	
Storage	102	
Storage	42	
Stairs	228	

Apollo Civic Theatre

Proposed Building Program

Basement

Space	Area	
Mechanical Equipment	443	SF
Storage	196	SF
Basement	3315	SF
Storage	728	SF

First Floor

Space	Area	
Foyer	280	SF
Lobby	646	SF
Toilet	66	SF
Toilet	40	SF
Toilet	85	SF
Seating / gallery	3592	SF
Orchestra	456	SF
Stage	1498	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Toilet	66	SF
Workshop	1330	SF
Corridor	1062	SF
Elevator	81	SF
Stair	228	SF

Balcony

Space	Area	
Projection Room	383	SF
Storage	19	SF
Projection Room	134	SF
Balcony Seating	2073	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Corridor	636	SF
Storage	102	SF
Elevator	81	SF
Storage	42	SF
Stairs	228	SF

Second Floor

Space	Area	
Coat Room	103	SF
Storage	115	SF

Stairs	121	SF
Ballroom	3669	SF
Corridor	345	SF
Table and Chair Storage	96	SF
Kitchen Storage	68	SF
Toilet	66	SF
Mech/Elec	53	SF
Trash Room	53	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Corridor	641	SF
Open office	545	SF
Office	160	SF
Conference Room	259	SF
Office	163	SF
Toilet	60	SF
Supply / Storage	65	SF
Green Room	190	SF
Elevator	81	SF
Storage	42	SF
Stairs	228	SF

Third Floor

Space	Area	
Rehersal Space	837	SF
Storage	241	
Storage	213	
Black Box Theatre	1179	
Corridor	1073	
Work Area	589	
Costume Room	632	
Womens Toilet	168	
Mens Toilet	160	
Corridor	641	
Elevator	81	
Storage	102	
Storage	42	
Stairs	228	

Apollo Civic Theatre

Proposed Building Program

Basement

Space	Area	
Mechanical Equipment	443	SF
Storage	196	SF
Basement	3315	SF
Storage	728	SF

First Floor

Space	Area	
Foyer	280	SF
Lobby	646	SF
Toilet	66	SF
Toilet	40	SF
Toilet	85	SF
Seating / gallery	3592	SF
Orchestra	456	SF
Stage	1498	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Toilet	66	SF
Workshop	1330	SF
Corridor	1062	SF
Elevator	81	SF
Stair	228	SF

Balcony

Space	Area	
Projection Room	383	SF
Storage	19	SF
Projection Room	134	SF
Balcony Seating	2073	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Corridor	636	SF
Storage	102	SF
Elevator	81	SF
Storage	42	SF
Stairs	228	SF

Second Floor

Space	Area	
Coat Room	103	SF
Storage	115	SF

Stairs	121	SF
Ballroom	3669	SF
Corridor	345	SF
Table and Chair Storage	96	SF
Kitchen Storage	68	SF
Toilet	66	SF
Mech/Elec	53	SF
Trash Room	53	SF
Womens Toilet	168	SF
Mens Toilet	160	SF
Corridor	641	SF
Open office	545	SF
Office	160	SF
Conference Room	259	SF
Office	163	SF
Toilet	60	SF
Supply / Storage	65	SF
Green Room	190	SF
Elevator	81	SF
Storage	42	SF
Stairs	228	SF

Third Floor

Space	Area	
Rehersal Space	837	SF
Storage	241	
Storage	213	
Black Box Theatre	1179	
Corridor	1073	
Work Area	589	
Costume Room	632	
Womens Toilet	168	
Mens Toilet	160	
Corridor	641	
Elevator	81	
Storage	102	
Storage	42	
Stairs	228	

Sch D Plan Review Comments Apollo Theater Addition & Renovations CRA #3396
2015 International Existing Building Code (IEBC)
2015 International Building Code (IBC) 2009 ICC/ANSI A117.1 (ANSI)
2015 NFPA 101 Life Safety Code (LSC) West Virginia Fire Code
Existing Construction Classification(s) – Type III B (Type III (200)) w/ Automatic Sprinklers Throughout
New Building Construction Classification(s) – Type II B (Type II (000)) w/ Automatic Sprinklers Throughout
Occupancy Classification(s)–Group(s) 'A-1' & 'A-2' (Existing Assembly Occupancy & New Assembly Occupancy)
New Building Occupancy Classification(s) – Group(s) 'B' & 'S-1'
Drawing(s) C1.0, A1.0, A1.1, A1.2, A1.3, A1.4 Dated: xx/xx/xxxx Review Date: 06/24/2020

	Sheet(s)	Code Section(s)	Comment

Addition (New Building):

1. C1.0 LSC 13.1.6, IEBC 1102.2, IBC 504.3 Existing assembly occupancies within buildings of type Type III(200) (IBC Type III B) are limited to 2-stories in height and a maximum occupant load of 300 persons per the Life Safety Code. IEBC and IBC limits the number of stories to 3 if fully sprinklered. The existing building may not be increased. The proposed new structure should be constructed as a separate building. The 2 buildings should be separated by a fire wall having a minimum rating of 3 hours.

2. C1.0 IBC 602, 705 Exterior walls within 10 feet of the lot lines must be 1-hour rated construction, rated for exposure from both sides. If less than 3 feet from a lot line, the exterior wall may not have any openings. The exterior walls should have parapets extending at least 30 inches above the roof (assuming a flat roof) or higher if the roof slopes toward the parapet(s).

3. A1.4 IBC 504.4 Storage on the upper floor level should not exceed 10% of floor area unless classifying the floor as mixed occupancy. Group S-1 is limited to 3 stories in a building of Type II B construction. If a mixed occupancy with S-1 occupancy on the 4th story above grade; the construction classification should be changed.

4. C1.0, A1.1 IBC 713, 1023.2, 3002.1, LSC 7.1.3.2, 8.6 The elevator and exit stairway must be enclosed by 2-hour rated fire barriers.

5. C1.0, A1.1 IBC 1028.1, LSC 7.1.3.2.2 The exit stairway should continue to an exterior door. An option could be an exit passageway connecting the stairway enclosure to the exit door. If creating an exit passageway; the passageway should be designed and constructed the same as an exit stairway:
   A. 2-hour rated enclosure;
   B. No systems may enter or pass through the stairway or passageway, except systems specifically serving the exit spaces;
   C. The elevator may not open into an exit enclosure;
   D. Openings into the exit may only be from normally occupied spaces.

6. A1.1, A1.2, A1.3, A1.4 IBC 1006.3, LSC 38.2.4 Each story of the new building must have a minimum of 2 exits. On one of the two exits may be a horizontal exit.

7. A1.1, A1.2, A1.3, A1.4 IBC 1101.2, ANSI 404.2.3.2 Doors between corridors and toilet rooms do not have a minimum 18 inches for wheelchair maneuvering space on the latch side/pull side.

8. A1.1, A1.2, A1.3, A1.4 IBC 1101.2, ANSI 604.9.3.1 The doors on the wheelchair accessible toilet stalls within the women's rooms should be located with the hinge side of the door located within 4 inches of the masonry wall.

9. A1.1, A1.2, A1.3, A1.4 IBC 1101.2, ANSI 604.9.5 Since only one partition will have toe space; the wheelchair accessible toilet stalls in the men's rooms should be more than 62 inches deep for wall hung water closets or more than 65 inches deep for floor mounted water closets (measured perpendicular to rear wall, located behind the water closet). The stall door may not swing into the required clear floor space. It doesn't look like there will be adequate clearance to swing the doors out.

10. A1.1, A1.2, A1.3, A1.4 IBC 2902.1 Drinking fountains and a service sink should be provided.

11. A1.1, A1.2, A1.3, A1.4 IBC 1010.1.2.1 Means of egress doors should swing in the direction of travel from the existing building toward the first-floor exit door.

12. A1.1 LSC 12.3.2 Workshop should be enclosed by 1-hour rated construction.

Existing (Historic Building):

13. A1.1 IEBC 701.2, 801.3, IBC 1011.7.3, LSC 7.1.3.2 Rooms constructed below stairways should be enclosed by fire rated construction equal to the required rating of the stairway enclosure.

14. A1.1 IEBC 705.1 The altered existing toilet rooms and new toilet rooms located adjacent to the Lobby should be made accessible. One of the toilet rooms should be a family / assisted-use toilet room and have appropriate signage. The other toilet rooms should have signage to identify the use by gender. Signage should be placed near the main building entrance which indicates the direction to the toilet rooms.

15. A1.1 IEBC 705, 1204.1.3 An accessible route should be provided between an accessible entrance, the ticket counter, the concession area, accessible plumbing fixtures, and the accessible seating areas. For the historic building, if the main entrance cannot be made accessible, an accessible entrance may be provided elsewhere if:

A. The accessible entrance is unlocked while the building is occupied, or;
B. If the accessible entrance is locked, the accessible entrance should be provided with notification system or remote monitoring, and;
C. The main entrance should have signage with directions to the accessible entrance, and;
D. The accessible entrance should be identified with signage, and;
E. Accessible route(s) should be provided from the accessible entrance to the ticket counter, the concession area, accessible plumbing fixtures, the accessible seating areas, and other accessible elements within the building.

16. A1.1, A1.2, A1.3, A1.4 IEBC 701.2, 801.3, LSC 13.2 Horizontal exits should be provided between the existing building and the new building on each floor.

17. A1.3 IEBC 805.3.1, 1202.2, 1203.3, LSC 13.2.3, 43.10.4.3 The proposed occupant load of the "Second Floor" (third story above grade) is more than 500. A minimum of 3 exits should be provided from the floor unless approved by the code official / authority having jurisdiction. The door between the existing building and the new building should provide a minimum of 59 inches in clear width. The exit stairway door in the new building should provide a minimum of 59 inches in clear width. The new stairway should have a clear width of at least 88 inches unless another exit stairway is provided. The new building should have a refuge area of at least 954 ft^2. The existing stairway should provide a minimum of 88 inches in clear width unless approved by the code official / authority having jurisdiction. The door leading from the Ballroom into the existing stairway should provide a minimum of 59 inches in clear width. The code official / authority having jurisdiction may require operational controls to limit the occupant load.

18. A1.1, A1.2 IEBC 1202.2, 1203.3, LSC 13.2.3, 43.10.4.3 Landings should be provided at top and bottom of stairways, and each side of doors. The code official / authority having jurisdiction may require operational controls to limit the occupant load.

19. A1.1, A1.2, A1.3, A1.4 IEBC 803.2.1, 1203.7, LSC 13.3, 43.10.4.8 The existing exit stairway should be enclosed by fire rated construction and fire doors. The enclosure should be 1-hour rated construction. Existing wood lath and plaster in good repair and/or existing gypsum wallboard (minimum ½ inch thick) in good repair may remain. Stairways connecting only 2 floors may be unenclosed provided there are no floor opening to other floors.

20. A1.1, A1.2 IEBC 705 If the seating is replaced; a minimum of 7 wheelchair spaces should be provided along with companion seats. The 7 wheelchair spaces may be located on the main floor level. A minimum of 5% of the aisle seats should be designated aisle seats.

21. A1.3 IEBC 701.2, 801.3, IBC 1011.7.3, LSC 7.1.3.2 Storage and coat rooms, located under the existing stairways, should be enclosed with construction having a minimum of 1-hour rating. Existing wood lath and plaster in good repair and/or existing gypsum wallboard (minimum ½ inch thick) in good repair may remain.

22. A1.1, A1.2, A1.3, A1.4 IEBC 805.4.4 Verify the existing means of egress doors which serve spaces having occupant loads of more than 100 have panic or fire exit hardware.

23. A1.1, A1.2, A1.3, A1.4 IEBC 805.9, LSC 43.10.5.7 Verify the existing stairways have, or will have handrails.

24. A1.1, A1.2, A1.3, A1.4 IEBC 805.7, 805.8, LSC 43.10.5.8 Verify the existing spaces have or will have exit signs and means of egress lighting.

25. CC0.1, CC1.1, CC1.2, CC1.3 IBC 2902.1, 2902.2 Below shows the minimum number of fixtures based on the IBC and current room areas for both buildings. The "required" toilet rooms, other than family / assisted-use room, should be identified for use for by men and women.

Water Closets		Lavatory		Drinking
Male	**Female**	**Male**	**Female**	**Fountains**
7	**12**	**4**	**4**	**3**

1 Family / Assisted Use toilet room.
1 Service sink

Drinking fountains, a family / assisted-use toilet room, and service sink should be provided.

Notes:

1. Fire doors should be installed per NFPA-80. Fire doors which require panic hardware should be equipped with fire exit hardware.
2. Elevator hoistway and elevator machine room (if applicable) should be of 2-hour rated construction.
3. Where sinks are provided, 5%, but not less than one, within each room or space should be accessible and installed at no more than 34" above the floor.
4. Drinking fountains should be accessible. 50% should be installed for use by persons in a wheelchair and 50% should be installed for use by persons standing.
5. 5% but not less than one of each type of work surface should be accessible. Each accessible work surface should be a maximum of 34 inches above the floor, and should have knee and toe space below.

6. If provided, ticket counters, sales counters, service counters, food serving lines, etc. should be accessible.
7. Operating mechanisms of openable windows should be accessible.
8. If audible communications are being installed in assembly areas the system(s) should include an assistive communications system(s).
9. Where wheelchair spaces are provided for seating, the floor surface should not slope more than 1 in 48 (2% maximum) in any direction.
10. Where cabinets, shelving, clothing hooks and/or rods are provided, at least 5% of each type should be accessible. An accessible route, turning space(s) and a wheelchair space with parallel approach should be provided at and to each accessible element.
11. Accessible signage with visible, tactile and Braille characters should be provided at:
    A. Elevators which are not accessible; should include directions to the accessible means of egress (exit doors);
    B. Notifying occupants of assembly areas if / where assistive listening systems are provided;
    C. Exterior exit doors;
    D. Toilet rooms;
    E. Family or assisted-use toilet rooms;
    F. Where signage is provided to identify or provide information about interior rooms or spaces, and;
    G. Where a single drinking fountain is installed, provide directional signage to other type of drinking fountain.
12. Ramps or other accessible routes should be wide enough to provide a minimum of 36 inches between handrails.
13. Stairs (except aisle stairs) and ramps having a rise > 6" (except aisle ramps) should have handrails on each side. Handrails should extend beyond the top and bottom risers in the direction of stairway travel.
14. Handrails should be installed so that there is a minimum of 2 ¼ inch space between the handrails and the adjacent wall and/or guard.
15. Doors serving any area or room which has an occupant load of >49 persons, and a latch, should be equipped with panic or fire exit hardware, as applicable, and the door(s) should swing in the direction of egress travel.
16. In addition to doors with panic hardware; any area or room which has an occupant load of >49 persons should have emergency lighting and exit signs.
17. Toilet room floors should extend a minimum of 4 inches up the walls. The walls within 2 feet of urinals and water closets should be smooth, hard and nonabsorbent to a minimum height of 48 inches above the floor. Slopes of floors at accessible maneuvering and turning spaces should not exceed 1 in 48 (2%) in any direction.
18. If mechanical equipment is installed on a roof > 16 feet above grade, access to the equipment should be a permanent approved means of access, such as a ladder.
19. An "approved" fire alarm system should be provided in the buildings.
20. Fire extinguishers should be located / spaced such that the maximum travel distance from an extinguisher to any location within the building does not exceed 75 feet. Type "K" rated extinguisher(s) should be located within 30 feet of each cooking appliance. Where combustible liquids are stored; extinguishers should have a minimum rating of 4A: 40B: C if the travel distance does not exceed 30 feet, or 4A: 80B: C for a travel distance of up to 50 feet.

June 24, 2020

Apollo Theatre - Theatrical Equipment - Review

Rigging: The rigging is comprised of approximately 20 3-line sandbag sets and two counterweight sets. The sandbag sets have been re-roped more recently. The rigging blocks are approximately 100 years old. The rigging needs to be replaced as the equipment is antiquated and sandbag sets are inherently less safe that counterweight sets. Budget: $200,000.

Motorized hoists have a cost of three to four times the cost of counterweight equipment. Annual inspection and maintenance costs for motorized equipment costs three to four times that of manual counterweight equipment equating to $5,000 to $8,000 per year in added cost. Motorized equipment is generally noisier with abrupt stops as compared to counterweight equipment that user has better control over hard stopping and starting.

Curtains and soft goods: All new soft goods and associated tracks are needed. Curtains will include valance, front curtain, side legs, ceiling borders, rear traveler, scenic muslin drop, scrim drop, and box curtains. Budget $45,000.

Lighting: Existing lighting system is a conglomerate of old, new, and miscellaneous equipment. Newer control console exists. Recommend a complete replacement of system with the exception of re-using console, intelligent light fixtures and LED fixtures. New system will include new power, relay/dimming panels, stage manager panel, entry stations, distribution devices, and LED fixtures. System needs to be fully integrated for house and performance lighting control. New improved FOH and Tormentor lighting positions would be planned near their existing positions. Budget $150,000 - $300,000. $250,000 would provide for a very nice well-suited state-of-the-art system.

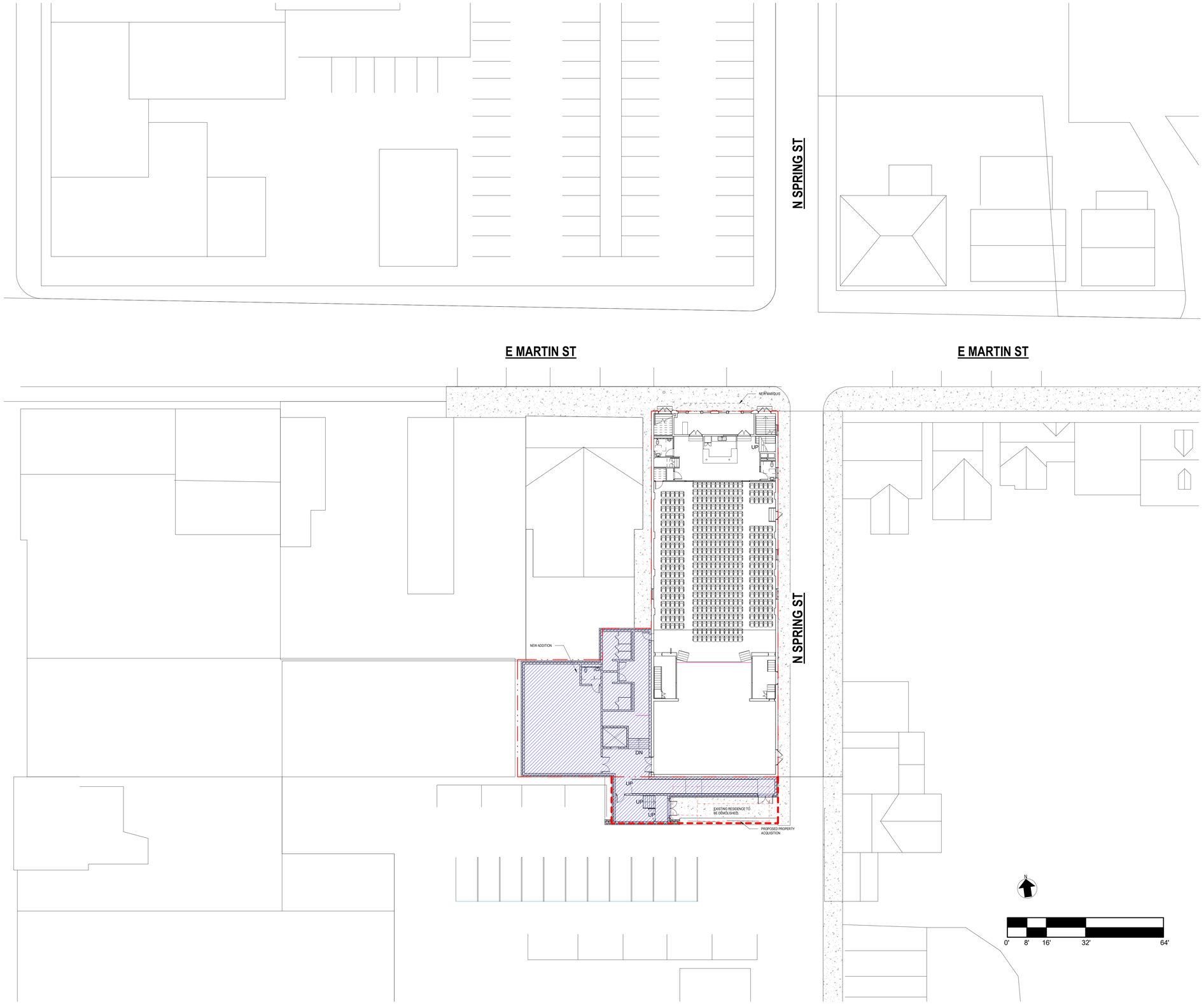
Fire Safety Curtain: Currently a fire curtain does not exist. Codes indicate that because the stage height is greater than 50’0” a fire safety curtain would be required if this were new construction. Code review should determine necessity of fire safety curtain. Budget $65,000.

Ladders: Existing ladders are wooden and do not meet safety standards. Ladders need to be replaced.

Mezzanines: The two stage right mezzanines will need to be demolished. One mezzanine, at approximately the elevation of the existing lower one, needs to be added for new locking rail location.

Head block beams: The existing headblock beams are not located where they would need to be in order to have counterweight equipment. New headblock beams will be needed, closer to the stage right wall.

Grid: Grid is of wood. Loft block beams are steel channels as is common. Grid will need to be evaluated by structural engineer to determine adequacy for intended loading.

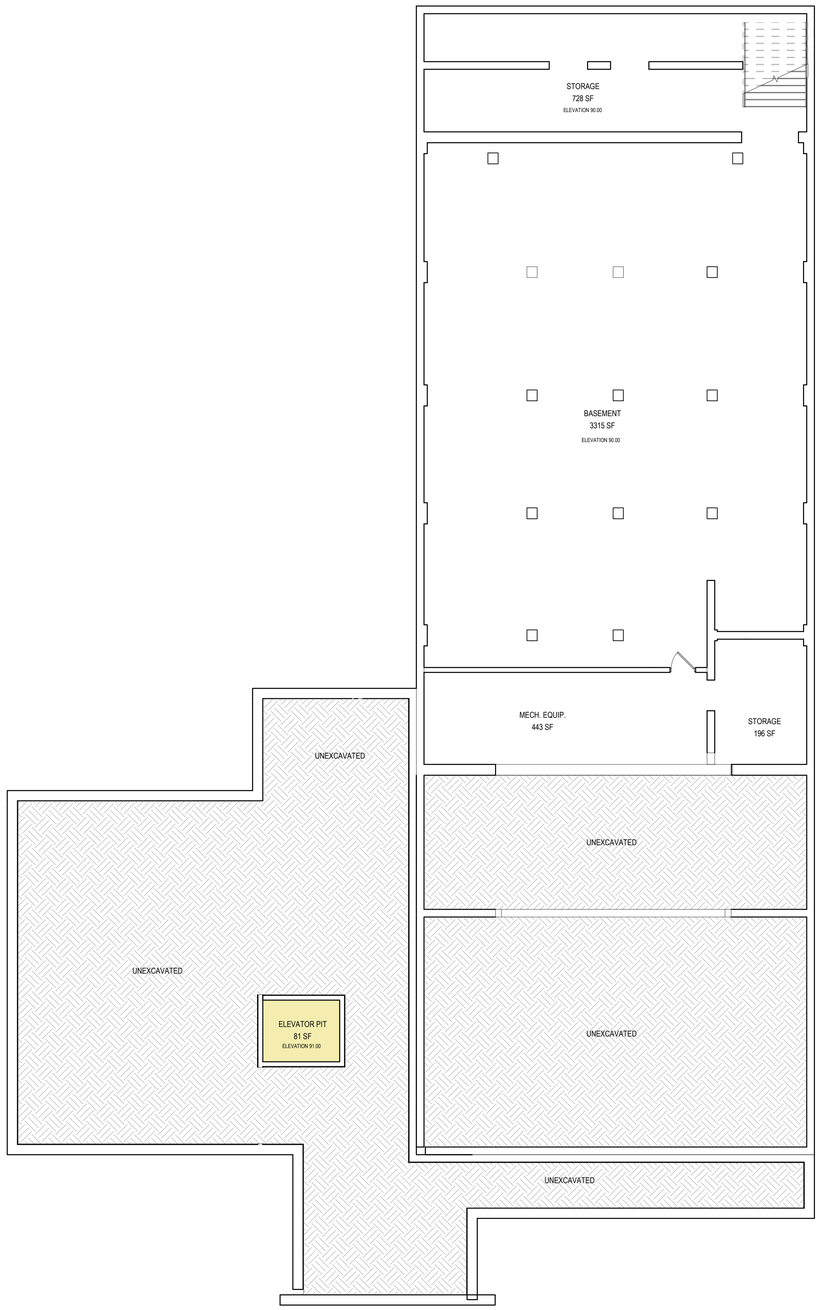


1 / C1-0 C 1.0 SITE PLAN
1/16" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

C1-0

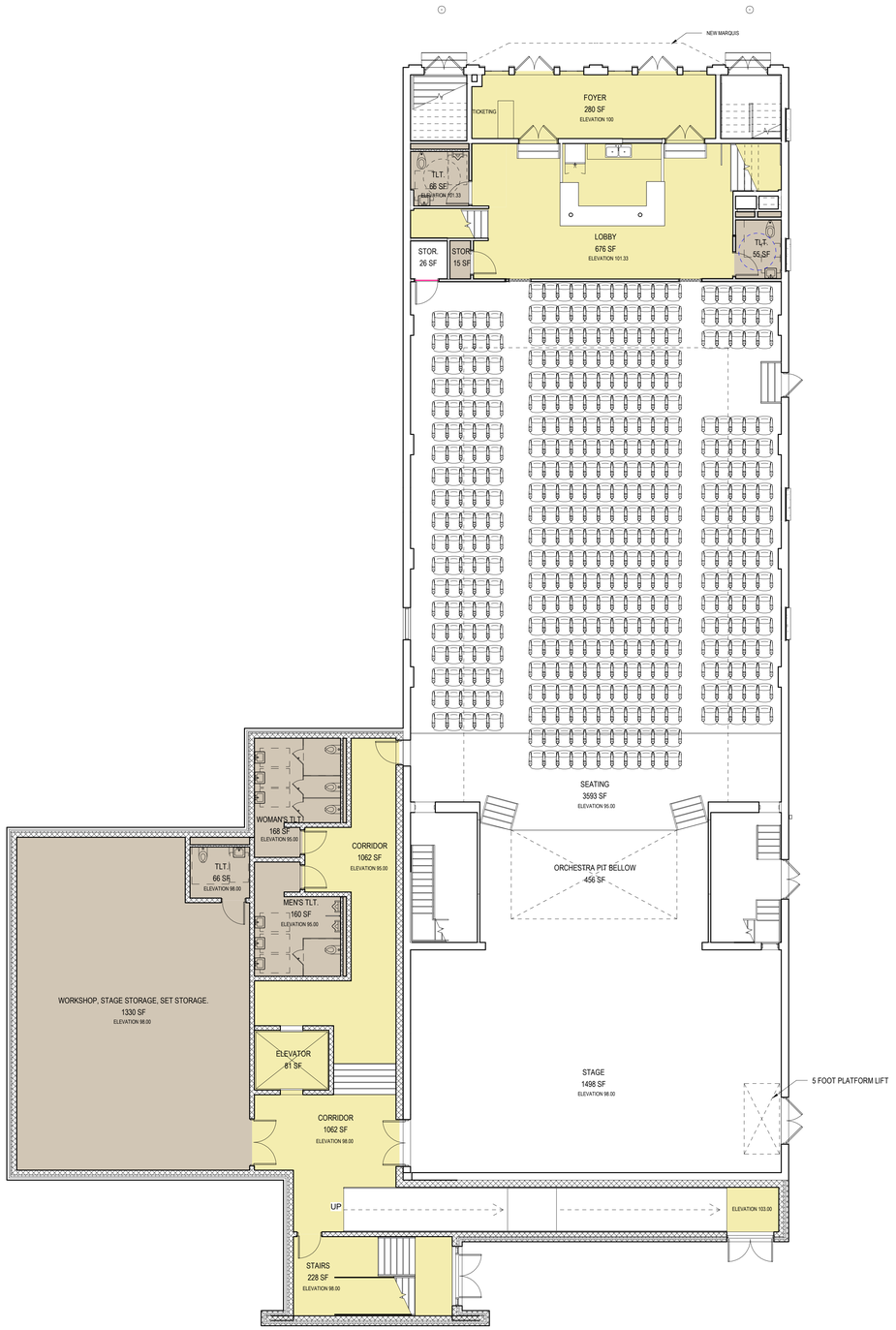


1 / A1-0 BASEMENT FLOOR PLAN
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

A0-1

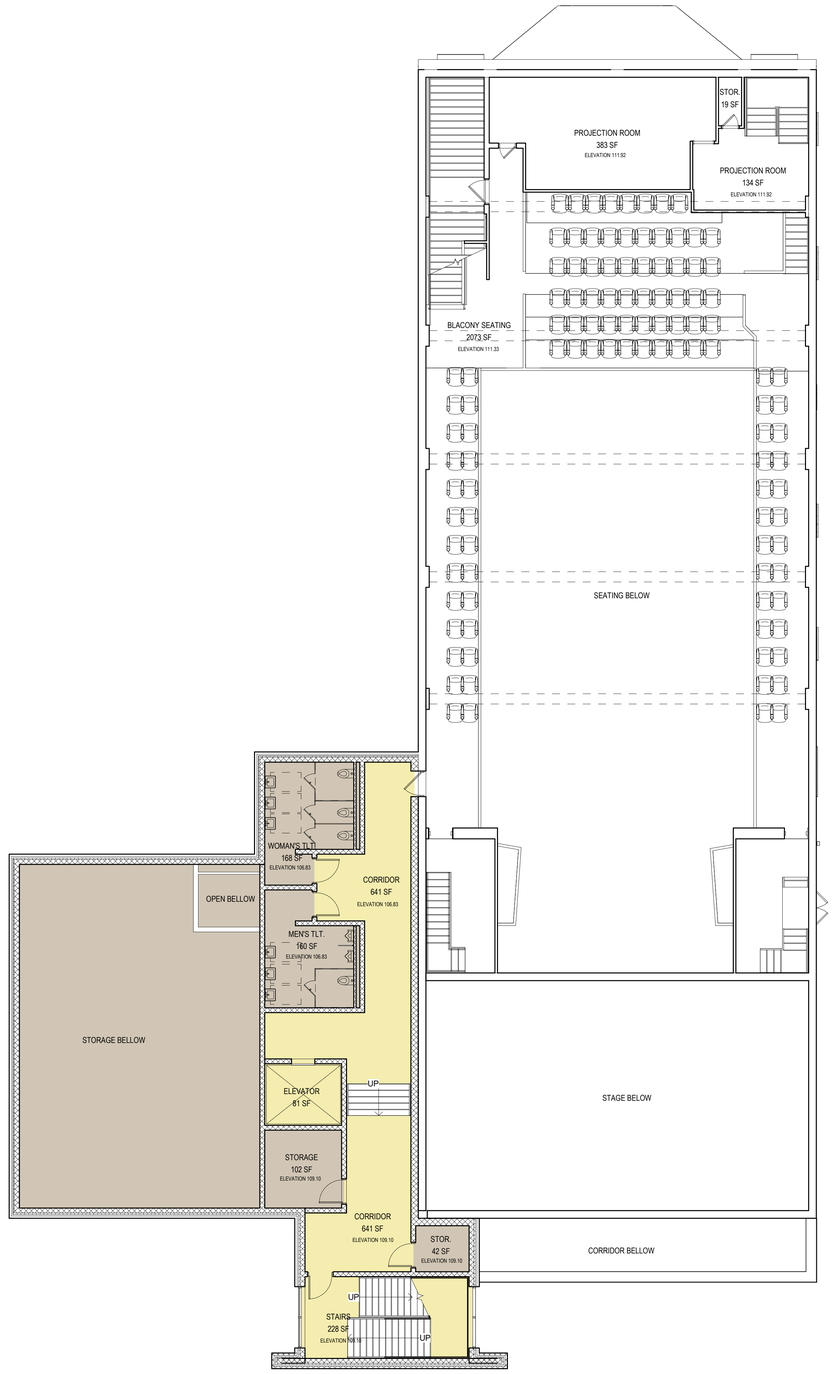


1 / A1-1 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

A1-0



1 A1-1 FIRST FLOOR BALCONY
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272

TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA

www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

A1-1



1 / A1-2 SECOND FLOOR
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272

TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA

www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

A1-2



1 / A1-3 THIRD FLOOR
1/8" = 1'-0"

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

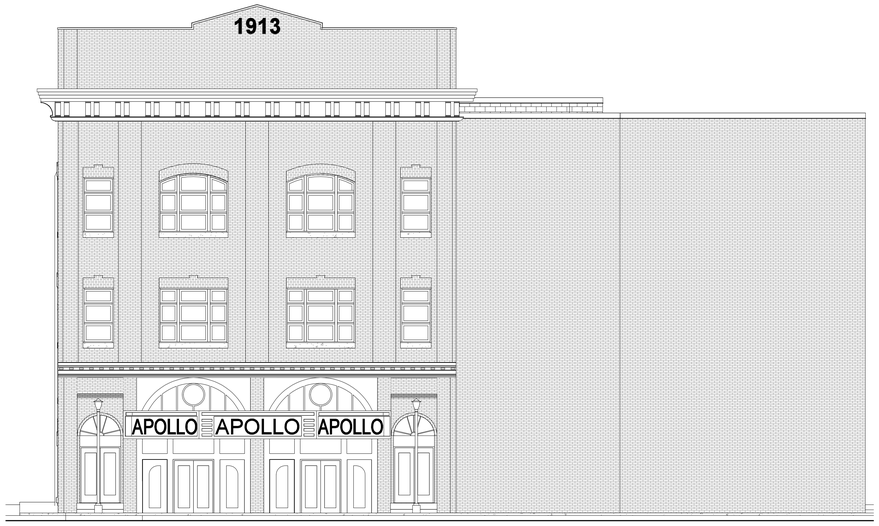
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272

TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA

www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

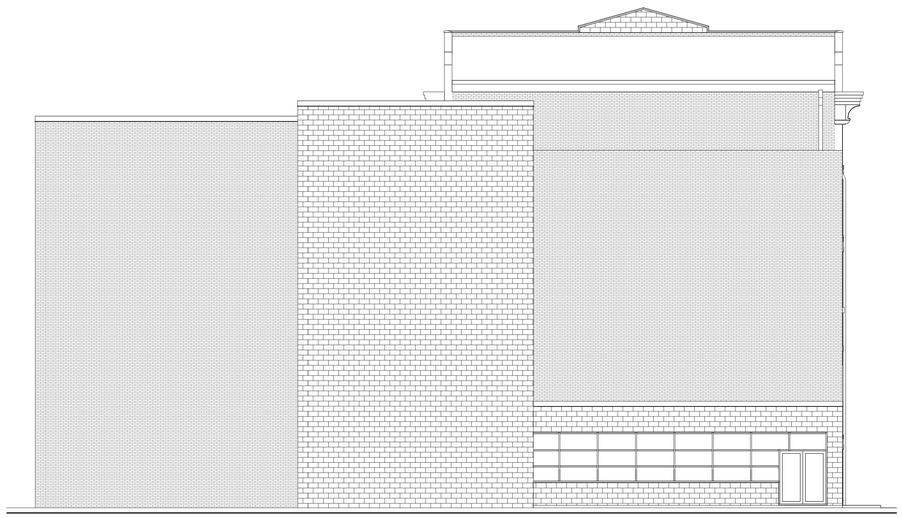
A1-3



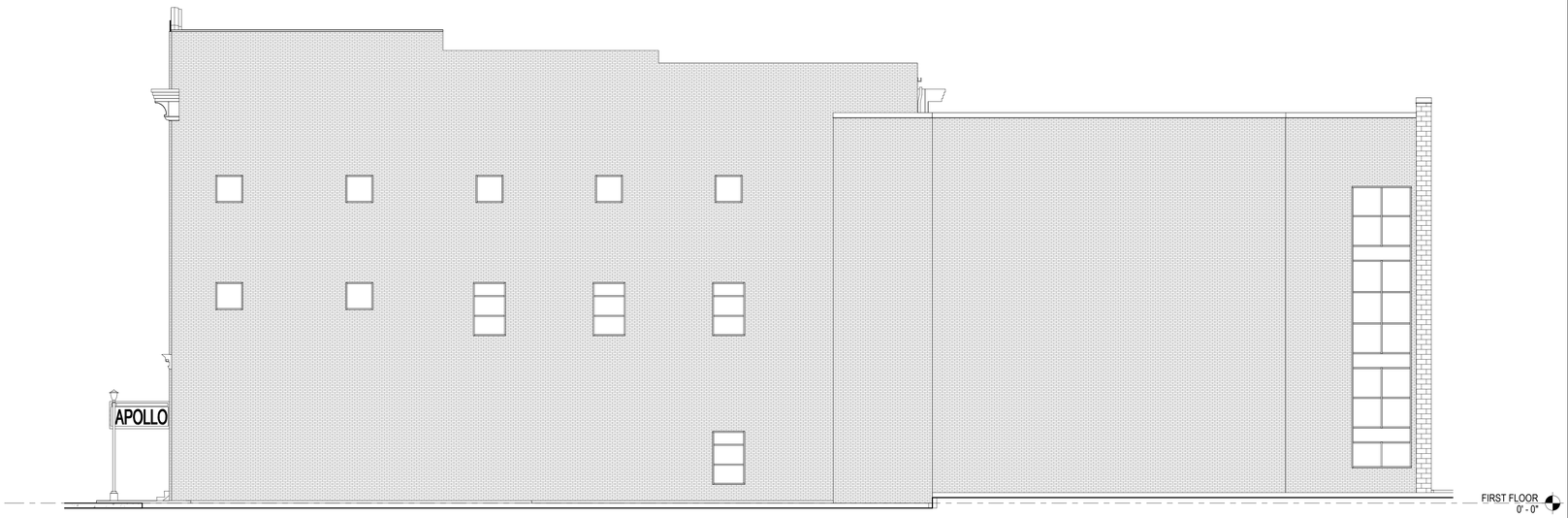
1 / A2-0 AE01 - Overall Exterior Elevation - North
1/8" = 1'-0"



2 / A2-0 AE02 - Overall Exterior Elevation - East
1/8" = 1'-0"



3 / A2-0 AE03 - Overall Exterior Elevation - South
1/8" = 1'-0"

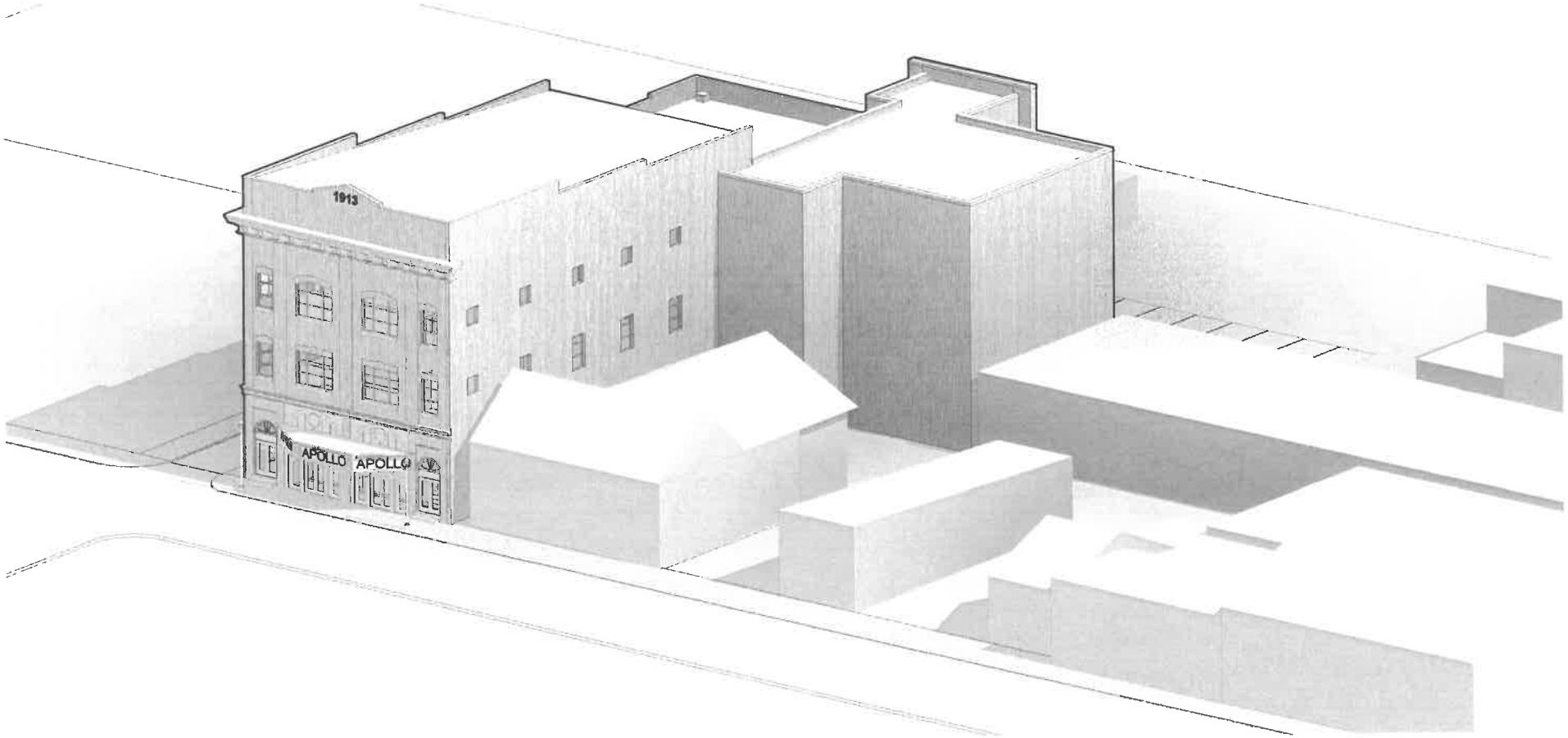


4 / A2-0 AE04 - Overall Exterior Elevation - West
1/8" = 1'-0"

CR
CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

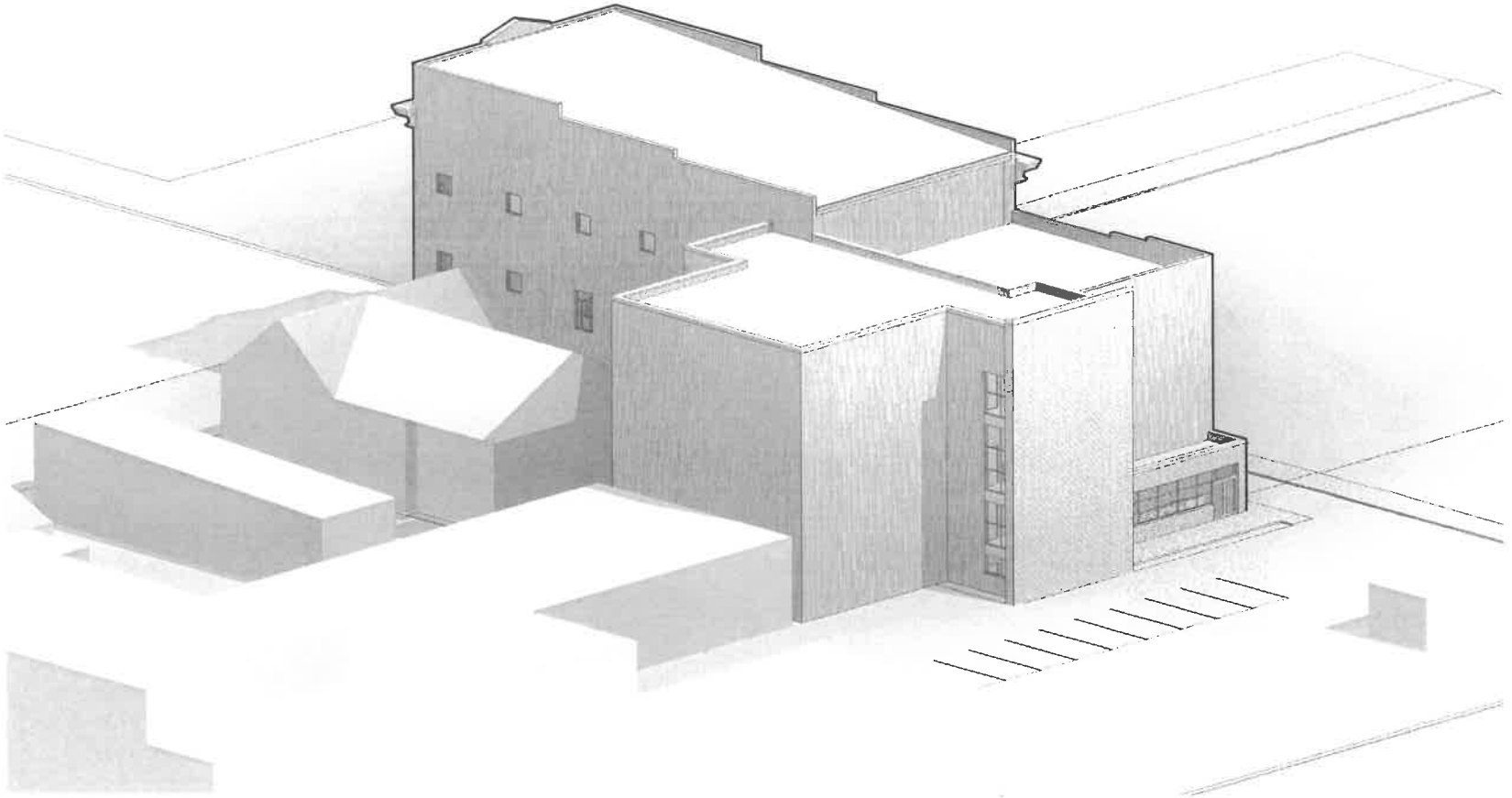
A2-0



CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE VA 22902
434-975-7262
MECHANICSBURG, PENNSYLVANIA
TOWSON, MD
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

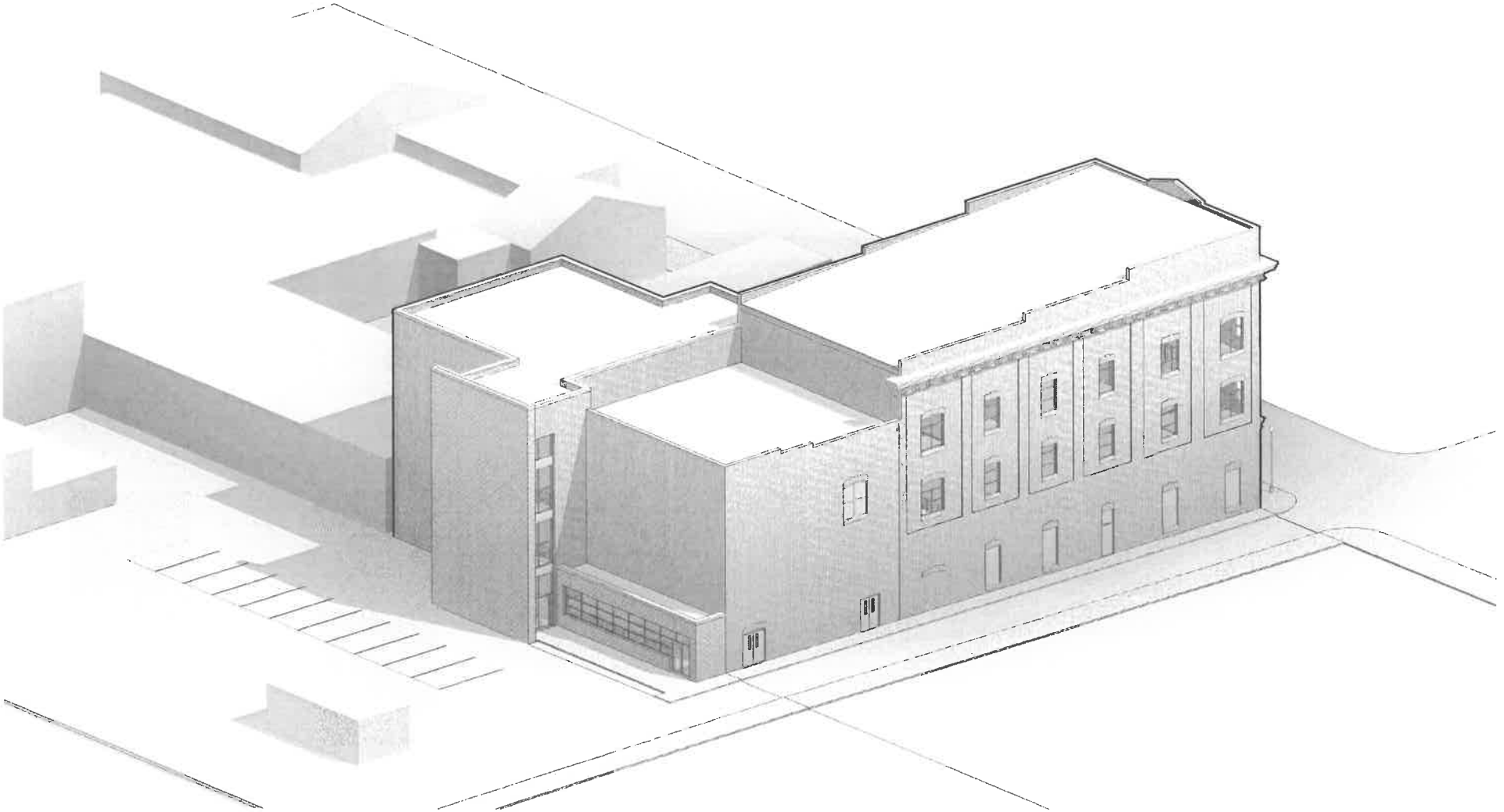
APOLLO THEATRE

A2-1



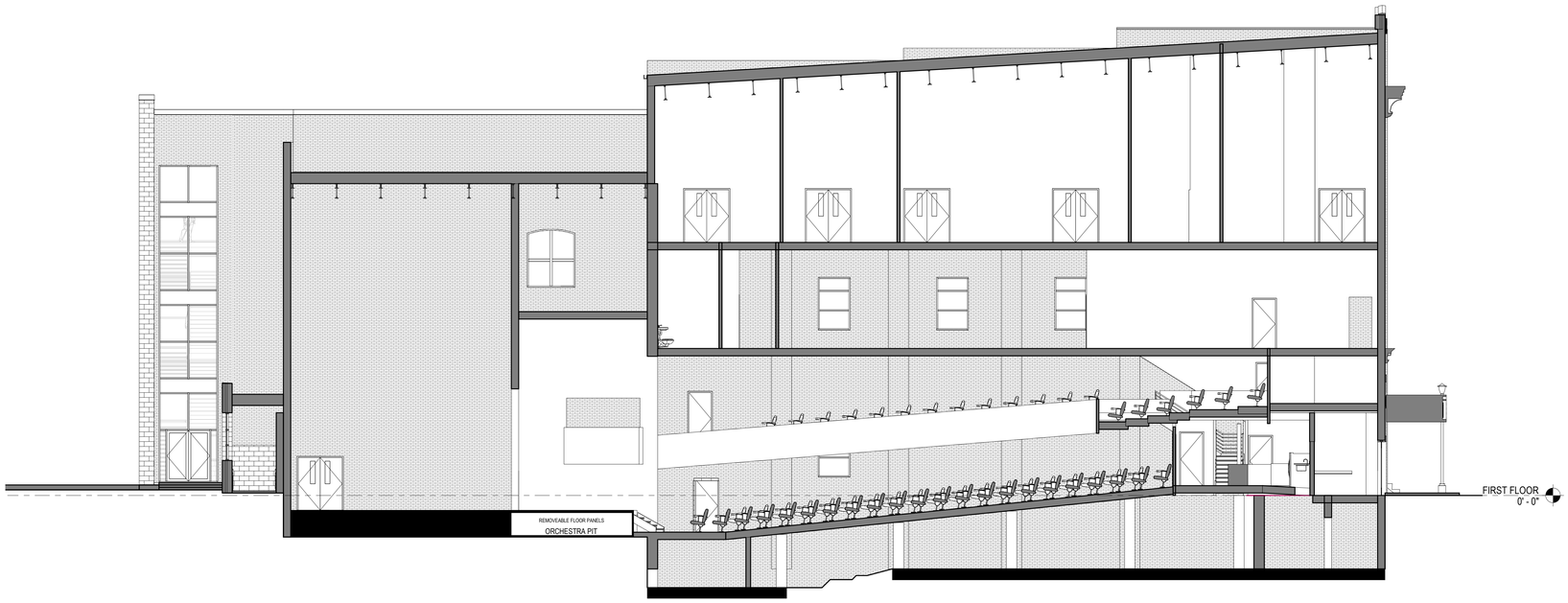
CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE VA 22902
434-975-7262
MECHANICSBURG, PENNSYLVANIA
TOWSON, MD
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE

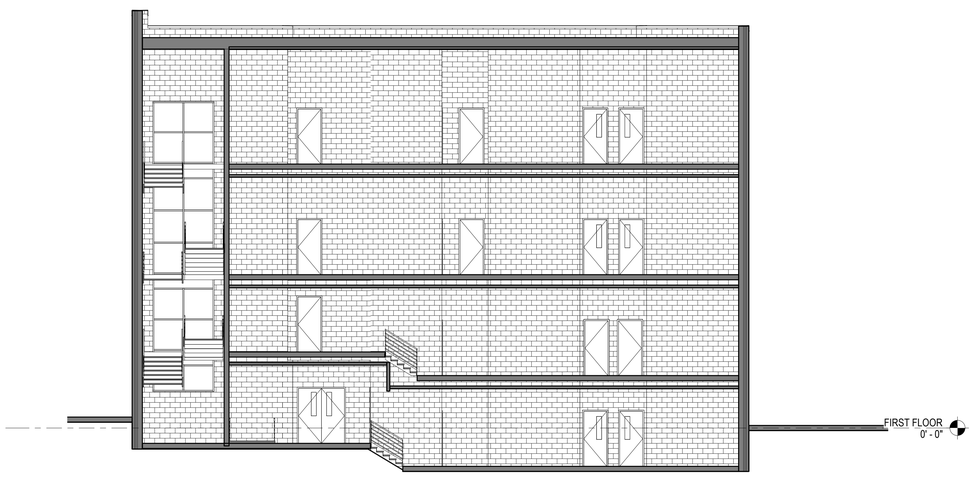


CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE VA 22902
434-975-7262
MECHANICSBURG, PENNSYLVANIA www.cra-architects.com
TOWSON, MD
WHITE SULPHUR SPRINGS, WEST VIRGINIA

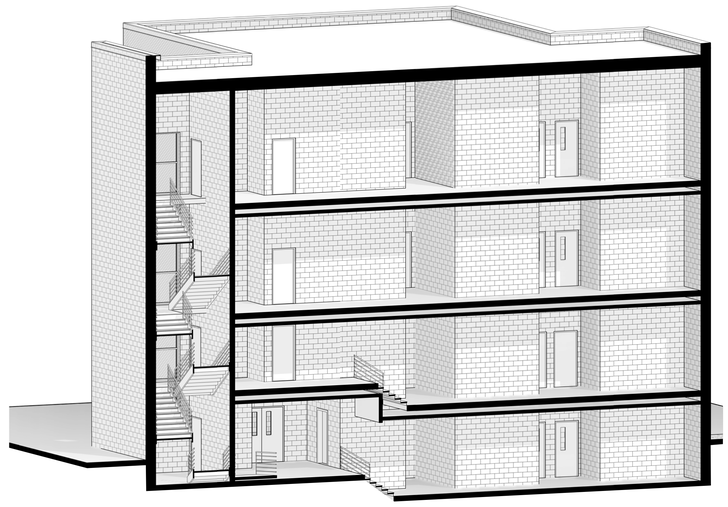
APOLLO THEATRE



1 A3-0 Section 5
1/8" = 1'-0"



2 A3-0 Section 6
1/8" = 1'-0"



3 A3-0 STUDY ISOMETRIC

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

APOLLO THEATRE
PROPOSED RENOVATIONS

A3-0

APOLLO CIVIC THEATRE RESTORATION - PHASES I, II, & III

Conceptual Cost Estimate: Additions & Renovations — **CRA #3396**

Crabtree, Rohrbaugh & Associates — **July 2020**

	Gross Floor Area	Existing		Additions		Demolish		Phase I Reno	Phase I Add	Phase II Reno	Phase III Reno
	(Basement Mechanical)	*4,682*	*sf*		sf	0	sf				
	First Floor	7,007	sf	3,608	sf	960	sf	7,007	3,608		
	Mezzanine Floor	2,968	sf	1,752	sf	960	sf	2,968	1,752		
	Second Floor	5,537	sf	2,954	sf	192	sf		2,954	5,537	
	Third Floor	4,655	sf	2,954	sf	192	sf		2,954		4,655
	Gross Building Area	**20,167**	**sf**	**11,268**	sf	0	sf				
	Total Proposed Gross Building Area		*	**31,435**		**2,304**		**9,975**	**11,268**	**5,537**	**4,655**
			*	Note 1: Does not include non occupied basement space							

PHASE I WORK CONSISTS OF THE FOLLOWING: (DEMO, ADDITION, EXTERIOR RESTORATION, FIRST FLOOR RENOVATIONS)

1 **Building Demolition:** Demolition of the existing 2 story stage storage & office wing and stairtower. Acquisition and demolition of adjacent residential structure.

2 **New Addition includes:** Handicapped Accessible Ramps to Stage and Main Floor, Accessible Restrooms on First, Mezzanine, Second, and Third Floor Levels, New Stair tower and Elevator, New Stage Scenery Shop, Storage, and Workroom, New Theater Offices, Conference Room, and Dressing/Make-up & Green Room.

3 **Exterior Restoration includes:** Roofing, Masonry, Windows, Doors.

4 **First Floor Restoration includes:** Restored Ceiling with Acoustical and Fire Rated Construction, Plaster Restoration, Painting, Lobby Restoration, Leveling of Floor in Concession Area, New Concession w/ Ticketing, Stage Rigging Upgrades, Stage Lighting Upgrades, New Lobby Restrooms, Refurbished Auditorium Seating, Restored Projection Room w. Displays, Lighting Upgrades in Lobby & Concession, New HVAC System, Fire Protection System Upgrades, Demolition of the 2nd Floor Flooring and Installation of a New Plywood Subfloor, and a New Marquis at Front Entrance

PHASE II WORK CONSISTS OF THE FOLLOWING: (SECOND FLOOR RESTORATION)

1 **Second Floor Restoration:** Restoration of the Second Floor Ballroom, Catering Kitchen, Kitchen Storage, Kitchen Restroom, Coat Check, Table and Chair Storage, and Trash Room. Demolition of the 3rd Floor Flooring and Installation of a new Plywood Subfloor, All new HVAC System, Lighting, and Sound System.

PHASE III WORK CONSISTS OF THE FOLLOWING: (THIRD FLOOR RENOVATIONS)

1 **Third Floor Renovation:** Fit out of the third floor including a Black Box Theatre, Costume Storage, Rehearsal Space, Workroom, and Storage. New HVAC, Lighting and Power, Sprinkler Upgrades, insulating perimeter walls with furring and gypsum board.

		Phase I					Phase II				Phase II				
Division	**Work Item / Description**	**Quantity**	**Unit**	**$ / Unit**	**Subtotal**	**Total**	**Quantity**	**Unit**	**$ / Unit**	**Subtotal**	**Total**	**Quantity**	**Unit**	**$ / Unit**	**Subtotal**	**Total**
Division 1: General Requirements																
011200	**General Construction**															
004313	Bonds, Mobilization, & Supervision	21,243	sf	$4.75	$100,904		5,537	sf	$4.75	$26,301		4,655	sf	$4.75	$22,111	
015000	Temporary Facilities & Controls	21,243	sf	$3.00	$63,729		5,537	sf	$5.00	$27,685		4,655	sf	$5.00	$23,275	
017419	Const. Waste Management & Disposal	21,243	sf	$1.00	$21,243		5,537	sf	$1.00	$5,537		4,655	sf	$1.00	$4,655	
015000	Scaffolding	940	cf	$15.50	$14,570											

Division	Work Item / Description	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total
017420	Final Cleaning	21,243	sf	$1.00	$21,243		5,537	sf	$1.00	$5,537		4,655	sf	$1.00	$4,655	
						$221,689					**$65,060**					**$54,696**
Division 2: Existing Conditions																
024116	Partial Building Demolition	23,040	cf	$1.53	$35,251											
024116	Demolition of Residence	12,800	cf	$1.31	$16,768											
024119	Selective Demolition - Partitions etc.	800	sf	$2.50	$2,000		500	sf	$2.50	$1,250		400	sf	$2.50	$1,000	
024119	Demolition of Wood Floor & Subfloor	4,655	sf	$3.75	$17,456		4,655	sf	$3.75	$17,456						
024119	Demo Curb and Sidewalk at North Façade	600	sf	$7.50	$4,500											
024119	Demo Existing Membrane Roof	7,007	sf	$1.50	$10,511											
003126	*Hazardous Materials Abatement Allowance*	1	ls	$75,000	$75,000		1	ls	$75,000	$75,000		1	ls	$10,000	$10,000	
						$161,486					**$93,706**					**$11,000**
Division 3: Concrete (also see Div. 32)																
032300	Concrete Footings	326	lf	$44.00	$14,344											
033000	Cast In Place Concrete - Interior Slab on Grade	3,608	sf	$5.50	$19,844											
033000	Cast In Place Concrete - Exterior Pad/Frost Walls	100	sf	$39.50	$3,950											
						$38,138					**$0**					**$0**
Division 4: Masonry																
042000	Unit Masonry - CMU Foundation Walls	652	sf	$25.00	$16,300											
042000	Unit Masonry - New CMU/Brick Bearing Walls	5,200	sf	$35.90	$186,680											
042000	Unit Masonry - New Interior CMU Walls	5,925	sf	$19.65	$116,426											
042000	Unit Masonry - Rebuild Brick Parapet at North Façade	300	sf	$25.00	$7,500											
042000	New Openings in Existing Brick Masonry	5	ea	$3,500	$17,500											
040120	Cleaning & Repoint Existing Brick Veneer	14,430	sf	$8.20	$118,326											
047200	New Cast Stone Sills	40	ea	$450.00	$18,000											
						$480,732					**$0**					**$0**
Division 5: Metals																
051200	Structural Steel Roof Framing & Decking	3,608	sf	$6.50	$23,452											
051200	Structural Steel Floor Framing w/ Concrete Slab	7,660	sf	$15.00	$114,900											
055113	New Steel Stairs (cost per run w/ landing)	7	run	$15,000	$105,000											
055000	Miscellaneous Steel Framing	1	ls	$15,000	$15,000											
057000	Restoration of Metal Cornices	1	ls	$25,000	$25,000											
						$283,352					**$0**					**$0**
Division 6: Wood, Plastics, & Composites																
061000	Wood Blocking	1	ls	$7,500	$7,500		1	ls	$2,500	$2,500		1	ls	$2,500	$2,500	
061000	Replace Wood Window Sills	50	lf	$30.00	$1,500		120	lf	$30.00	$3,600		120	lf	$30.00	$3,600	

Division	Work Item / Description	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total
061000	New Plywood Subfloor	4,655	sf	$2.58	$12,010		4,655	sf	$2.58	$12,010						
061000	New Acoustical Underlayment	4,655	sf	$1.30	$6,052		4,655	sf	$1.30	$6,052						
061000	Rebuild & Level Floor at Concession Area	540	sf	$30.00	$16,200											
061000	Concrete Floor Board for Ceramic Tile	250	sf	$4.10	$1,025		500	sf	$4.10	$2,050						
062023	Interior Finish Carpentry - Wood Base	607	lf	$5.60	$3,399		308	lf	$5.60	$1,725		786	lf	$5.60	$4,402	
064023	Custom Millwork for Concession Stand	1	ea	$15,000	$15,000											
						$62,686					**$27,936**					**$10,502**
Division 7: Thermal & Moisture Protection																
076200	New Copings / Flashings	180	lf	$26.00	$4,680											
072119	Fur & Insulate Walls	13,461	sf	$4.65	$62,594		3,960	sf	$4.65	$18,414		4,060	sf	$4.65	$18,879	
075323	New EPDM Roofing System	10,615	sf	$3.65	$38,745											
072100	Rigid Roof Insulation R40 @ Addition	3,608	sf	$5.16	$18,617											
078413	Penetration Firestopping	1	ls	$2,500	$2,500											
079200	Joint Sealants	1	ls	$12,500	$12,500		1	ls	$5,000	$5,000		1	ls	$3,000	$3,000	
						$139,636					**$23,414**					**$21,879**
Division 8: Openings																
081416	New Single Wood Door and HM Frame (w/ Hardware)	25	ea	$750	$18,750		7	ea	$750	$5,250		5	ea	$750	$3,750	
081417	New Double Wood Door and HM Frame (w/ Hardware)	3	ea	$3,500	$10,500		1	ea	$3,500	$3,500		2	ea	$3,500	$7,000	
081113	New Oversized Stage Doors	2	pr	$10,500	$21,000											
084113	New Custom Wood Entrance Doors	6	pr	$4,000	$24,000											
083613	New Insulated Galvanized HM Door & Frame (w/Hardware)	4	ea	$3,500	$14,000											
085113	New Wood Windows	30	ea	$1,200	$36,000											
085200	Replace Large Wood Windows	39	ea	$1,800	$70,200											
085200	Replace Small Wood Windows	7	ea	$900	$6,300											
089119	Louvers & Vents	1	ls	$1,500	$1,500		1	ls	$1,500	$1,500		1	ls	$1,500	$1,500	
						$202,250					**$10,250**					**$12,250**
Division 9: Finishes																
092215	Gypsum Board Walls	13,461	sf	$2.81	$37,825											
092216	Metal Stud & Gypsum Board Partitions	1,472	sf	$6.15	$9,053		1,452	sf	$6.15	$8,930		5,040	sf	$6.15	$30,996	
092216	5/8 inch Fire code Gypsum Board Ceiling	16,805	sf	$3.00	$50,415		5,537	sf	$3.00	$16,611		4,655	sf	$4.22	$19,644	
096513	Vinyl Composition Tile (VCT) Flooring & Vinyl Base	100	sf	$3.04	$304		600	sf	$3.04	$1,824		4,655	sf	$3.04	$14,151	
096400	New Hardwood Flooring						4,055	sf	$12.50	$50,688						
096514	Rubber Stair Treads	700	lf	$21.00	$14,700		500	lf	$21.00	$10,500		100	lf	$21.00	$2,100	
096813	Carpet Runner at Aisles	360	sf	$5.75	$2,070											
096813	Carpet in 2nd Floor Offices, Green Room, etc.	140	sy	$8.00	$1,120											

Division	Work Item / Description	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total
093013	Marble Tile Floor at Lobby	288	sf	$20.00	$5,760											
093013	Ceramic Floor Tile & Base - Restrooms	1,200	sf	$10.00	$12,000		600	sf	$10.00	$6,000		600	sf	$10.00	$6,000	
093013	Ceramic Wall Tile Wainscot - Restrooms	960	sf	$12.00	$11,520		480	sf	$12.00	$5,760		480	sf	$12.00	$5,760	
095113	Pressed Metal Ceiling Demolition & Salvage	3,920	sf	$3.00	$11,760		4,100	sf	$3.00	$12,300						
095445	Pressed Metal Ceiling Restoration	3,920	sf	$20.00	$78,400		4,100	sf	$20.00	$82,000						
099100	Exterior Painting	1	ls	$35,500	$35,500											
099100	Interior Painting - Ceilings	9,975	sf	$3.50	$34,913		5,537	sf	$3.00	$16,611		4,655	sf	$2.20	$10,241	
099100	Interior Painting - Walls	16,405	sf	$0.89	$14,600		3,960	sf	$0.89	$3,524		4,060	sf	$2.10	$8,526	
						$319,940					**$214,748**					**$97,418**
Division 10: Specialties																
101416	Plaques	1	ea	$1,500	$1,500											
101100	Markerboards and Tackboards	2	ls	$850	$1,700							1	ea	$850		
101419	Dimensional Letters	1	ls	$1,500	$1,500											
101423	Panel Signage	1	ls	$500	$500		1	ls	$100	$100		1	ls	$300	$300	
102113	Plastic Toilet Compartments	24	ea	$900	$21,600											
102800	Toilet Accessories	1	ls	$2,500	$2,500											
104416	Fire Extinguishers / Cabinets	6	ea	$450	$2,700		2	ea	$450	$900		2	ea	$450	$900	
						$32,000					**$1,000**					**$1,200**
Division 11: Equipment																
113013	Kitchen Equipment	1	ls	$1,500	$1,500		3	ls	$50,000	$150,000						
116143	Theatrical Equipment - Rigging	1	ls	$200,000	$200,000											
116144	Theatrical Equipment - Curtains	1	ls	$45,000	$45,000											
116145	Theatrical Equipment - Fire Curtain at Stage	1	ls	$65,000	$65,000											
						$311,500					**$150,000**					**$0**
Division 12: Furnishings																
122413	Wood Window Blinds	15	ea	$250	$3,750		11	ea	$300	$3,300		11	ea	$300	$3,300	
123661	Solid Surface Countertops / Vanities	48	lf	$145	$6,960											
124813	Floor Matts and Frames	60	sf	$15	$900											
126100	Auditorium Seating Restoration	527	ea	$60	$31,620											
						$11,610					**$3,300**					**$3,300**
Division 13: Special Construction - *Not Applicable*																
131000	New Marquis @ Front Entrance	1	ls	$120,000	$120,000											
						$120,000										
Division 14: Conveying Systems																
142100	New Elevators - 5 Stop	1	ea	$125,000	$125,000											

Division	Work Item / Description	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total
						$125,000										
Division 21: Fire Suppression																
211313	Wet Pipe Sprinkler Systems	21,243	sf	$6.50	$138,080		5,537	sf	$3.00	$16,611		4,655	sf	$3.00	$13,965	
231116	New Fire Pump (if required)	1	ls	$55,000	$55,000											
						$193,080					**$16,611**					**$13,965**
Division 22: Plumbing																
224213	Plumbing Fixtures	1	ls	$175,000	$175,000		1	ls	$24,000	$24,000		1	ls	$18,000	$18,000	
221123	New Domestic Booster Pump (if required)	1	ls	$40,000	$40,000											
223300	New Domestic Water Heating System	1	ls	$20,000	$20,000		1	ls	$10,000	$10,000		1	ls	$10,000	$10,000	
						$235,000					**$34,000**					**$28,000**
Division 23: HVAC																
230716	New HVAC System	21,243	sf	$45.00	$955,935		5,537	sf	$35.00	$193,795		4,655	sf	$35.00	$162,925	
						$955,935					**$193,795**					**$162,925**
Division 26: Electrical																
265119	Lighting - Interior & Building-Mounted Exterior + Emergency	1	ls	$155,000	$155,000		1	ls	$85,000	$85,000		1	ls	$65,000	$65,000	
265561	Theatrical Lighting	1	ls	$250,000	$250,000							1	ls	$80,000	$80,000	
260923	House Lighting	1	ls	$75,000	$75,000							1	ls	$40,000	$40,000	
262416	Panelboards and Power Distribution	1	ls	$295,000	$295,000		1	ls	$87,500	$87,500		1	ls	$47,500	$47,500	
263213	Generator (if required)	1	ls	$175,000	$175,000											
						$950,000					**$172,500**					**$232,500**
Division 27: Communications, Data, etc.																
275116	Audio Video Systems (projectors, sound, etc..)	1	ls	$250,000	$250,000		1	ls	$75,000	$75,000		1	ls	$125,000	$125,000	
271116	Data Network System	1	ls	$50,000	$50,000		1	ls	$15,000	$15,000		1	ls	$15,000	$15,000	
						$300,000					**$90,000**					**$140,000**
Division 28: Electrical Safety & Security																
283100	Security System/Camera System/Card Access	1	ls	$77,000	$77,000		1	ls	$16,500	$16,500		1	ls	$16,500	$16,500	
284621	Fire Alarm System	1	ls	$70,000	$70,000		1	ls	$15,000	$15,000		1	ls	$15,000	$15,000	
						$147,000					**$31,500**					**$31,500**
Division 31: Earthwork - *Not Applicable*																
Division 32: Exterior Improvements																
	Site Prep & Earthwork															
321313	Concrete Sidewalk Replacement & Patching	600	sf	$25.00	$15,000											
321313	Concrete Curb Replacement	75	lf	$95	$7,125											

Division	Work Item / Description	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total	Quantity	Unit	$ / Unit	Subtotal	Total
321216	Bituminous Paving	1,050	sf	$5.50	$5,775											
221423	Cast Iron Boots and Storm Drainage	1	ea	$5,000	$5,000											
						$32,900					**$0**					**$0**
Division 33: Utilities																
Subtotal						**$5,323,933**					**$1,127,820**					**$821,135**
Estimating Contingency @10%					10%	$532,393				10%	$112,782				10%	$82,114
Subtotal						**$5,856,327**					**$1,240,602**					**$903,249**
Escalation to Midpoint of Construction @ 4.5%						$146,408					$31,015					$22,581
Total Construction Costs						**$6,002,735**					**$1,271,617**					**$925,830**
Additional Construction-Related Costs																
Construction Contingency					5%	$300,137				5%	$63,581				5%	$46,291
Construction Testing & Inspections (3rd Party Agency, Required)					1.25%	$75,034				1.25%	$15,895				1.25%	$11,573
Regulatory Agency Fees, Building Permit $9/1000				Estimated		$54,025			Estimated		$11,445			Estimated		$8,332
Total Construction-Related Costs						**$429,196**					**$90,921**					**$66,197**
Total Estimated Cost of the Work						**$6,431,930**					**$1,362,538**					**$992,027**
Soft Costs																
Architectural / Engineering Design Fees (Basic Services)					7%	$450,235				7%	$95,378				7%	$69,442
Code Review				Estimated	0.40%	$25,728			Estimated	0.40%	$5,450			Estimated	0.40%	$3,968
Furniture/Fixtures/Equipment Allowance				Estimated		$25,000			Estimated		$25,000			Estimated		$7,500
Reimbursable Expenses (printing, travel, etc.)				Estimated	0.25%	$16,080			Estimated	0.25%	$3,406			Estimated	0.25%	$2,480
Construction Administration Software				Estimated		$3,000			Estimated		$3,000			Estimated		$3,000
Total Soft Costs						**$520,043**					**$132,234**					**$86,390**
				Phase I					**Phase II**					**Phase II**		
Total Project Cost						**$6,951,973**					**$1,494,772**					**$1,078,417**
Grand Total																**$9,525,162**