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## STAFF REPORT

To: Capital Improvement Grant Consideration: Atlas Theater  
Location: 211 W. Lincolnway  
Date: May 16, 2024  
Staff Contact: Irene Parsons, DDA Main Street Manager

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### Recommended Motion:

Move to approve CIG application for Masonry Work at the Atlas Theater on the exterior south wall and corners in the amount of \$6,460 subject to staff's recommended conditions and authorize the DDA President to execute any necessary agreements.

### Background:

The Historic Atlas Theater opened in 1887, and the theater section of the historic building was added in 1908. The brick work is original to the building and has been showing deterioration for years. Patch work was previously done as a temporary fix, but now brickwork needs to be structurally reinforced and replaced on the exterior south side (back side) and corners of the building.

Wayne Hansen submitted a CIG application on behalf of the Friends of the Atlas Board, requesting assistance with 50% of the costs of the brick mason work. The work will include repointing heavily deteriorated mortar joints and replacement of broken and heavily deteriorated brick. The total contracted amount is \$12,920.00 with a CIG match of \$6460.00.

The CIG application was completed in OpenGov on April 11, 2024, and included required estimates and photos. A Pre-Application meeting was held April 18, 2024, to discuss the project with DDA staff and City Departments, including Planning & Development, Building, Engineering, Fire, and Sanitation. The applicant was advised of necessary requirements and permits.

The Friends of the Atlas Board approved and signed the attached estimate for work to be completed as soon as possible. They are waiting to set a date with the Contractor until approval from the DDA Board.

### Availability of Funding:

Staff received one other completed CIG request for \$24,000 through OpenGov that would fall within the FY2024 time frame. That request is also on this agenda for consideration. Two other potential CIG inquiries do not have determined amounts or timelines as of this Board meeting.

**Recommendation:**

Staff recommends the DDA Board approve the CIG application in the amount of \$6,460.00 for masonry work at the Atlas Theater exterior south wall (alley), side wall corners, and chimney subject to the following conditions:

1. The grant recipient shall provide to the DDA a complete and accurate IRS Form W-9 prior to reimbursement.
2. Improvements shall conform to the plans shown in the application and shall not be altered without Board approval.
3. The masonry work must be adequately maintained and kept in place for a minimum of five years from the date reimbursement is issued. Failure to maintain the work for the specified period will result in the forfeiture of the full grant award and repayment shall be required on a pro rata basis for the remainder of the time period within 30 days of sign removal. The DDA Board may waive the repayment requirement in the cases of acts of God, natural disasters, or modification due to City development in the right-of-way, subject to Board approval upon request by the applicant.
4. The applicant shall enter into a façade easement agreement prior to the award of any funds. Said easement document shall reflect conditions 2 and 3, above, and establish a DDA interest in the façade for a period of five years.

**Attachments:**

1. CIG Application (7 pages)
2. Estimate 1 (1 page)
3. Full Building Rehabilitation Report (76 pages)
4. Building Photographs (3 pages)



Cheyenne, WY

5/9/2024

**DDAC-24-2****Capital Improvement Grant**

Status: Active

Submitted On: 4/11/2024

**Primary Location**

211 W LINCOLNWAY

Cheyenne, WY 82001

**Owner**

CHEYENNE LITTLE THEATRE PLAYERS

2706 E PERSHING BLVD CHEYENNE, WY

82001

**Applicant**

Wayne Hansen



307-214-3822



whansen@gmail.com



PO Box 2989

Cheyenne, WY 82003-2989

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The Capital Improvement Grant program is dedicated to improvements in the public-right-of way and limited improvements on private property that maintain a public element and enhance the right-of-way.

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**Application****Building or Business Name\***

Historic Atlas Theatre

**Description of Work Proposed\***

Provide labor, materials and equipment for masonry work to include: (1) Repointing of heavily-deteriorated mortar joints at back alley wall, east chimney and sidewalls (2) Remove, then replace broken and heavily-deteriorated brick (3) Remove six south wall windows and frames and replace with brick.

Additional information or documents may be requested from the applicant which may be appropriate or beneficial to support the request for CIG funds.

Estimated Total Cost of Work\*

12920

Amount of CIG Funds Requested\*

6460

This grant program is set up as a reimbursement grant and funding will be expended when receipts and proof of payment for the approved improvements have been received. If approved, this grant provides a 50-50 match up to \$50,000 for eligible improvements.\*



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## Design Committee Review

The Design Committee will consider the application at its next regularly scheduled meeting, and will take one of the following actions (Note, the DDA Board presently serves as the Design Committee):

1. Approve the request as submitted
2. Deny the request in whole or in part
3. Require modifications to the applicant's plans or improvements based upon applicable plans and/or guidelines.
4. Postpone action pending further review or information/revisions by the applicant
5. The Design Committee reserves the right to change any of the terms, conditions or policies in order to better meet the goals of the program.



The applicant or an authorized representative is required to attend all Design Committee meetings at which the request is to be considered for action. The absence of the applicant will be cause for the Design Committee to table the application. Contractors or vendors are welcome to attend if accompanied by the applicant. \*



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## Completion of the Improvements and Payment

After completion of the physical improvements, DDA staff and or appointed Design Committee members will verify that the improvements are in accordance with those approved, reimbursements will be made to the applicant by the DDA according to established payment procedures. \*



The DDA's participation through the CIG program is subject to the following:

Improvements previously funded by the CIG program will not be funded again for the same improvement, or modifications to the funded improvement within a five (5) year period.\*



CIG requests that have been fully or partially funded shall not be eligible for additional funding within a five-year period for the same work. Funding of any request is subject to funds available at the time of application; applications which are partially funded will not be considered for additional funding.\*



CIG application funding is limited to the budgeted funds available during the DDA fiscal year in which the application is made. Funding commitments from subsequent fiscal year's budgets will not be considered.\*



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## Capital Improvement Grant Agreement

The owner agrees to complete work within a period of 12 months from date of award. The owner agrees to do all work as approved by the DDA. Any changes to the approved scope of work and costs must come in written form to the DDA Design committee for review and approval. Once work is complete, it is expected to be maintained appropriately and per any conditions of approval. \*



Wayne N Hansen

Apr 11, 2024

*Harold F. Johnson*  
**HAROLD F. JOHNSON**  
**MASONRY**  
WWW.HFJMASONRY.COM  
307 632-8281

April 8, 2024

PROPOSAL TO: Atlas Theater  
[whansen@gmail.com](mailto:whansen@gmail.com)

FOR: Exterior Repointing & Brick Repair

SCOPE: Provide labor, materials and equipment for masonry work to include:

- Misc. repointing of heavily deteriorated mortar joints at back alley wall, east chimney, & side walls
- Remove then replace broken & heavily deteriorated brick

\*Repairs would be limited due to proximity of power lines & weight restrictions/unknown structural integrity of roof

\*This estimate covers two masons & one laborer for up to 40 hours. Any repairs requested beyond this allotted time will result in added costs.

\*Schedule per Harold F. Johnson Masonry

\*New materials to match existing as close as possible

BY OTHERS:

- Water & electric on site
- Permission to access neighboring rooftops

TOTAL ESTIMATE:

\$12,920.00 (Twelve Thousand Nine Hundred Twenty and 00/100 Dollars)

RESPECTFULLY SUBMITTED,

*Jake Johnson*

Harold F. Johnson Masonry  
P.O. Box 2697  
Cheyenne, WY 82003

PROPOSAL IS GOOD FOR 90 DAYS

IF ACCEPTING PROPOSAL PLEASE SIGN BELOW AND RETURN TO HAROLD F JOHNSON MASONRY

SIGNATURE:



DATE:

5/4/24

Study for:  
The Wyoming Business Council  
Wyoming Main Street Program

# Atlas Theatre and 215 West Lincolnway

211 and 215 West Lincolnway  
Cheyenne, Wyoming



Stateline No 7  
ARCHITECTS

Casper, Wyoming  
September 29, 2021

*Dates of Assessment*

Summer/Fall 2021

*Produced by*

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*Prepared for*

Wayne Hansen, Owner Representative  
Atlas Theatre  
211 W. Lincolnway  
Cheyenne, Wyoming 82001  
307-638-6543  
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*With funding assistance from*

Wyoming Business Council  
Wyoming Main Street  
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# DEFINITIONS



## DEFINITIONS

### TREATMENT RATINGS:

*Rehabilitation:* Defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

*Element:* Defined as the basic component or issue on which the program collects information for inventory use. An *element* may be an architectural feature, structural component, engineering system or a functional requirement.

### PRESERVE

Statement of Importance:

- The element is associated with those qualities for which the property is eligible for historic designation and dates from the period(s) of significance, or
- The element is highly distinctive architecturally and dates to the historic period(s) of significance, and
- The level of damage or deterioration is such that it is still feasible to preserve

Condition:

- If “*poor*” to “*good*”, then *PRESERVE*

### PRESERVE WHEREVER POSSIBLE – IF TOO DETERIORATED TO SAVE, MUST BE REPLACED IN-KIND

Statement of Importance:

- The element has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property, or
- The element makes a significant contribution either to the property’s historic appearance or as an integral part of the building’s historic construction, or
- The element meets all of the criteria for “*PRESERVE*”, except that preservation is not feasible

Condition:

- If “*fair*” to “*good*”, then *PRESERVE*.
- If “*poor*”, then *REPLACE*
- *Exception: If the element is antiquated and no longer serves a functioning role, retain it as a historic artifact, wherever possible*

### PRESERVE WHEREVER POSSIBLE – IF TOO DETERIORATED TO SAVE, ELEMENT MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN

Statement of Importance:

- The element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or





- The element dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric
- Condition:
- If “*fair*” to “*good*”, then PRESERVE
- If “*poor*”, then REPLACE

**PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK**

Statement of Importance:

- The element dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building’s historic appearance of system of construction

Condition:

- If “*fair*” to “*good*”, then PRESERVE
- If “*poor*”, then ALTER/REPLACE

**REMOVE / ALTER / REPLACE; UNDERTAKE ALL SUCH NEW WORK AS SENSITIVELY AS POSSIBLE**

Statement of Importance:

- The element is not significant and through design or condition detracts from the historic appearance of the building
- The element is a poor design and/or construction detail which contributes to the deterioration of the landmark, or

- The element creates a serious code violation that cannot be mitigated (in cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over higher ratings normally assigned to the element)

Condition:

- If “*poor*” to “*good*”, then REMOVE / REPLACE

**SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT, IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE LANDMARK**

Statement of Importance:

- The element has no historic value

**CONDITION:**

An element is evaluated as “*good*” when:

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

An element is evaluated as “*fair*” when:

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



An element is evaluated as “*poor*” when:

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

### **PRIORITY:**

*Critical* deficiency of an element exists where:

- There is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and / or
- There is accelerated deterioration of adjacent or related building materials as a result of the element’s deficiency, and / or
- There is a threat to the health and/or safety of the user, and/or
- There is failure to meet a legislative requirement

*Serious* deficiency of an element exists where:

- There is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and / or
- A threat to the health and / or safety of the user may occur within 2-5 years if the deterioration is not corrected, and / or

- There is deterioration of adjacent or related building materials and / or systems as a result of the element’s deficiency

*Minor* deficiency of an element exists where:

- Standard preventative maintenance practices and building conservation methods have not been followed, and / or
- There is a reduced life expectancy of affected or related building materials and / or systems, and / or
- There is a condition with long-term impact beyond 5 years

### **WORK RECOMMENDATIONS:**

Within the Detailed Building Summary of this report, each time a priority has been cited for a particular element, i.e., *Critical*, *Serious* or *Minor*, a work recommendation will appear for the element. Where no priority has been cited, no work on the element is either necessary or recommended solely for the rehabilitation of the structure. There may exist instances of related deficient elements that either may or must be accomplished together or within a logical sequence. For instance, one would not replace deteriorated windows in a failing wall first, and then reconstruct the wall that the windows occur in second. All deficient items have been listed individually for clarity purposes and responsibility for grouping and sequencing deficient items is left to the responsibility of the user of this report and/or funding availability.



# EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

**Scope and Goals:** The information contained in this report is intended to provide current, precise information on the historic structure(s) and will assist the present owners in evaluating the technical and economic feasibility of preserving and / or rehabilitating the landmark(s) for the re-use and expanding into the adjacent building to form one single building to accommodate the programming needs of the theater (code investigation), including an elevator to serve all main floor levels, investigation to add a marquee to the building façade, floor capacity evaluation of the auditorium and upper office floor framing; all while preserving those qualities to maintain its National Historic Landmark listing of the Atlas Theatre building.

Information from the previous February 2019 Atlas Theatre report has been included in this report and updated as needed in order to present an overall and complete view of all renovations needed for both buildings.

This assessment is based on field inspections, interviews with the current building owners, review of previous historic assessment reports of the structures, and research into the history of the buildings conducted by a team comprised of an historic architect and a structural engineer. The field inspection team analyzed and photographically documented the existing conditions of the relevant portions of the building and adjacent site.

Since the structures are surrounded by the Cheyenne Downtown Historic District and

the Atlas Theatre is also listed individually on the National Register of Historic Places, the guide used for this assessment is the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Within the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, one of four approaches must be chosen for application: *Preservation, Rehabilitation, Restoration* or *Reconstruction*. These approaches are neither technical nor prescriptive but are intended as a guide to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources such as the Atlas Theatre, by promoting philosophically consistent preservation practices.

According to the current owners, the Altas Theatre building will retain its current use as a performance theatre and lobby on the main floor of the 1887 structure (northern portion of the building) and the entire 1908 structure (southern portion of the building). But the vacant second and third floors of the 1887 portion of the building has been investigated for potential office rental space in lieu of the historic use as living units that previously occupied those floors (per the February 2019 Atlas Theatre report). The adjacent building at 215 West Lincolnway will provide support spaces for the Altas Theatre: catering kitchen, backstage expansion, rehearsal space, dressing rooms, costume/prop storage, ADA restrooms, expanded lobby and concessions.

Of the four treatment approaches available, only *Rehabilitation* includes an opportunity to make possible an efficient contemporary use through alterations and additions, and hence *Rehabilitation* was selected as the treatment guide for the purpose of this study – for both buildings. The ten standards for



*Rehabilitation per the Secretary of the Interior's Standards for the Treatment of Historic Properties are listed below:*

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.*

*Replacement of missing features will be substantiated by documentary and physical evidence.*

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damages to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The scope of the assessment is limited to specific architectural and structural observations/evaluations of the Atlas Theatre structure at 211 West Lincolnway and the adjacent building at 215 West Lincolnway as described herein. This study excludes geotechnical exploration, a site survey, an environmental/asbestos survey, mechanical engineering, and/or electrical



engineering. The scope of the assessment is also limited to assessment and evaluation, not for construction documents or specifications, although building code consideration of the future buildings' use has been included for the buildings. It is important to note that this report is strictly an account of items that were visually observed at the time of the field inspection trips; extensive demolition or verification of framing or construction was not conducted unless specifically noted herein (only limited owner-provided demolition was conducted), nor were any field measurements taken, and only limited structural calculations were performed. This report is not an exhaustive evaluation of the building and should not be considered a guarantee of conditions and no warranty is implied. It is assumed that when financing is generated for the proposed work recommended in this assessment, that architects and engineers will be engaged to perform complete design and construction documents, including an update of this assessment.

Neither formal approval of the design through the Cheyenne Downtown Historic District Review Panel (or other historic governing entities such as the National Park Service) nor formal approval of the floor plan designs from authorities having jurisdiction, such as the Cheyenne City Building Department, has been sought or gained for the purpose of this assessment and report.

**Cost Estimate:** For the estimate of costs, select regional recent similar projects and their associated contractors who specialize in historic renovation work have been consulted to provide the most realistic costs possible. These are the very same

contractors who may actually be bidding if the work were bid on the competitive market; however the contractor's identities have been concealed so as to not give said contractors an unfair advantage if the work were to be bid at a future date. As with all cost estimates, they are specific to a time and the cost analysis contained in this assessment are specific to late 2021. If the costs in this assessment are to be used at any other later date, inflation must be added, and other local construction industry influences must be taken into consideration.

Any further design fees for architects, engineers, surveyors, and environmental/asbestos consultants have not been included.

## ATLAS THEATRE BUILDING

**History:** built in 1887 originally as an office / retail building; its construction coincided with the construction of other now historic Cheyenne landmarks such as the Wyoming State Capitol, the Union Pacific Depot and St. Mark's Episcopal Church. From 1887 to 1908, the upper floors of the 1887 structure were utilized for office space by professional men while the bottom floor was a tea and confectionery shop. In 1908 an addition to the south side of the building included a design by prominent architect William Dubois, sometimes referred to as the "father" of Wyoming architecture, and the building became the Atlas Theatre. This addition added a 550-seat theatre with performance stage to serve the town with low-cost amusement, which is in use today by the current owners for melodrama performances. The theatre contains a painted asbestos stage curtain that dates to the days of the original Atlas Theatre, which has recently been restored. The 1908 addition included the conversion of the first-





floor spaces of the original 1887 structure into a penny arcade, a soda parlor and confectionery salesroom. The Atlas Theatre was in operation until around 1929. It reopened in 1930 as the Strand, also a theatre, but the upper floor offices in the 1887 structure were converted to sleeping rooms for the Strand Hotel. Later years saw various uses for the building until becoming mostly vacant in 1963. In 1971 the current owners obtained the property intent on providing performances in the theatre as well as preserving the historic building. The



structure was listed on the National Historic Register of Historic Places in 1973.

The current 1887 portion of the building remains as a three-story structure with full basement, rubble stone foundation and multi-wythe unreinforced brick masonry exterior bearing walls with wood stick-framed floors, interior walls, and roof framing with only short steel beams to distribute the truss loads to the masonry walls. The basic structure remains and has withstood many years of use and deterioration; see the “structural summary” section of this report. The first-floor interior finishes have been extensively redone in the 1970s to add modern amenities and are in good condition. The interior finishes on the second and third floor are in disrepair from years of water infiltration, haunted house use/damage, and neglect. The basement is unfinished and has a very low height of just approximately 6’-4” to the bottom of the floor joists and has been prone to flooding in the past.

The current 1908 portion of the building remains a three-story structure at the stage and two story structure elsewhere with partial basement below the stage area and crawl space beneath the remainder of the structure, although the crawl space is mostly inaccessible due to minimal height. The structure is of rubble stone foundation and multi-wythe unreinforced brick masonry exterior bearing walls with wood stick-framed floors, interior walls, and roof framing with only short steel beams to distribute the truss loads to the masonry walls. The interior finishes of the structure have been mostly preserved with the exception of the fixed seating which has been removed and replaced with overbuilt platforms on the sloping floor in favor of



movable tables and chairs, and the orchestra pit has been over-framed for a stage extension. The walls, ceiling and proscenium are original.

The building façade of the 1887 building was restored under a separate recent project. Previously in the 1970's a major renovation removed the first-floor historic storefronts and replaced them with modern storefronts recessed approximately 6 feet back from the original location, creating a "porch" as the upper floor façade remains mostly intact, although the previous "Strand" marquee and "Atlas" blade sign have been removed at some unknown date(s). The second and third floor windows, although original are deteriorating on the interior.

The total Atlas Theater building area is approximately 21,972 gross square feet, broken down as follows:

Basement:	6,483 g.s.f.
First Floor:	6,483 g.s.f.
Second Floor:	5,579 g.s.f.
Third Floor:	3,185 g.s.f.

**Zoning:** The building is zoned within the Cheyenne and Laramie County zoning code as CBD | Central Business District.

**Building Code:** The current building code being enforced is the *2018 International Existing Building Code*, under the jurisdiction of the City of Cheyenne Building Department. Although the 2021 International Existing Building Codes have recently been published as will likely be adopted in the near future.

**Atlas Theater Condition:** Overall, the current building – architecturally - is in *good* condition despite previous water damage to the second and third floor ceilings and walls

of the 1887 Atlas Theater building structure and general disrepair of these areas. The main street-fronting facade is in *good* condition having undergone a recent renovation. The roof was not inspected but assumed to be in need of replacement soon.

The first floor and basement of the 1887 structure along with all of the 1908 structure are currently occupied / in use and have been maintained. Since these areas are currently occupied (and assumed to be code-compliant), these areas were not included or investigated in the assessment of making the second and third floors of the 1887 building occupiable.

A 2008 comprehensive architectural report also notes deficiencies and recommendations to be considered. It is advised that the previous studies and reports be reviewed along with this report to gain a complete understanding of the building since this assessment and report is limited in scope.

**Building Systems:** The building is currently equipped with power/lighting, plumbing/restrooms, and HVAC on the first floor and basement of the 1887 structure along with all of the 1908 structure. There is no fire sprinkler system, fire alarm, or automated security system for the entire building currently. The second and third floors of the 1887 structure have no active or serviceable utilities.

**Asbestos:** An environmental/asbestos survey and/or report of asbestos or other hazardous-containing materials in the existing facility has not been conducted as a part of this study. However, previous study information indicates that the building has "passed" an asbestos test for the walls and ceilings throughout the building. The





Wyoming DEQ requires that an environmental/asbestos report be undertaken.

## 215 WEST LINCOLNWAY BUILDING

**History** – built sometime prior to 1908 (as shown in the 1908 dated photo below), but a history of the building has not been provided.

It is apparent, however, that the original façade as shown in the photo below has been replaced at some point in the past with a more modern façade (approximately during the 1950s through 1970s, the exact date is unknown). A single-story portion of the building extending to the south is presumed to be a later addition from the original building due to its differing construction type.



However some of the historic interior items remain such as the original tin ceiling (now covered over by a modern suspended ceiling) as well as upstairs plastered walls, wood trim and door transoms, and steel-frame skylights.

The total 215 West Lincolnway building area is approximately 8,000 gross square feet, broken down as follows:

Basement:	3,250 g.s.f.
First Floor:	3,250 g.s.f.
Second Floor:	1,500 g.s.f.

**Zoning:** The building is zoned within the Cheyenne and Laramie County zoning code as CBD | Central Business District.

**Building Code:** The current building code being enforced is the *2018 International Existing Building Code*, under the jurisdiction of the City of Cheyenne Building Department. Although the 2021 International Existing Building Codes have recently been published as will likely be adopted in the near future.

**215 West Lincolnway Condition:** Overall, the current buildings – architecturally - is in *good* condition despite inoccupancy of the upper floor level for a number of years. The main street-fronting facade is in *good* condition having undergone the previous replacement several decades ago. The high roof was not inspected, but no visible leaks were noted on the upper floor level.

The first floor and basement of the structure are currently occupied/in use to a leased tenant/retailer and have been maintained.

Despite it's overall good condition, this building will require extensive renovations



in order to accommodate the elevator and theater support spaces desired.

**Building Systems:** The building is currently equipped with power/lighting, plumbing/restrooms, and HVAC on the first floor and basement of the structure. There is no fire sprinkler system, fire alarm, or automated security system for the entire building currently. The second-floor level has residential furnaces and basic power, but this floor level, containing apartments, has not been in use for several years.

**Asbestos:** An environmental/asbestos survey and/or report of asbestos or other hazardous-containing materials in the existing facility has not been conducted as a part of this study. The Wyoming DEQ requires that an environmental/asbestos report be undertaken for the building prior to any future renovations and that a documented report remain on site during renovations.

**Structural System:** A cursory visual observation of the exterior walls and foundation showed no visible signs of movement in the building's structure.

See the “structural summary” section of this report for additional information.



# DETAILED SUMMARY



## DETAILED SUMMARY

### ATLAS THEATRE

#### **Building Code and Renovation Design:**

The existing occupancy group on the first floor of the 1887 structure and all of the 1908 structure is Group A-1 (assembly – viewing of performing arts / symphony and concert halls) and will remain this occupancy. The second and third floors of the 1887 structure are proposed to change from unoccupied (previously Group R-1: hotel/transient occupancy) to a Group B (office occupancy). There is no current separation between the occupancy A-1 and proposed B groups. The basement is used as storage and was not addressed in this code review since it is support space for the A-1 occupancy.

Per the *2018 International Existing Building Code*, the building is considered “historic” because of its listing on the National Register of Historic Places, and thus *Chapter 12: Historic Buildings* is used for this historic building undergoing alteration or change of occupancy. The building construction is a Type III-B (exterior walls are of noncombustible materials and the interior building elements are of any materials permitted by this code).

All referenced sections below are the 2018 International Existing Building Code unless labeled otherwise (noted as “IBC”).

Per Section 1201.5, conditions determined by the code official to be unsafe shall be remedied. *Previous structural reports have indicated structural repairs that must be made in order to reoccupy the second and*

*third office floor levels, including the previously removed columns at the first-floor lobby area.*

Per Section 1202.2, replacement of existing or missing features using original materials shall be permitted.

Per Section 1203.2, every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard shall be provided with an approved automatic fire-extinguishing system. However, the fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility. *We have found per the below, that in fact the building can conform to the requirements of the code and thus a fire extinguishing system is not required.*

Per Section 1203.3, existing door openings and corridor and stairway widths may be approved, provided there is sufficient width and height for a person to pass through the opening or traverse the means of egress. *This is at the discretion of the building official.*

Per 1203.6, for buildings three stories and less, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements that are not required to have a fire-resistance rating. *This section requires that a wall and door be constructed to close-off the stairway from the remainder of the floor(s). This wall could contain a large expanse of glazing to keep the “open” feeling of the existing stair and still meet this requirement but must be 30-minute rated per Section 903.1.*



*This section may also require the atrium area be enclosed, but again glazing may be used to keep the open feeling and transfer of natural light.*

Per Section 1203.9, grand stairways shall be accepted without complying with the handrail and guard requirements; existing grand stairs may remain provided they are not structurally dangerous.

Per Section 1204.1, historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 10, except as specifically permitted in this Chapter. *This proposed renovation is considered a change of occupancy since the previous use of the second and third floors was hotel (R-1 occupancy) and it will now be office (B occupancy). A breakdown of the existing and proposed occupancy square footage and occupant load is below:*

*Basement: A1 occupancy (accessory) = 6,483 g.s.f. (includes crawl space areas)*

*1<sup>st</sup> Floor: A1 occupancy = 6,483 g.s.f.*

*2<sup>nd</sup> Floor: B occupancy = 2,379 g.s.f. (occupant load =  $2,379/150 = 16$  occupants) and A1 occupancy = 3,200 g.s.f.*

*3<sup>rd</sup> Floor: B occupancy = 3,427 g.s.f. (occupant load =  $3,427/150 = 23$  occupants)*

Per Section 10.11.1.1.2, provide separation of the Group A-1 occupancy from the B occupancy areas by fire barriers and comply with IBC Chapter 9 for the change of use (to B occupancy). *Per IBC Table 508.4, two hour fire barrier required between the two occupancies.*

Per IBC Table 506.2, *both occupancy groups meet their respective square footage limits per Type III B nonsprinklered building.*

Per IBC Table 504.4, both Group A-1 occupancy is allowed to be two story and Group B occupancy allowed three story in unsprinklered buildings and per IBC Table 504.3 both Groups are allowed to be 55 feet above grade plane. *This Table requires that the two unsprinklered occupancies be separated due to the differential stories allowed for each separate occupancy.*

Per IBC Table 508.4, a two hour occupancy separation is required between A and B occupancies.

Per IBC Table 805.3.1.1(2), second floor of the office/B occupancy meets the maximum occupant load (16 occupants < 35) and travel distance (maximum travel distance less than 75 feet to the exit stair enclosure) for a single exit. *No additional exits other than the existing stair need to be provided.*

*The third floor does not meet the requirements – one exit is not allowed for third story buildings, so a second exit from the third level is required.*

Per Section 805.3.1.2, when more than one exit is required one of the exits is allowed to be a fire escape. *A fire escape will need to be provided for the third floor second exit.*

*The proposed fire escape is to construct a doorway northwest corner of the floor with access to the adjoining building (215 West Lincolnway) exit stair and elevator to serve as the second exit (see the concept floor plans in the appendix).*



Per Section 805.3.1.2.1, Occupants shall have unobstructed access to the fire escape without having to pass thru a room subject to locking. *This section requires that the northwest room used for the fire escape to be not used for any other purpose.*

Per Section 8045.4.2, the door swing does not have to be in the direction of egress travel on either the second or third floor levels of the office area. *The occupant loads on both second and third level office areas are each less than 50; 16 and 23 respectively.*

Per IBC Section 1020.1 fire resistant corridors are not required in occupancy B where only a single means of egress is required. *Second floor offices (because it only requires a single egress) do not require rated corridors.*

Per IBC Table 1020.1 fire resistant corridors are not required for occupancy B where the occupant load served by the corridor is less than 30. *Third floor offices (because the occupant load of that floor is less than 30; occupant load is 23 occupants) do not require rated corridors.*

Per Section 805.5.1, corridor doors are not required to meet any specific requirements.

Per Section 805.5.3, other corridor openings (transoms, grilles, windows, etc.) must be sealed with materials consistent with the corridor construction.

Per Section 805.6, Dead-end corridors shall not exceed 35 feet.

Per Section 805.8.1, Exit signs shall be required on office floor plans for second and third floors.

Per Section 805.9, Handrails on just one side of the stair is allowable because the total occupant load served does not require a 66-inch-wide stair. *Will require the installation of a handrail on one side of the grand stair (see photo below).*



Per Section 1011.1.1.2, change of occupancy when separated by occupancy separation, Chapter 9 only applies to the B occupancy offices. *No fire protection system required in the B occupancy/offices.*

Per Section 903.1, the existing stairway must be enclosed per 802.2.1 – all floors. And per Section 802.2.1, a 30 minute fire rated enclosure is required for the stair.

Per Table 1011.4, *the change of occupancy category is reducing the level of risk / hazard from level 3 (R-1 occupancy) to level 4 (B occupancy).*

Per 1011.4.2, when the change of occupancy is to a lesser-hazard category *(as we are per the above Table 1011.4)*, existing elements of the means of egress shall comply with the requirements of Section 905 for the new occupancy classification.





Per Section 905, exit signs and exit lighting for the means of egress shall be provided. *This requires that the stair(s) be provided with emergency lighting and emergency exit signage.*

Per Section 805.2, unless there is a distinct hazard, the means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress (in the opinion of the code official). *The original fire escape have been removed from the office building (was previously located on the main street-fronting façade – see the photo below). Per the City of Cheyenne Building Dept. - the third floor (which previously had a fire escape) must have a second egress (besides the existing stair).*



## 215 WEST LINCOLNWAY

### Building Code and Renovation Design:

The existing occupancy group on the first floor and basement of the structure is currently Group M (mercantile) but will change to accessory spaces to the A-1 (assembly) occupancy of the yet-to-be adjoined Atlas Theatre building. The second floor of the structure is currently an unoccupied (previously Group R-2: apartment occupancy) that either may remain or be changed to a Group B (office occupancy); for the purpose of this study it is assumed to remain an apartment. It was noted that there is no current no separation between the existing basement and first floor Group M occupancy from the second floor Group R-2 occupancy group, which at a minimum would need to be addressed with any type of renovation project (fire separation of 1 hour required by IBC Table 508.4). See also Section 1011.1.1.1.

Per the 2018 *International Existing Building Code*, several main directives apply to the work proposed on this building:

- The remodel area exceeds 50% of the building footprint, thus making it a “Level 3” remodel, requiring the updating of all life safety and means of egress (similar to new construction)
- The remodel includes a “change of occupancy” on the basement and first floors to a same level of egress hazard (from hazard level 3 to hazard level 3 per *Table 1011.4*)
- The remodel includes a “building addition” to house an elevator shaft (and stair), which must comply with the requirements for new construction



Although within a historic district and located adjacent to the historic Atlas Theatre, this building does not have an individual historic listing and thus this building has not been considered with the benefits of *Chapter 12: Historic Buildings* at the Atlas Theatre building has.

The building construction is a Type III-B (exterior walls are of noncombustible materials and the interior building elements are of any materials permitted by this code).

All referenced sections below are the 2018 International Existing Building Code unless labeled otherwise (noted as “IBC”).

Per Section 604.1, Level 3 alterations apply where the work area exceeds 50 percent of the building area. *In order to accommodate all of the programmed spaces (lobby, restrooms, and other support spaces), nearly all of the basement and first floor areas will be remodeled – exceeding the 50 percent threshold. Level 3 alterations must comply with Chapters 7, 8, and 9.*

*Note: although no specific work / remodel is planned for the second floor R-2 occupancy space, it will also be required to be upgraded per the above (Chapters 7, 8, and 9).*

Per Section 904.1.4, a fire protection system shall be installed. *Because a fire protection system would be required in the IBC for new construction (see also Section 1011.2.1).*

Per Section 904.2, a fire alarm and detection system shall be installed.

Per 805.3.1.1, allows for the existing apartments to remain with a single exit provided the occupant load is 10 persons or less and the overall travel distance to the exit

does not exceed 75 feet. *Alternatively an exit stair may be provided for the existing second floor apartment area that could be shared with the fire escape exit needed from the third floor of the Atlas Theatre office portion of building.*

Per Section 805.6, dead end corridors shall not be greater than 35 feet in fire sprinkled buildings for Group A (assembly) occupancies.

Per Section 1007.1, the electrical wiring in the entire building is required to be upgraded to NFPA 70.

Per Section 1007.3, the electrical service in the entire building is required to be upgraded to NFPA 70.

Per Section 1009.1 requires compliance with the International Plumbing Code for buildings that are changed with new occupancies subject to increased plumbing fixture requirements. *The building occupancy change will likely require both the domestic water line to be increased in size as well as the existing sewer line into the street.*

Per Section 10.4.2, the existing upper floor stairs may remain. *Due to Table 1011.4 Means of Egress Hazard Category remaining the same (level 3 for Group A and, Group R-2, and Group M).*

Per Section 1011.4.4, existing stair handrails shall be required (see also Section 805.9).

Per Section 1011.5.1 the building height and area must comply with the IBC (hazard category in Table 1011.5 is changing from level 3 to level 2, which is a higher hazard category). *Per Tables 504.4 and 506.2 of the IBC, both A-1 and R-2 assemblies are*





*within requirements for both area and height when fire protected as has been determined is required (for Type III construction).*

Per IBC Section 707 (and Table 707.3.10), the fire barrier separating the building from the Atlas Theatre building (separating building occupancies) must be 2-hour fire rated. And per Section 707.6 access openings thru the fire barrier shall be limited to 156 square feet for any single opening and limited to 25 percent of the length of the wall.

Per Section 1102.1 (and IBC Table 504.4) building height is limited to new construction for building additions. *Per IBC Table 504.4, fire protected A Group occupancies of Type III construction are allowed 3 stories (above grade), which allows the stair and elevator to extend upward to serve all levels of the adjoining Atlas Theatre building.*

Per Section 1103.2 requires that an addition not structurally independent to meet the requirements of Sections 1609 and 1613 of the IBC for lateral resistance. *See the structural summary portion of this report.*

**Conclusions:** There are two methods that could be employed in physically adjoining the two buildings:

- Consider the two buildings as “separate” as it relates to the building code occupancy compliance and maintain a fire barrier separation between the buildings, which would require fire-rated door openings of limited size on each level where adjoining levels are desired (all levels)

- Consider the two buildings as “one” single building as it relates to the building code occupancy compliance with no fire separation between the buildings.

Since it has been determined that the 215 West Lincolnway building requires a fire protection system along with upgrading the means of egress to that of new construction, but the Atlas Theatre building does not require either, it makes sense to keep the buildings separated with a fire barrier separation and provide fire-rated door openings at each level for access between the two buildings/occupancies.



# STRUCTURAL SUMMARY



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PROJECT: **ATLAS THEATER STRUCTURAL EVALUATION**

ESD PROJECT NO.: **18.18**  
**21.54**

ADDRESS: **211 W. LINCOLNWAY & 215 W. LINCOLNWAY**  
**CHEYENNE, WY 82001**

DATE OF REPORT: **2.28.19**  
**9.29.21**

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### NOTES ON AMENDED REPORT

The original Atlas Theater Structural Evaluation Report was issued on February 28<sup>th</sup>, 2019. At the request of our Client, we have engaged in another project at the same building, and also in the adjacent building to the west, in 2021. In an effort to keep all of the information we've gathered, and the opinions we've formed, in one place for the reader, we have interwoven our new information into the original report. Therefore, this report shall be considered amended and complete. Colored section headings have been used to differentiate between old information and new information. Old information that has been amended has been struck through with orange text redefining the information as new. Please refer to the key below.

**SECTION HEADING IN BLACK** (Section was produced in the original 2019 report)

**SECTION HEADING IN ORANGE** (Section was produced or amended in the 2021 report)

Old Information **New Information**

### **EXECUTIVE SUMMARY FOR 2019 EVALUATION REPORT ITEMS**

After multiple site visits and a thorough review of the previous structural inspection reports, Elevation Structural Design (ESD) has formed the opinion that the structure of the historic Atlas Theater is in *fair* condition overall. Some areas of the structure have been noted to be in generally *good* condition; however, some areas of the structure have been noted to be in *poor* or even *critical* condition.

The major structural barrier to re-occupying the upper floors over the Main Lobby is the lack of support for the second-floor framing (which is described in detail within the body of this report). **This critical structural deficiency is a very serious condition and should be addressed, whether or not the upper floors are re-occupied, to prevent the potential for failure or collapse.**

This structural summary contains several other structural recommendations intended to both shore up the structure noted as *critical*, *poor* or *fair* condition, and maintain the structure noted as *fair* or *good* condition. The purpose of the comprehensive reinforcing, repairs and maintenance recommended is to ensure that the historic Atlas Theater is a safe place for the community to gather and also to ensure that the building has a useful life that will extend well into the 21<sup>st</sup> century. Please refer to the remainder of this structural summary for specific observations and recommendations.

**EXECUTIVE SUMMARY FOR 2021 EVALUATION REPORT ITEMS**

Again, multiple site visits were required to determine the on-site conditions and to form the opinions related to the items reviewed in the 2021 Evaluation Report.

It is ESD's opinion that the building located at 215 W. Lincolnway Ave. is in *fair* condition. The building is suitable for use as an amenity space for the Atlas Theater although it will take a considerable investment to reinforce and remodel the building into such a space. The elevator shaft and vertical transportation concept has merit; please refer to the specifics in this report.

The Auditorium floor in the Atlas theater is considered to be in overall *poor* condition. ESD believes it would benefit the owner to replace the floor with a new wood framed system when the major remodel of these buildings occurs.

**PURPOSE OF 2019 STRUCTURAL EVALUATION REPORT**

The purpose of the Atlas Theater structural summary report is to provide the building's Owner with a summary of the existing structure and its current condition, to identify any barriers to reoccupying the upper floors of the 1887 structure and to determine whether or not a marquee sign can be hung from the building's front façade on West Lincolnway.

**PURPOSE OF 2021 AMENDMENTS STRUCTURAL EVALUATION REPORT**

In 2020, the Cheyenne Little Theater group purchased the building located at 215 W. Lincolnway Ave. (the building directly west of the Atlas Theater). The building was purchased with the intent of expanding/upgrading the Atlas Theater's patron amenities. The purpose of this amended evaluation report is to expand on the Structural Evaluation Report produced in 2019 and to begin to study how the new building can best be used to support the functions of the Atlas Theater.

In this 2021 Structural Evaluation Report, ESD will examine the following items:

- Evaluation of the Atlas Theater's Auditorium floor framing.
- Evaluation of the Atlas Theater's 3<sup>rd</sup> floor framing.
- Structural Condition Assessment for the existing structure at 215 W. Lincolnway Ave.
- Feasibility study for the construction of a new elevator shaft within 215 W. Lincolnway Ave.
- Feasibility study for a new Marque sign above 215 W. Lincolnway Ave.
- Change of Occupancy requirements for 215 W. Lincolnway Ave.

**LIMITS OF STRUCTURAL SUMMARY**

The scope of this summary report is limited to the structural systems of this building at the time of observation only and is not intended to discover other Code, cosmetic, mechanical, electrical, plumbing, roofing or flashing issues. The observation performed was visual in nature and was limited to readily accessible and exposed areas of the building. Neither invasive nor destructive testing was conducted during the course of these observations and no technologically advanced equipment was used. The scope of this observation is inherently unable to discover all possible deficiencies.

The scope of this report does not include analysis and/or design calculations to evaluate the structure for past or current Code prescribed loading conditions. In addition, any potential repairs and/or remedial work mentioned within this report are strictly for the Owner's consideration or for use in cost estimates; they are not fully engineered solutions.

### **ATLAS THEATER – STRUCTURAL CONDITION ASSESSMENT**

The historic Atlas Theater is located in downtown Cheyenne, Wyoming on West Lincolnway Boulevard. The north half of the building (which houses the Main Floor Lobby and Hotel space in the upper floors) was originally constructed in 1887. The southern half of the building (which houses the Stage and the Auditorium) was originally constructed in 1908. The first goal of this structural evaluation is to provide a general overview of the existing structure and its condition.

In general, the building is supported by a stacked stone foundation which was a common construction practice around the turn of the century. The building's exterior walls were constructed using load bearing brick masonry. The floors were primarily framed with 2x wood floor joists and wood decking, although there is evidence that large timber trusses and structural steel beams were also used in the floor framing. The roofs were framed with site-built wood trusses, 2x wood roof joists and wood decking; similar to the floor framing, there is evidence that large timber trusses were also used to support the roof framing in both the 1887 structure and the 1908 structure. Visual observations of specific conditions are contained within the bullet points below.

#### **1887 Structure (Lobby & Hotel Spaces)**

- **Basement Foundation**
  - The typical stacked stone foundation appears to be in *fair* condition, relative to its age. No large cracks or large movements of the foundation walls were visible. Some efflorescence was visible on the inside face of the walls, presumably due to moisture. See Photo 1.
  - The mortar between the stones was very soft and could be removed with scratched with a fingernail. The mortar appears to be in *fair* condition.
  - Soft mortar was discovered in the brick piers as well.
- **Main Floor Framing**
  - The concrete sidewalk under the Atlas Theater's overhang on W. Lincolnway also acts as the roof over the basement for the first 8' ± of the north end of the building. The concrete cap was placed in the early 1970's when the modern storefront glass was installed at street level. This portion of the main floor framing is in *good* condition. See Photo 2.
  - The floor joists supporting the main floor Lobby area have experienced considerable damage throughout the years. Many of the joists have been cut to simplify the installation of retro-fit plumbing and electrical. See Photo 3 for an example.
  - An 8' ± section of the floor framing (extending from just beyond the concrete basement roof to 16' ± from the north end of the building) is framed with 2x8 lumber; the 2x8 floor joists are most likely undersized and inadequate to support the live load required for an assembly occupancy. This section of main floor framing relies on a forest of randomly placed wood posts for its support. This section of the floor is in relatively *poor* condition. See Photo 4.

- Second & Third Floor Framing
  - Both the second and third floor surfaces have a noticeable slope from the exterior wall on the east side, west towards the center of the building. This is likely due to the lack of support for the second-floor framing, which is described in detail in the “Re-Occupancy of the 1887 Structure Upper Floors” section of this report. **This critical structural deficiency is a very serious condition and should be addressed, whether or not the upper floors are re-occupied, to prevent the potential for failure or collapse.**
  - Both the walls and ceilings of the second and third floors exhibit extensive damage from water infiltration. While most of the walls and ceilings are still in place, on both floors, enough of the finishes have fallen away from the framing to cause concern that the water may have affected the structural integrity of the framing. The walls and ceilings are in relatively *poor* condition.
  - The interior walls running in the north/south direction on the second and third floors are assumed to be bearing walls. Large openings have been cut into these walls to allow mechanical ductwork to pass through. See Photo 5.
- Exterior Brick Walls
  - The exterior walls of the 1887 structure were mostly covered with finishes. Observations and opinions regarding the condition of the load bearing brick walls cannot be made at this time.
- Roof Framing
  - The majority of the 1887 structure’s roof framing is not exposed and could not be observed; however, site-built wood trusses were observed in two or three locations where the ceiling is damaged, and the structure was visible. Due to the minimal amount of visible structure, observations and opinions regarding the capacity and condition of the roof framing cannot be made at this time. See Photo 6.

#### 1908 Structure (Auditorium & Stage Spaces)

- Foundation
  - The majority of the foundation supporting the 1908 structure is not visible, therefore observations and opinions regarding the condition of the foundation cannot be made.
  - A small portion of the Auditorium foundation and framing was accessible and visible. The framing in that area appears to have been modified several times throughout the years. There is not an easily discernable or conventional load path to carry floor loads to the supporting soils. The foundations and framing in this area of the building are in *poor* condition. See Photo 7.
- Main Floor Framing
  - Auditorium Floor Framing
    - A small portion of the Auditorium foundation and framing was accessible and visible. The framing in that area appears to have been modified several times throughout the years. There is not an easily discernable or conventional load path to carry floor loads to the supporting soils. The foundations and framing in this area of the building are in *poor* condition. See Photo 7.
  - Stage Floor Framing
    - The floor joists supporting the Stage area have experienced some modifications throughout the years, the bottom of the joists have been drilled on a regular pattern. While capacity evaluation is outside the scope of this summary, the framing appeared to be in *fair* condition. See Photo 8.

- Balcony Framing
  - The balcony framing is buried beneath the theater finishes and could not be observed. Observations and opinions regarding the condition of this framing cannot be made at this time.
- Exterior Walls
  - The load bearing brick walls around the Stage and the back of house areas were visible from both the inside and outside and appeared to be in generally *good* condition. See Photo 9.
  - No large cracks or movements in the brick masonry were observed.
  - The mortar of the exterior walls in the 1908 structure appeared to be in *fair* condition.
- Roof Framing
  - Auditorium Roof Framing
    - The roof framing over the Auditorium was visible only from the catwalk in the Fly Loft, up close observations could not be safely made.
    - The visible portion of the Auditorium roof framing appeared to be in generally *good* condition. See Photo 10.
  - Stage & Fly Loft Roof Framing
    - The framing was only visible from the ladders at the Fly Loft catwalk. The visible portion of the framing appeared to be in generally *good* condition.

### 215 W. LINCOLNWAY – STRUCTURAL CONDITION ASSESSMENT

The majority of the 215 W. Lincolnway Avenue building's structure is covered with finishes and is not visible or readily accessible. Therefore, ESD was not able to make very many specific assessments of the structure's condition; however, we were able to determine how the building was constructed and also to make generalized assessments of the building's condition.

The building's foundation type has not been determined. The previous building's Owner thought that the foundation was concrete; however, we found no evidence to support the claim. We did see one section of CMU basement wall in the south half of the building (which is assumed to have been added to the original two-story structure on the north). The building's exterior walls were constructed using load bearing brick masonry. The floors were primarily framed with 2x wood floor joists and wood decking, although there is evidence that structural steel beams were also used to support the floor framing. The building's roof framing was not visible but, ESD believes that it would either have been framed with site-built wood trusses or 2x wood roof joists, this type of construction would be consistent with other buildings of similar age in the area. Visual observations of specific conditions are contained within the bullet points below.

- Foundation / Basement
  - Because the majority of the foundation and basement walls are covered with finishes, it is impractical to make a judgement concerning the condition of this portion of the structure. The condition is unknown.
- Main Floor Framing
  - Wood posts and beam framing was observed in the south half of the basement. The posts have generally been infilled with wall framing giving the appearance of a bearing wall.
  - Steel beams supported on posts were observed in the north half of the basement. The beams are wrapped with a wood finish. See Photo 12.



- Fire damage was observed on the wood floor joists in one location at the far north end of the building. Because the majority of main floor joists are covered with finishes, it's unclear how far the fire damage extends into the basement area. See Photo 13.
- Second Floor Framing
  - 2x12 floor joists were observed from an attic access at the north end of the storage area in the back of the building.
  - The floor framing has a noticeable slope (towards the center of the building) at the top of the stair well. This is an indicator of excessive deflections in the second-floor joist.
  - Water damage was observed in one location on the main floor ceiling (second floor – floor joists). Because most of the ceiling is finished, it is unclear how much of the second-floor framing has been exposed to water. See Photo 14.
- Roof Framing
  - Several locations of water damage were observed on the second-floor ceiling. This indicates that there are multiple roof leaks and that there may be water damage to the roof framing. See Photo 15 & Photo 16.
- Exterior Walls
  - The building's exterior walls do not appear to be party walls, they appear to be unique to 215 W. Lincolnway Ave. as evidenced by the short parapet walls visible from the low roof on the south side of the building. See Photo 17.

#### **RE-OCCUPANCY OF THE 1887 STRUCTURE UPPER FLOORS**

The second goal of ~~this~~ **the 2019 evaluation report** is to explore the feasibility of re-occupying the upper floors of the 1887 structure (the old hotel above the Lobby). The building's Owner has expressed interest in using the upper floors for commercial office space.

Unfortunately, there is significant evidence showing that second and third floor of the 1887 structure does not currently have the capacity to support the dead and live loads required for an office space occupancy. The 2017 Structural Inspection Report produced by Robert D. Clary shows that the existing second floor joists are supporting not only the dead and live loads directly applied, but they also support a portion of the third floor and roof dead and live loads as well.

ESD agrees with the conclusion made in the 2017 Structural Inspection Report. It appears that two beam lines, running north and south in the building, and centered within each of the two Lobby spaces, have been removed. As a result, the second-floor joists are carrying the load of the floor and roof as described above. The second-floor joists were never intended to support these loads, and they are overstressed to over 200% of their design capacity when fully loaded.

This is a very serious condition as it could eventually lead to failure or collapse. It is imperative that the two beam lines be reinstalled with a proper load path to the foundation. This repair will not only restore the building's structural stability but is also a critical step in re-occupying the 1887 structure's upper floors. See attached sketches SK-1, SK-2 and SK-3.

#### **ATLAS THEATER – UPPER FLOOR FRAMING EVALUATION**

Evaluation of the 1887 building's upper floors was included in the scope of work proposed for the 2021 Evaluation Report project. ESD was unable to perform this portion of the project's scope because the lath and plaster finishes were never removed from the upper floor walls as noted in the



Structural Recommendations section, Note 2 of the 2019 Evaluation Report. The framing remains hidden from view. During conversations with the Cheyenne Little Theater representatives, ESD was informed that the Fire Marshal won't allow the finishes to be removed prior to remodel to mitigate increased risk of fire in the space.

#### ATLAS THEATER – AUDITORIUM FLOOR FRAMING EVALUATION

The Auditorium floor is primarily framed with a wood joist and girder system. The wood framing is supported by several different building elements: some of the joists bear on the brick & stone basement walls and some of joists bear on the built-up wood girders. The built-up wood girders bear on the brick & stone basement walls, wood posts bear on poured concrete piers and on the remnants of the brick boiler foundation from the 1887 building.

The wood joists are 2x12's that range in spacing from 12" to 18", and the direction of the joists vary throughout the floor system. The wood girders are built up using multiple plies of 2x12 or 3x12 material, the number of plies varies depending on the girder. The total width of the girder is generally about 4 ½", regardless of the number of plies.

ESD's evaluation of the floor framing under the Auditorium seating area is limited to the areas that are accessible and visible; this constitutes about one-third of the Auditorium area on the east side of the building. Please refer to the attached sketch SK-5 diagrammatic framing layout and areas that were visible during the site visits. It is reasonable to assume that the remainder of the Auditorium floor is framed in a similar fashion; however, it cannot be seen due to the presence of the brick/stone basement wall dividing the spaces.

ESD has performed analysis of select, representative, members of the Auditorium floor framing to determine if the framing is properly sized to meet current code loading requirements. The loads used are for assembly areas, as defined by Chapter 16 or the 2018 International Building Code (IBC). For the purposes of this analysis, the following design criteria was used:

- $DL_{FLOOR} = 15 \text{ psf}$
- $LL_{FLOOR} = 100 \text{ psf}$
- $\Delta_{LIVE \text{ LOAD}} = L / 360 \text{ (minimum)}$
- $\Delta_{TOTAL \text{ LOAD}} = L / 240 \text{ (minimum)}$

The majority of the floor framing supporting the Auditorium floor does not meet the design criteria contained within Chapter 16 of the 2018 IBC. In general, the framing members aren't strong enough or stiff enough to meet current code-imposed design criteria (specifically, the framing members are overstressed in flexural capacity and the member deformations are too high). Please refer to the table below for a summary of the analysis performed for this evaluation.

AUDITORIUM FRAMING ANALYSIS SUMMARY					
Framing Member	Shear	Moment	Live Load Deflection	Total Load Deflection	Member Status
Straight Joist (J1)	51%	152%	L / 324	L / 265	<b>Failed</b>
Radial Joist (J2)	38%	91%	L / 700	L / 571	<b>Pass</b>
Multi-Ply Girder (B1)	112%	314%	L / 233	L / 190	<b>Failed</b>

Table Notes:

1. The percentages shown in the table for 'Shear' and 'Moment' above are percentages of available capacity. For example, 51% means that 51% of the members available capacity has been used (49% capacity remains for additional loads). Values over 100% mean that the member is overstressed and doesn't meet current codes.
2. The values shown in the table for 'Live Load Deflection' and 'Total Load Deflection' should be compared to the minimum values listed in the design criteria above, values below the minimum do not meet current codes.

The condition of the Auditorium framing is generally *poor*. It appears that the structure has been heavily modified during the building's life. The Westlake, Reed & Leskosky report (2008) speculates that the original 1907 construction of the Auditorium floor was heavily modified during the conversion of the space to a movie house in the late 1920's. Evidence of these modifications is easily visible from under the Auditorium floor. Several of the framing members do not have solid bearings and several of the framing members don't appear to be properly fastend to their supports. See Photos 18, 19 & 20.

### 215 W. LINCOLNWAY – ELEVATOR FEASIBILITY STUDY

One of the major goals of this amended structural evaluation is to determine whether it is possible to add an elevator inside of 215 W. Lincolnway Ave. The proposed elevator would need to service both floors of 215 W. Lincolnway Ave. in addition to all floors of the Atlas Theater. The addition of the elevator is structurally possible; however, the design and installation of the vertical transportation poses some unique design challenges.

The most significant challenge will likely be allowing access to all floors of both buildings because the floors to be accessed aren't on the same side of the elevator shaft, and the floor elevations don't line up from building to building. To accomplish this goal, this feasibility study proposes the construction of an elevator shaft just south of the second story roof on the 215 W. Lincolnway building. The shaft would contain an elevator whose cab would have a double door system. One door would open to landings into the Auditorum's Balcony seating on the south side of the shaft. The other door would open to the north and would provide access to landings at the second floor of 215 W. Lincolnway and the third floor of the adjacent Atlas Theater. Both of the new landings on the south and north side of the shaft would be enclosed conditioned space.

In an effort to minimize the impact of the new structures on the existing buildings, it is ESD's opinion that the elevator shaft and enclosed landings should be structurally isolated to the extent possible. If the new structure is isolated from the existing, meaning that it is capable of supporting its own gravity and lateral loads, the intent of Section 1103.2 of the 2018 International Existing Building Code (IEBC) should be satisfied. While it should be left to the Engineer of Record to determine the extents of the isolation and the final load path, it is ESD's opinion that the new elevator shaft and steel column foundations should be isolated from the existing foundations at a minimum as it would be prudent to minimize or eliminate the potential for additional loads to be applied to the existing stone foundations. Please refer to sketch SK-6 for a conceptual diagram of the new elevator shaft. Please refer to SK-7 for a plan layout of the framing. Please refer to sketches SK-8 & SK-9 for sections through the elevator shaft and the landings at different levels.

Construction of the new elevator shaft and the new landings is envisioned as follows:

- The elevator shaft should be constructed with concrete masonry unit (CMU) block walls. The CMU walls will provide support for both gravity (self-weight, weight of occupants & snow loads) and lateral (wind & seismic) loads.
- The primary structure of the enclosed landings should be structural steel framing and the landing envelopes should be metal stud framed. Structural steel columns will need to be placed beneath both landing structures and will extend into the footprint of 215 W. Lincolnway Ave. These columns will be supported on new concrete foundations.
- Cold formed stud walls will enclose the landings spaces.

### MARQUEE SIGN SUPPORT

The third goal of this [the 2019 Evaluation Report](#) is to determine whether a new marquee sign can be supported from the north façade of the building, on West Lincolnway Blvd.

Preliminary calculations and field investigations show that it is structurally feasible to install a new marquee sign on the building façade. If the total weight of the marquee sign can be limited to 750lbs – 1,000lbs, only minor modifications of the structure will be required. If the total weight of the marquee sign exceeds 1,000lbs, reinforcing of the existing structure may be required. See attached sketch SK-4.

Because the two buildings are of similar construction, ESD believes that a marquee sign of similar size and weight could be hung from the face of the building at 215 W. Lincolnway Ave. with similar detailing.

### CHANGE OF OCCUPANCY

Based on the initial Code analysis performed as part of this study, it appears that the upper floors of the 1887 structure will undergo a “Change of Occupancy” as defined by the International Building Code. Changing the Occupancy of an existing building requires that the structural systems for the building (i.e. – foundations, floor framing, wall framing and roof framing) be evaluated for current Code prescribed loading conditions and retro-fitted to comply with the requirements outlined within the current Code adopted by the Building Official.

Based on the initial Code analysis performed as part of this study, it appears that the building at 215 W. Lincolnway Ave. will also undergo a “Change of Occupancy” as defined by the International Building Code. Changing the Occupancy of an existing building requires that the structural systems for the building (i.e. – foundations, floor framing, wall framing and roof framing) be evaluated for current Code prescribed loading conditions and retro-fitted to comply with the requirements outlined within the current Code adopted by the Building Official.

As noted in the “Limits of Structural Summary” section of this report, analysis and/or design for past or current Code prescribed loading conditions is outside the scope of this report. However, ESD believes that retro-fitting the structural systems of this building will be a substantial undertaking during both the design and construction phases of this project.

**STRUCTURAL RECOMMENDATIONS**

The structural recommendations below are ranked in order of priority. ESD recommends that all recommendations are implemented.

1. **Re-supporting the second-floor framing should be considered a *critical* reinforcing and repair project. The Atlas Theater Owner should hire a qualified structural engineer to perform a detailed survey of the framing and loading conditions associated with the re-support project** and to provide an engineered design for the repair prior to commencement of the work.
2. The lath and plaster finishes of the 1887 structure's upper floors should be completely removed to allow for a thorough survey of the existing structure prior to re-occupancy of the upper floors. A qualified structural engineer should be obtained to perform the survey and provide recommendations for repairs.
3. The floor framing below the north end of the lobby should also be reviewed by a qualified structural engineer for its ability to support the live loads associated with an assembly occupancy. If the existing floor framing is proven to be deficient, appropriate repair work should be designed and performed.
4. ~~The foundation and floor framing below the Auditorium should be reviewed by a qualified structural engineer for its ability to support the live loads associated with an assembly occupancy. If the existing foundation and floor framing is proven to be deficient, appropriate repair work should be designed and performed.~~ This work has been performed as part of the 2021 Evaluation report. ESD recommends that the Auditorium floor be replaced with modern construction during the major remodel of the Atlas Theater facility.
5. A qualified mason should be retained to inspect and repoint the soft mortar found in the 1887 structure's basement. Mortar used during the repointing should have similar properties and characteristics of the mortar used in the original construction.
6. ESD believes that all the structural recommendations included within the previous structural inspection reports should be reviewed and implemented along with the recommendations of this structural summary.
7. An annual maintenance inspection and maintenance schedule should be implemented to ensure the longevity of the structure.

If there are any comments and/or questions about the content of this report, please contact Elevation Structural Design, LLC.

Sincerely,

Jeremy J. Tuck, P.E.

**REFERENCES**

- Atlas Theater Structural Inspection Report (Robert D. Clary, dated February 20, 1999)
- Atlas Theater Structural Inspection Report (Robert D. Clary, dated July 8, 2017)
- Atlas Theater Rehabilitation Study, Structural Assessment and Recommendations (Westlake, Reed & Leskosky, dated January 15, 2008)



Photo 1 – General condition of stacked stone foundation wall. Efflorescence is visible in the top left corner of the wall.



Photo 2 – Concrete roof over basement on north end of building. This is also the sidewalk beneath the building's overhang.



Photo 3 – Main floor joists (visible from the basement) were cut to simplify installation of electrical conduit.



Photo 4 – Main floor framing (visible from basement) which has been supported by randomly placed posts.





Photo 5 – Third floor bearing walls have been cut to allow passage of mechanical ductwork.



Photo 6 – Site built wood trusses (visible through a damaged area in the ceiling).



Photo 7 – Foundation and floor framing below the Auditorium.



Photo 8 – Floor joists supporting the Stage area. Floor joists have been drilled on a regular pattern.



Photo 9 - Stage & Fly Loft exterior walls from the alley to the south.



Photo 10 – Auditorium roof framing visible from Fly Loft catwalk ladders.



Photo 11 – CMU foundation wall visible from basement of 215 W. Lincolnway.



Photo 12 – Wrapped steel beam supported by posts in basement of 215 W. Lincolnway.





**Photo 13** – Fire damage to the main floor joist as seen from the north end of the basement at 215 W. Lincolnway.



**Photo 14** – Water damage to the main floor ceiling at 215 W. Lincolnway.



**Photo 15** – Water damage to the second-floor ceiling (above the stair) at 215 W. Lincolnway.



**Photo 16** – Water damage to the second-floor ceiling (above the south door to the low roof) at 215 W. Lincolnway.



**Photo 17** – Parapet walls extending above roof of 215 W. Lincolnway.



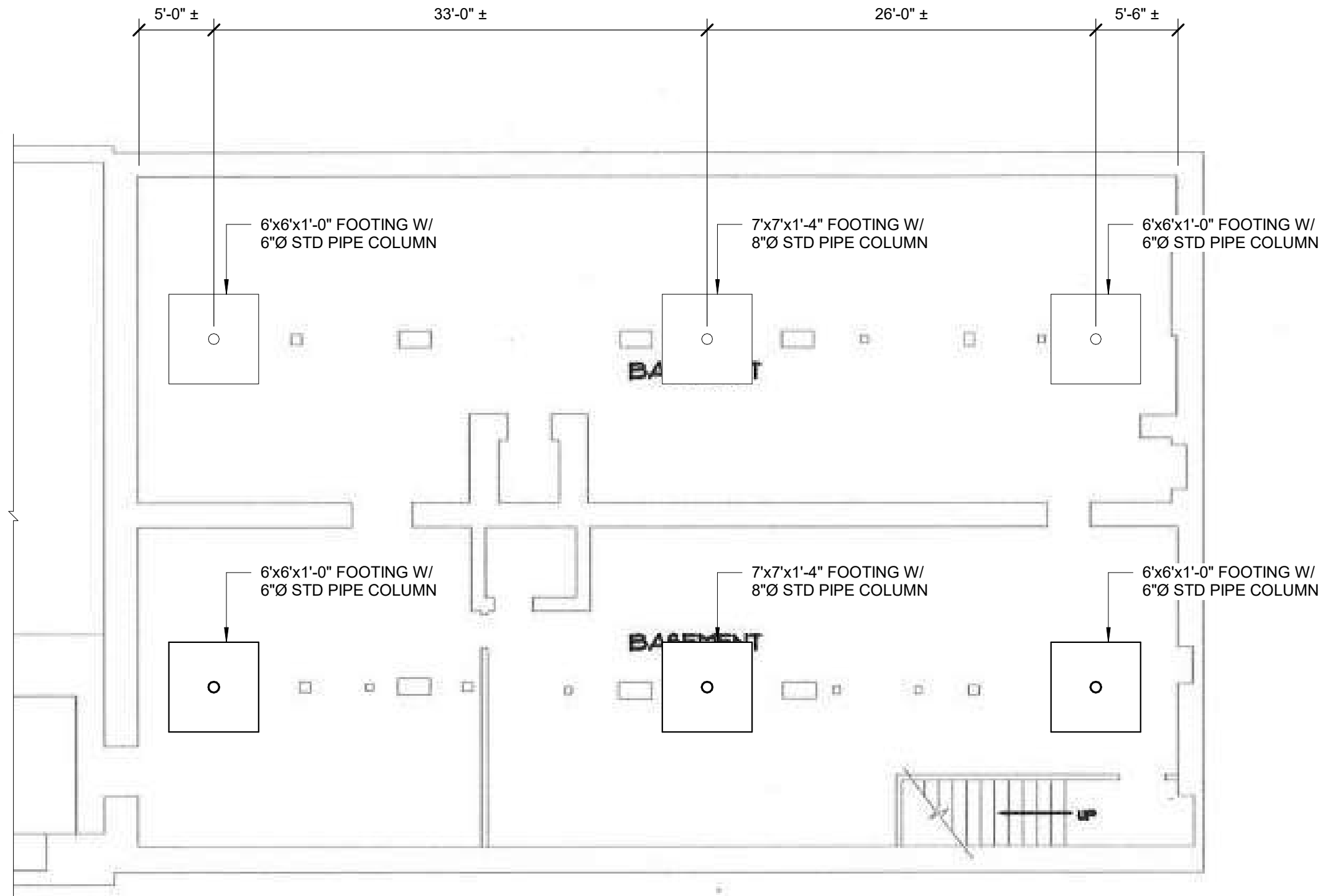
**Photo 18** – Auditorium floor framing. Girders do not have solid bearing on post.



**Photo 19** – Poor workmanship framing modifications under the Auditorium floor.



**Photo 20** – Poor workmanship framing modifications under the Auditorium floor.



① **BASEMENT FOUNDATIONS FOR SECOND FLOOR SUPPORT**  
**NO SCALE**

1. FOUNDATION & COLUMN LOCATIONS ARE APPROXIMATE AND WOULD NEED TO BE COORDINATED W/ THE ARCHITECTURAL FLOOR PLAN DURING THE DESIGN PROCESS.
2. FOUNDATION & COLUMN SIZES SHOWN ON THE PLAN ARE APPROXIMATE AND SHOULD BE USED FOR ESTIMATING PURPOSES ONLY. FINAL FOUNDATION & COLUMN SIZES WILL BE DETERMINED DURING THE DESIGN PROCESS.

**NOT FOR CONSTRUCTION**

**Atlas Theater Structural Summary**

211 W. Lincolnway Blvd.  
Cheyenne, WY 82001

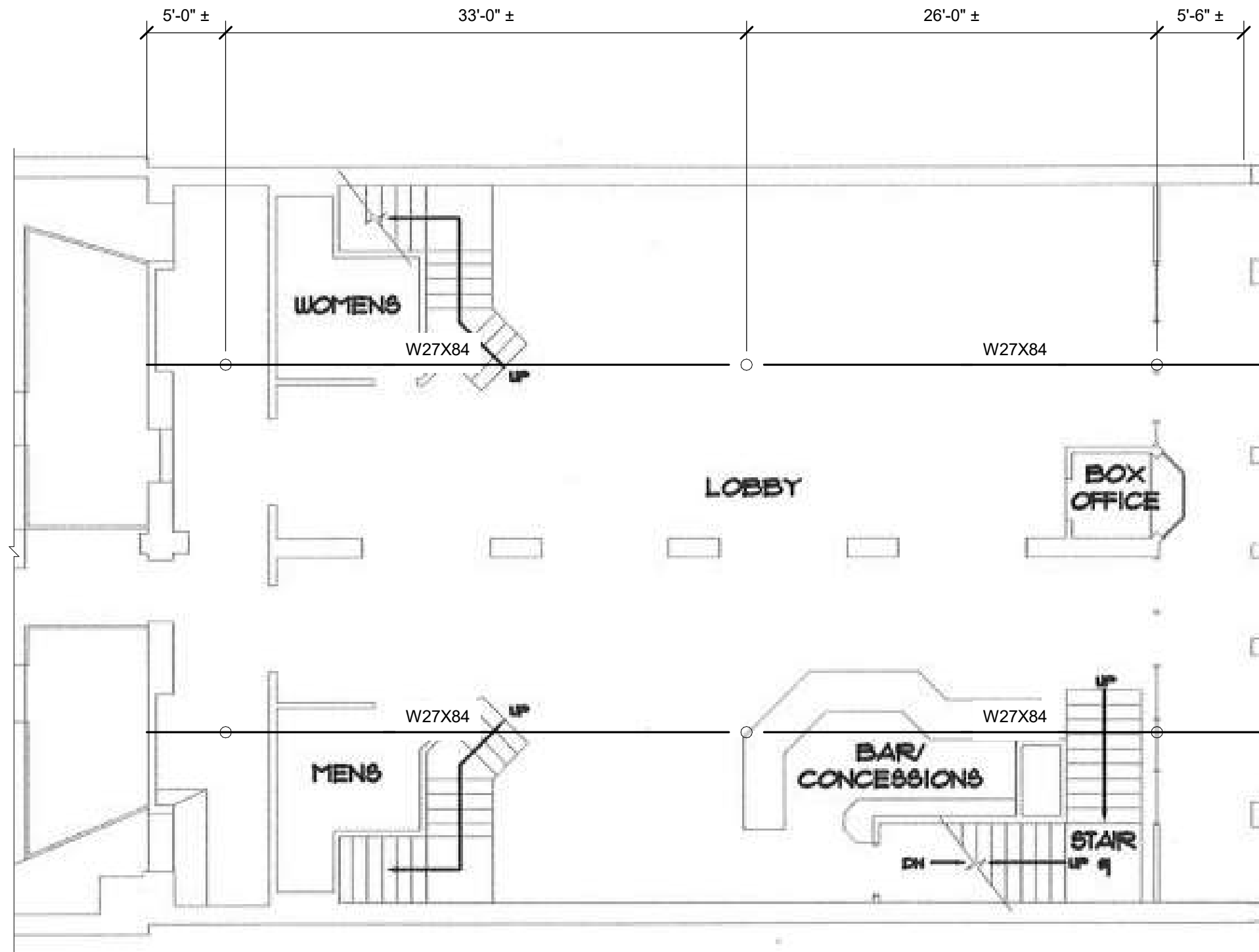
**ELEVATION**  
**STRUCTURAL DESIGN**  
P.O. BOX 624  
CHEYENNE, WY  
82003  
307.421.7868  
www.elevation-sd.com  
info@elevation-sd.com

**Drawing Information**

PROJECT NO: 18.18  
DRAWN BY: JJT  
ISSUE DATE: 2.28.19

**BASEMENT  
FOUNDATIONS**

**SK-1**



# 1 STEEL FRAMING FOR SECOND FLOOR SUPPORT NO SCALE

1. COLUMN LOCATIONS ARE APPROXIMATE AND WOULD NEED TO BE COORDINATED W/ THE ARCHITECTURAL FLOOR PLAN DURING THE DESIGN PROCESS.
2. BEAMS SHOWN ON THIS PLAN WOULD BE INSTALLED DIRECTLY BENEATH THE MAIN FLOOR LOBBY CEILING TO SUPPORT THE SECOND FLOOR FRAMING. SEE ATTACHED SKETCH SK-3.
3. BEAM SIZES SHOWN ON THE PLAN ARE APPROXIMATE AND SHOULD BE USED FOR ESTIMATING PURPOSES ONLY. FINAL BEAM SIZES WILL BE DETERMINED DURING THE DESIGN PROCESS.

NOT FOR CONSTRUCTION

## Atlas Theater Structural Summary

211 W. Lincolnway Blvd.  
Cheyenne, WY 82001

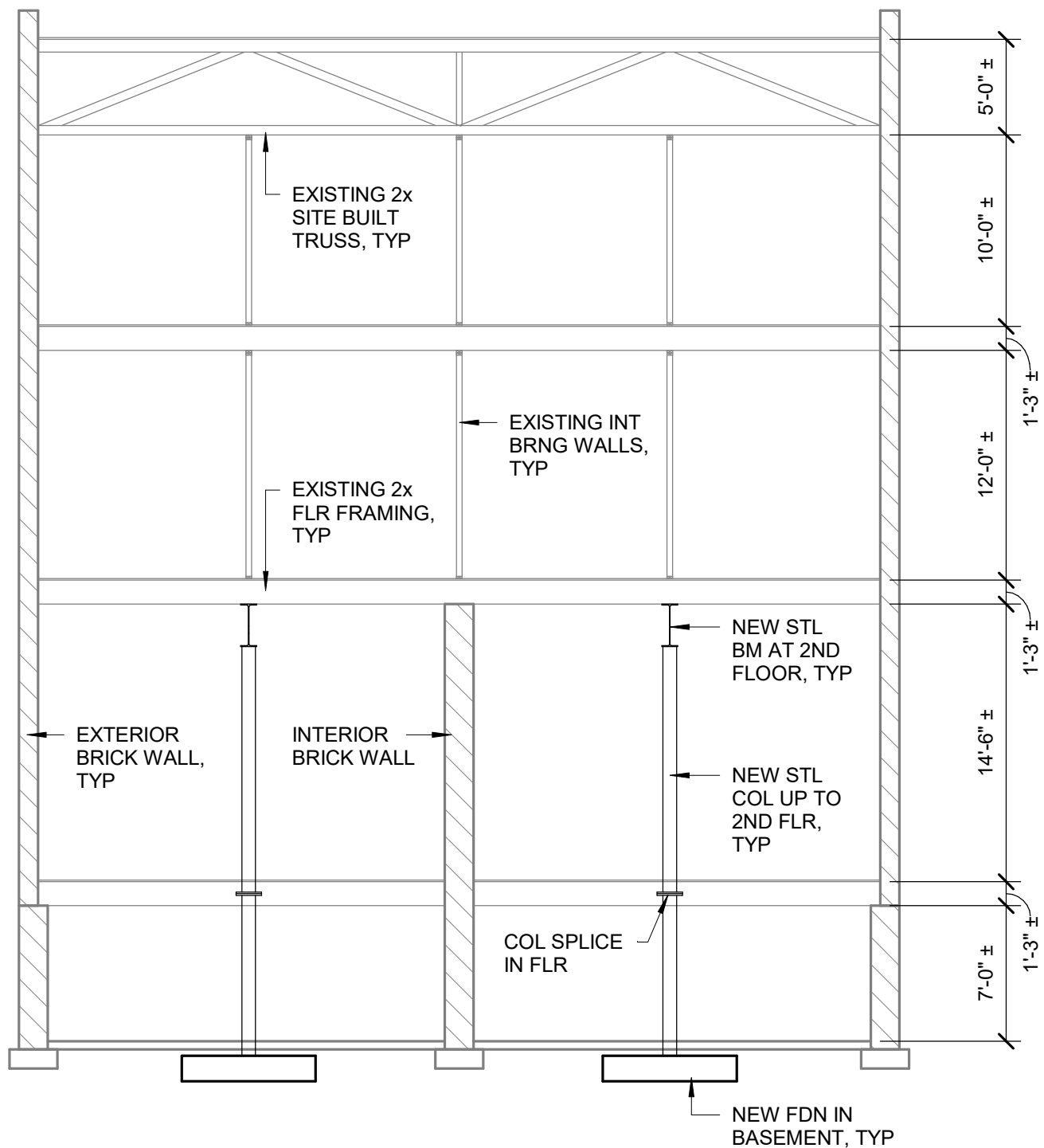
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### Drawing Information

PROJECT NO: 18.18  
DRAWN BY: JJT  
ISSUE DATE: 2.28.19

STEEL FRAMING FOR  
SECOND FLOOR

**SK-2**



① BUILDING FRAMING SECTION  
NO SCALE

1. FRAMING SECTION IS DIAGRAMATIC ONLY AND ILLUSTRATES ESD'S UNDERSTANDING OF THE BUILDING STRUCTURE. FURTHER EXPLORATION IS REQUIRED TO LOCATE ALL STRUCTURAL ELEMENTS.

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**ELEVATION**  
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Atlas Theater Structural Summary  
211 W. Lincolnway Blvd.  
Cheyenne, WY 82001

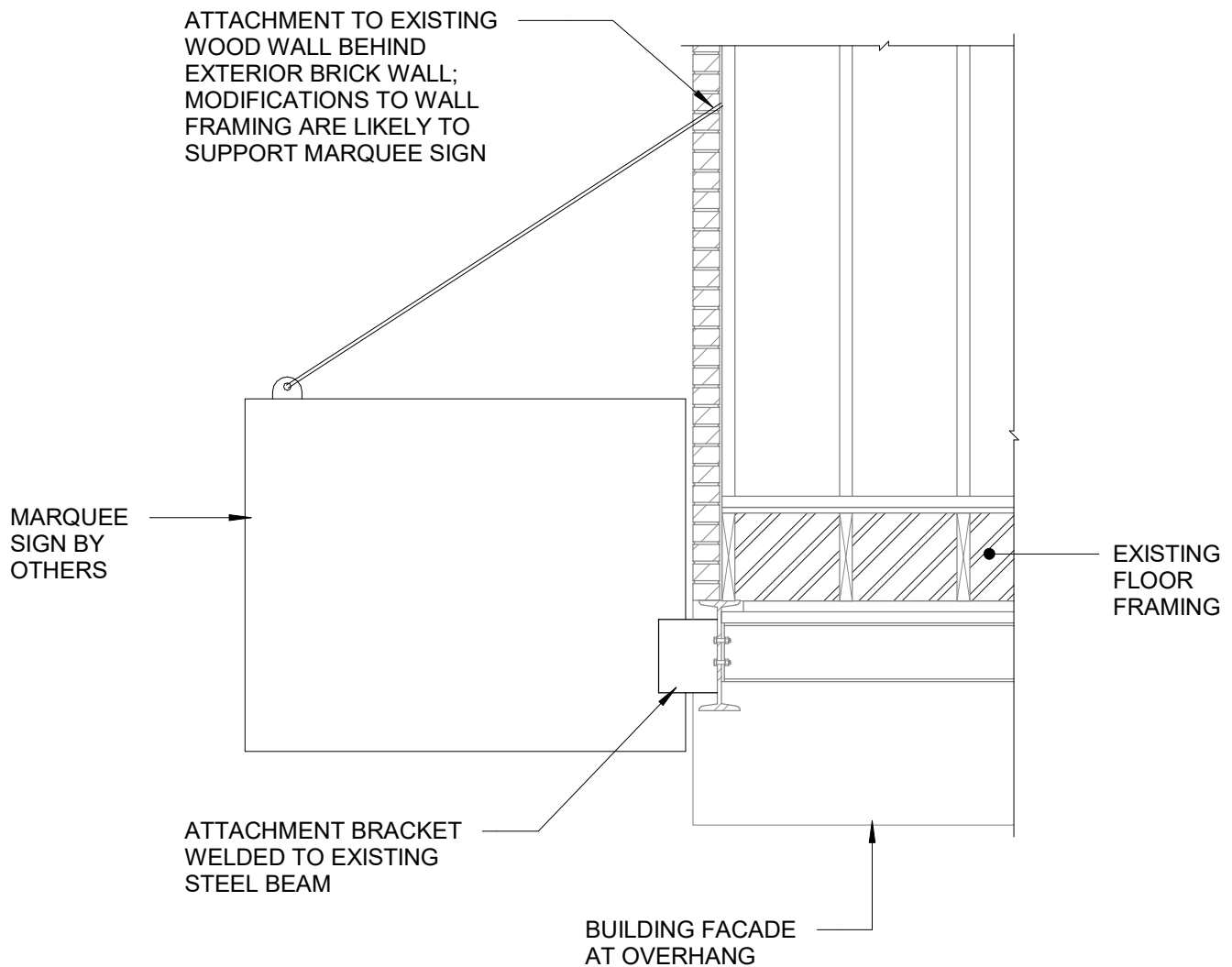
PROJECT NO: 18.18

DRAWN BY: JJT

ISSUE DATE: 2.28.19

FRAMING  
SECTION

**SK-3**



① MARQUEE SIGN SUPPORT CONCEPT  
NO SCALE

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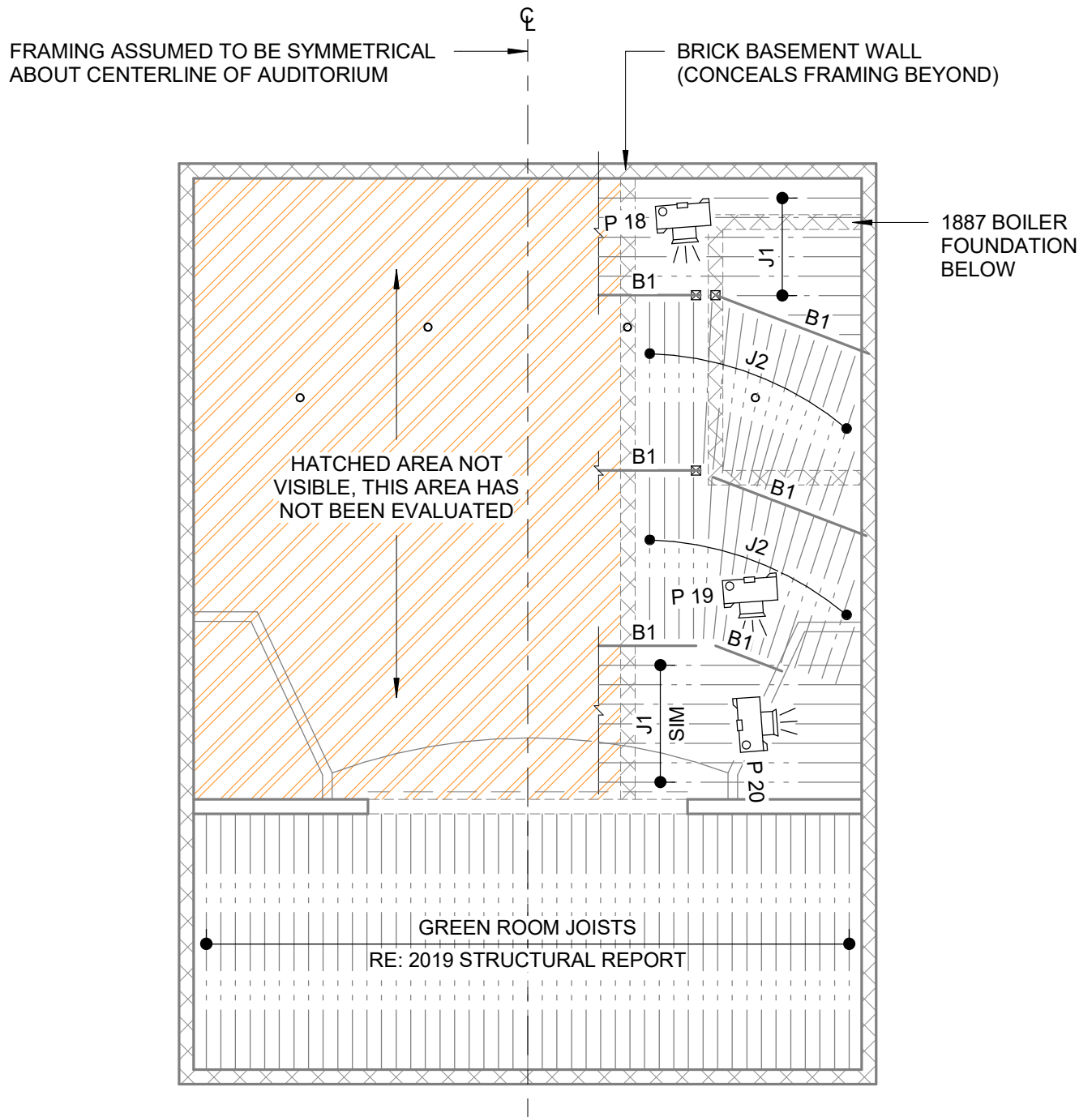
Atlas Theater Structural Summary  
211 W. Lincolnway Blvd.  
Cheyenne, WY 82001

PROJECT NO: 18.18  
DRAWN BY: JJT

ISSUE DATE: 2.28.19

MARQUEE  
SUPPORT

## SK-4



**1 AUDITORIUM FRAMING DIAGRAM**  
NO SCALE

**NOT FOR CONSTRUCTION**

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211 & 215 W. LINCOLNWAY  
STRUCTURAL EVALUATION  
REPORT

PROJECT NO:  
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ISSUE DATE:

AUDITORIUM  
FRAMING

**SK-5**





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[info@elevation-sd.com](mailto:info@elevation-sd.com)

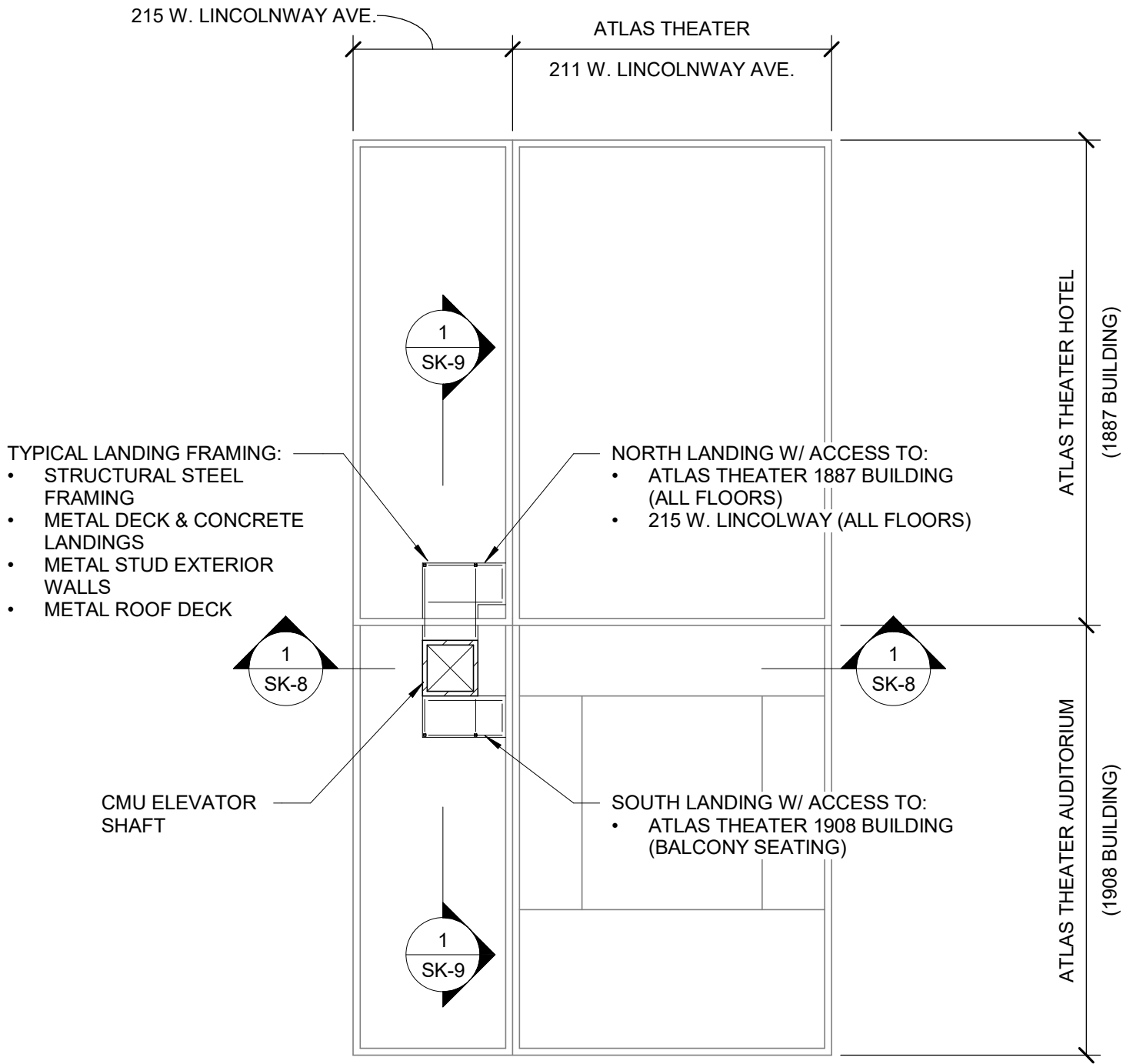
211 & 215 W. LINCOLNWAY  
STRUCTURAL EVALUATION  
REPORT

PROJECT NO:  
DRAWN BY:

ISSUE DATE:

CONCEPT  
DIAGRAM

**SK-6**



**1 OVERALL BUILDING PLAN**  
NO SCALE

**NOT FOR CONSTRUCTION**

**ELEVATION**  
STRUCTURAL DESIGN

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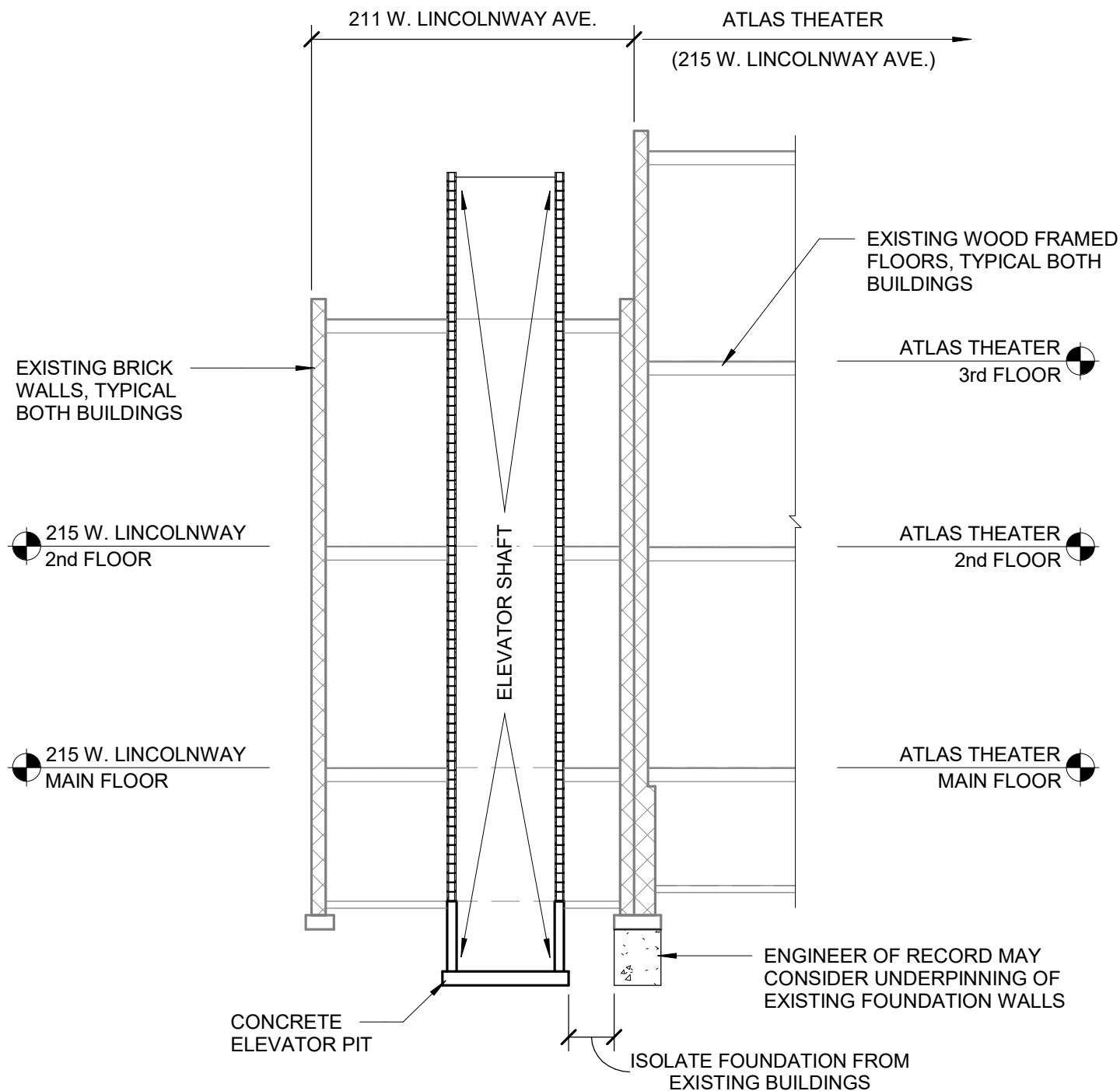
211 & 215 W. LINCOLNWAY  
STRUCTURAL EVALUATION  
REPORT

PROJECT NO:  
DRAWN BY:

ISSUE DATE:

OVERALL PLAN

**SK-7**



**1** **ELEVATOR SHAFT SECTION - 1**  
NO SCALE

**NOT FOR CONSTRUCTION**

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STRUCTURAL DESIGN

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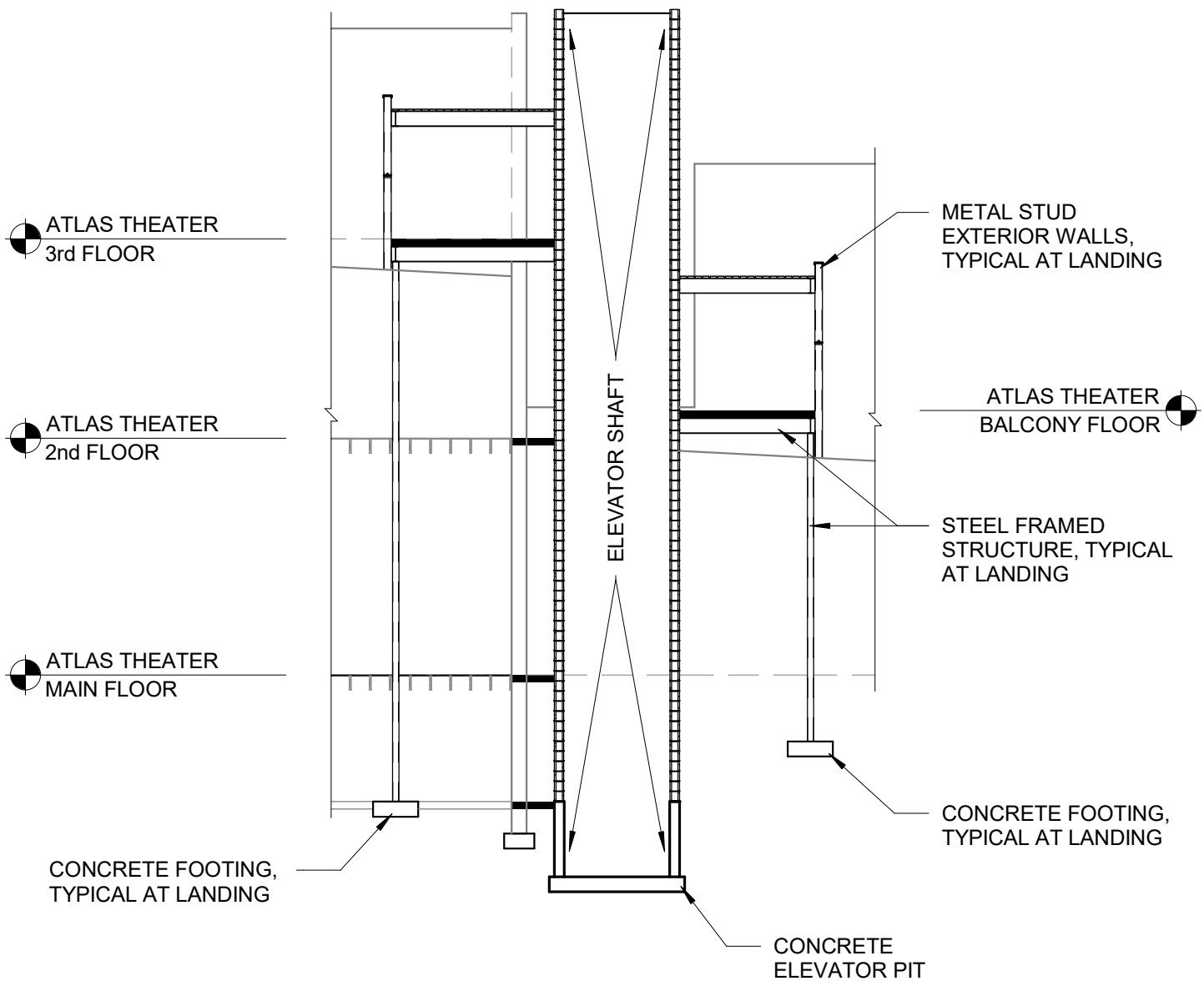
211 & 215 W. LINCOLNWAY  
STRUCTURAL EVALUATION  
REPORT

PROJECT NO:  
DRAWN BY:

ISSUE DATE:

SECTION

**SK-8**



**1** **ELEVATOR SHAFT SECTION - 2**  
NO SCALE

**NOT FOR CONSTRUCTION**

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211 & 215 W. LINCOLNWAY  
STRUCTURAL EVALUATION  
REPORT

PROJECT NO:  
DRAWN BY:

ISSUE DATE:

SECTION

**SK-9**

# RENOVATION COSTS



## RENOVATION COSTS

*\*See disclaimer on page 6 in Cost Estimate section*

*\*Atlas Theatre costs have been adjusted for inflation (cumulative rate of 7.0%) from the 2019 report*

*\*Architectural and Engineering fees not included*

*\*Asbestos / Environmental costs are not included*

## ATLAS THEATRE

### MINOR DEFICIENCIES

### ESTIMATED COST

Install marquee canopy and supporting structure	\$ 37,452
Demo and replace auditorium floor	\$ 115,000
Re-roof entire roof (with insulation)	\$ 44,898
Install 2-hour fire barrier wall to separate B and A1 occupancies	\$ 91,241
Remodel second and third floors with finishes, HVAC, electrical, etc.	
Includes close-off stair and atrium with smoke-tight construction	\$ 656,186
<b>Minor Deficiencies subtotal:</b>	<b>\$ 944,777</b>

### SERIOUS DEFICIENCIES

Construct fire escape from third floor	\$ 37,157
Replace missing structural columns on First Floor of 1887 structure	\$ 163,077
Main floor lobby reinforcing (basement of 1887 structure)	\$ 56,500
Main floor auditorium reinforcing (crawl space of 1908 structure)	\$ 185,227
<u>Repair/rebuild/repoint masonry:</u>	<u>\$ 30,604</u>
<b>Serious Deficiencies subtotal:</b>	<b>\$ 472,565</b>

### CONTINGENCY

Due to the preliminary level of design, an appropriate contingency factor  
Of 20% has been included to cover unknowns that are likely to be discovered  
During full design development of this project

**Contingency subtotal:** **\$ 283,468**

**ATLAS THEATER DEFICIENCIES TOTAL: \$ 1,700,810**



## 215 WEST LINCOLNWAY

### MINOR DEFICIENCIES

### ESTIMATED COST

Façade Upgrade (optional)	\$ 70,000
Second Floor Apartment Finishes Upgrade (optional: upgrade apartment units)	\$ 150,000
<b>Minor Deficiencies subtotal:</b>	<b>\$ 220,000</b>

### SERIOUS DEFICIENCIES

Fire Separation of apartments from remainder of building	\$ 15,000
Elevator/stair tower to server all floor levels (including shoring)	\$ 575,750
Fire Protection and Fire Alarm throughout	\$ 41,000
Electrical wiring and service upgrade to NFPA 70	\$ 96,000
Upsize plumbing service line to building including domestic water line	\$ 35,000
2-hour fire barrier separation from Atlas Theater building (including Fire rated opening at each floor level)	\$ 141,200
Remodel basement and first floor to accommodate support spaces for the Altas Theatre: catering kitchen, backstage expansion, rehearsal space, dressing rooms, costume/prop storage, ADA restrooms, expanded lobby and concessions.	\$ 975,000
<b>Serious Deficiencies subtotal:</b>	<b>\$ 1,878,950</b>

### CONTINGENCY

Due to the preliminary level of design, an appropriate contingency factor Of 20% has been included to cover unknowns that are likely to be discovered During full design development of this project	
<b>Contingency subtotal:</b>	<b>\$ 419,790</b>

**215 WEST LINCOLNWAY DEFICIENCIES TOTAL: \$ 2,518,740**

**GRAND TOTAL: \$ 4,219,550**

### OTHER RELATED REPAIRS AND/OR DESIGN ITEMS

*\*No costs estimates provided (items require additional detailed investigation and/or code review/inspections)*

Skylight repair/reinstallation (both buildings)





# PHOTO GALLERY



**PHOTO GALLERY:  
ATLAS THEATRE  
Exterior**



**Historic façade photo looking East**



**Historic street scene looking West**



**Historic street signage looking East**



**Run down façade photo from circa 1970's with façade fire escape from Strand Hotel days**





Street façade circa 1970's



Street façade circa 1970's



# ATLAS THEATRE

## Current Façade Exterior



**Bay window detail**



**Façade detail**



**Façade articulation**



**Entry "porch" / façade recess**





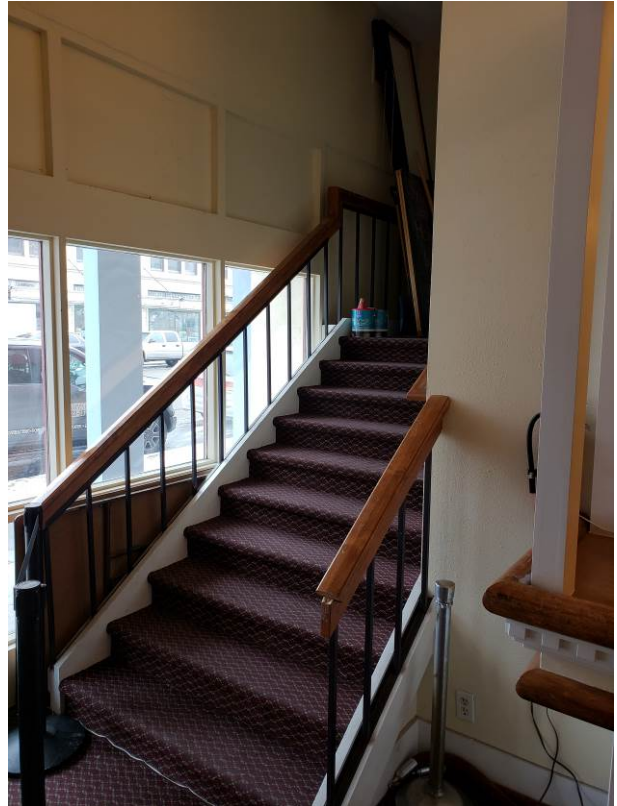
**ATLAS THEATRE**  
**Main Floor – 1887 Structure**



**Concession area looking South**



**Tin ceiling detail**



**Stair to second and third levels**



**Lobby area looking South**

**ATLAS THEATRE**  
**Main Floor – 1887 Structure (continued)**





**Lobby area looking Northeast**



**View of basement looking North**



**Lobby area looking east**



**Framing detail**



**Concession area looking North**



**Masonry support column**

**ATLAS THEATRE**  
**Interior Basement – 1887 Structure**

**ATLAS THEATRE**  
**Interior Second Floor – 1887 Structure**







**View of atrium up to Third Floor above**



**Hall adjacent to stair looking South**



**Stair to Third Floor above**



**Former sleeping room**

## **ATLAS THEATRE**

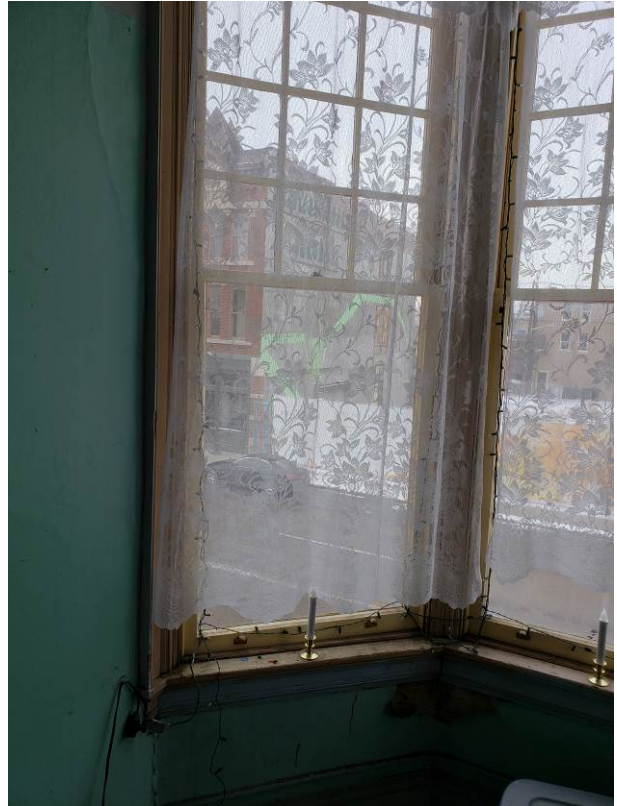




**Interior Second Floor – 1887 Structure  
(continued)**



**Stair to projector booth**



**Bay window detail**



**Water damage to plaster detail**



**Atrium view**

**ATLAS THEATRE**



## Interior Third Floor – 1887 Structure



Skylight at top of stair landing



Door of room formerly used for fire escape



Stair guardrail



Atrium overlook to Second Floor below



Former sleeping room – with bay window



Infilled skylight above atrium

ATLAS THEATRE





**Interior Third Floor – 1887 Structure  
(continued)**



**Ceiling plaster water damage**



**Ceiling and wall plaster water damage at rooms on South side**



**Furnace in Southeast room feeding First Floor lobby below**



**Former sleeping room on South side looking North**

**ATLAS THEATRE**



## Interior - 1908 Structure



Seating area looking South



Restored asbestos stage curtain



Seating area platform detail



Asbestos stage curtain detail



Stage





**ATLAS THEATRE**  
**Interior - 1908 Structure (continued)**



**Asbestos curtain detail**



**Reverse side of asbestos curtain at peep hole flap**



**Seating and balcony**



**PHOTO GALLERY:  
ATLAS THEATRE and  
215 WEST LINCOLNWAY  
Exterior**



**Historic façade photo looking East**



**Historic façade photo looking East (circa 1908)**





**215 WEST LINCOLNWAY**  
**Current Façade Exterior**



**Current façade**



**Current façade detail**



**Façade detail**



**Current façade detail**





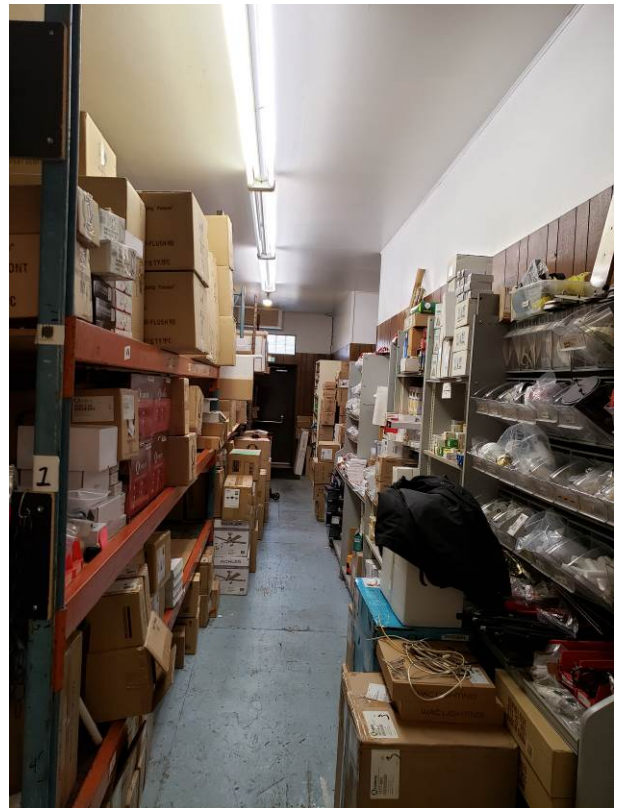
**215 WEST LINCOLNWAY**  
**Main Floor**



**Main floor tenant space (north end)**



**Tenant Storefront**



**Tenant storage area (south end)**



**Tenant restroom (south end)**





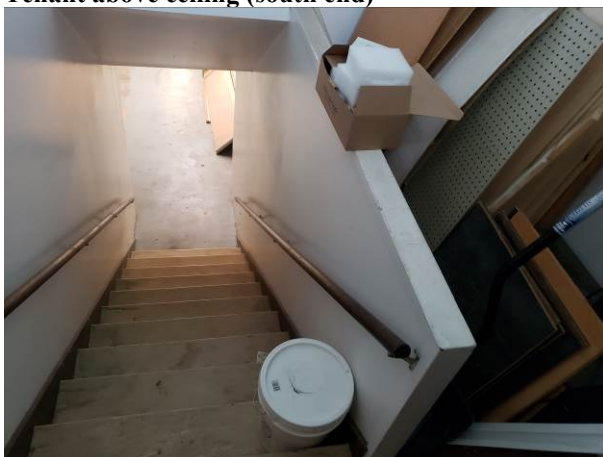
**Tenant ceiling showing historic tin ceiling (north end)**



**Tenant stair to basement (north end)**



**Tenant above ceiling (south end)**



**Tenant stair to basement (south end)**





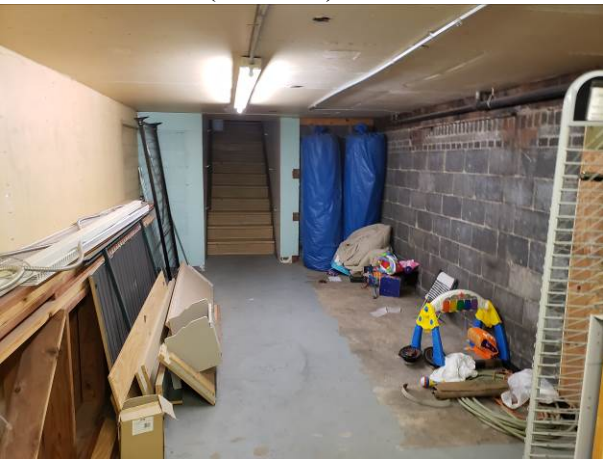
**215 WEST LINCOLNWAY**  
**Basement**



**Tenant basement (south end)**



**Tenant basement (north end)**



**Tenant basement (south end)**



**Tenant basement (north end)**



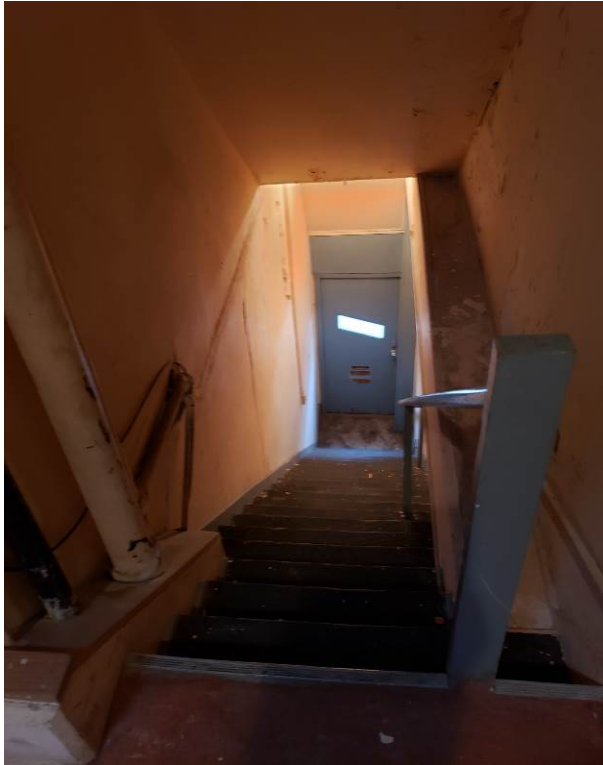
**Tenant basement (south end)**



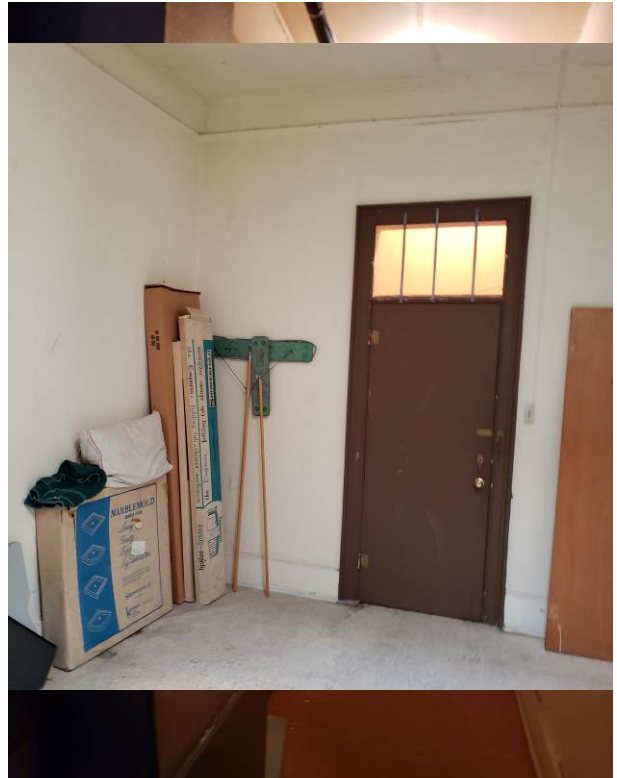
**Tenant basement (north end)**



**215 WEST LINCOLNWAY**  
**Second Floor**



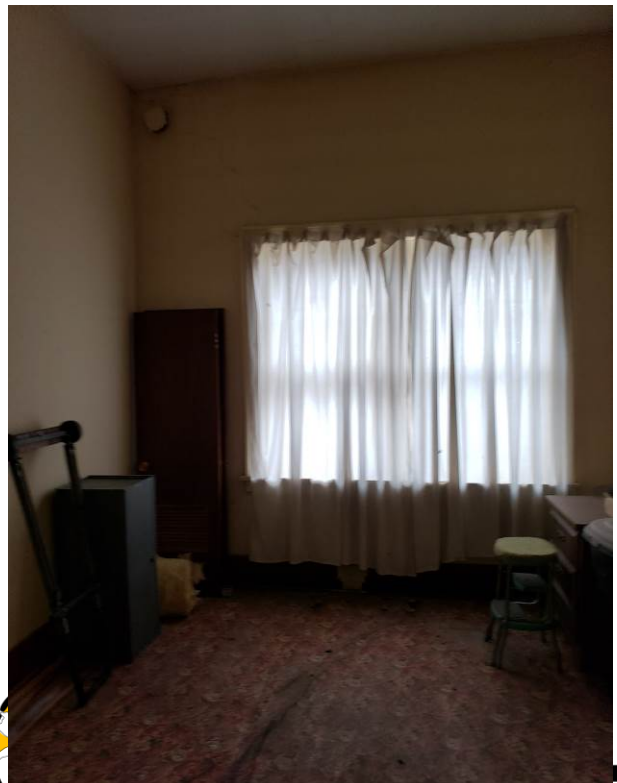
**Stair to street (north end)**



**Hallway**  
**Apartment**



**Skylight**





**Apartment**



**Apartment**



**Hallway**



**Stair to roof (south end)**

**215 WEST LINCOLNWAY  
Second Floor Roof**



**Roof looking north**





**Rooftop HVAC unit**



**Rooftop HVAC unit**



**Rooftop looking northeast**



**Rooftop looking south**

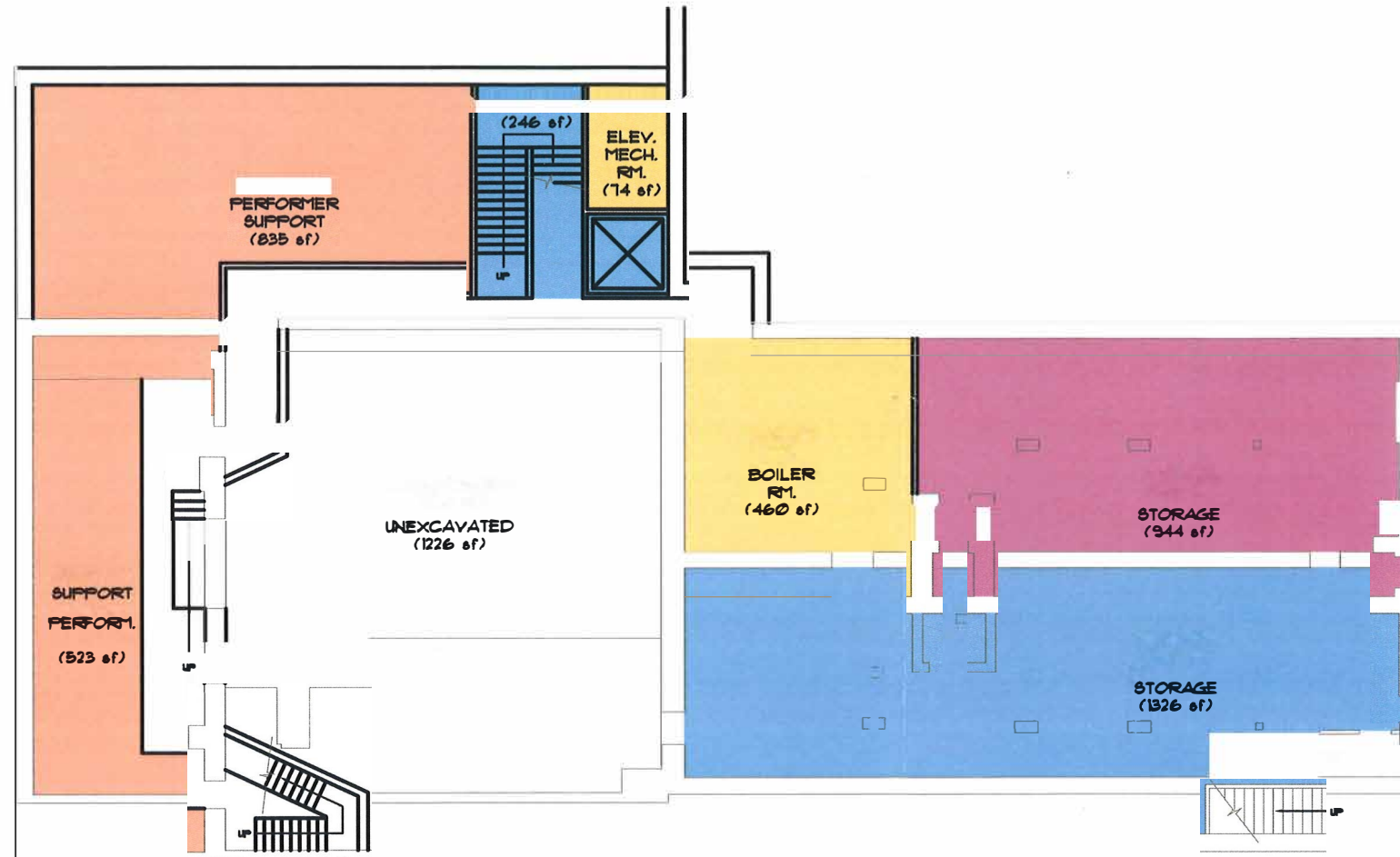




# APPENDIX

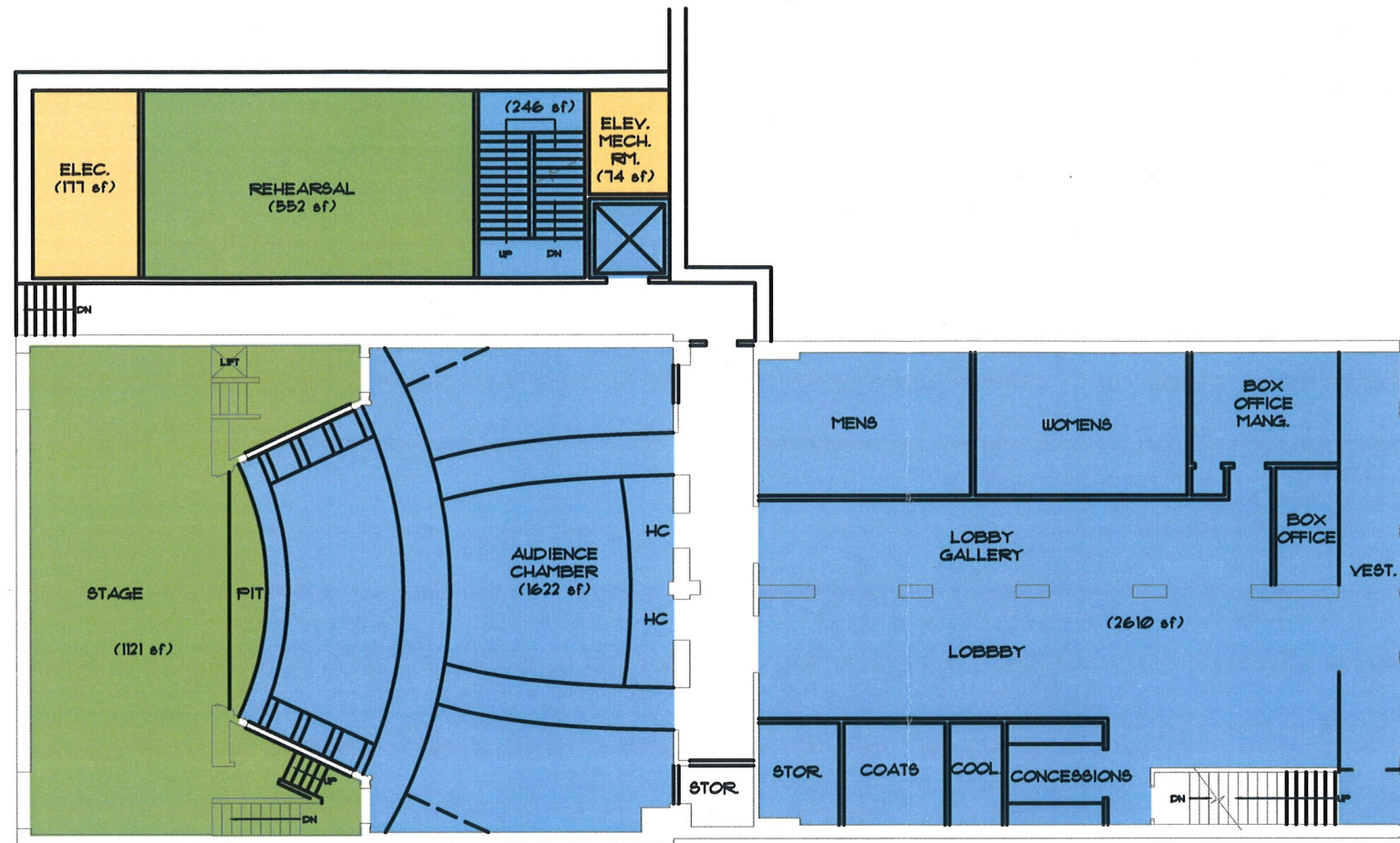
## CONCEPT FLOOR PLANS





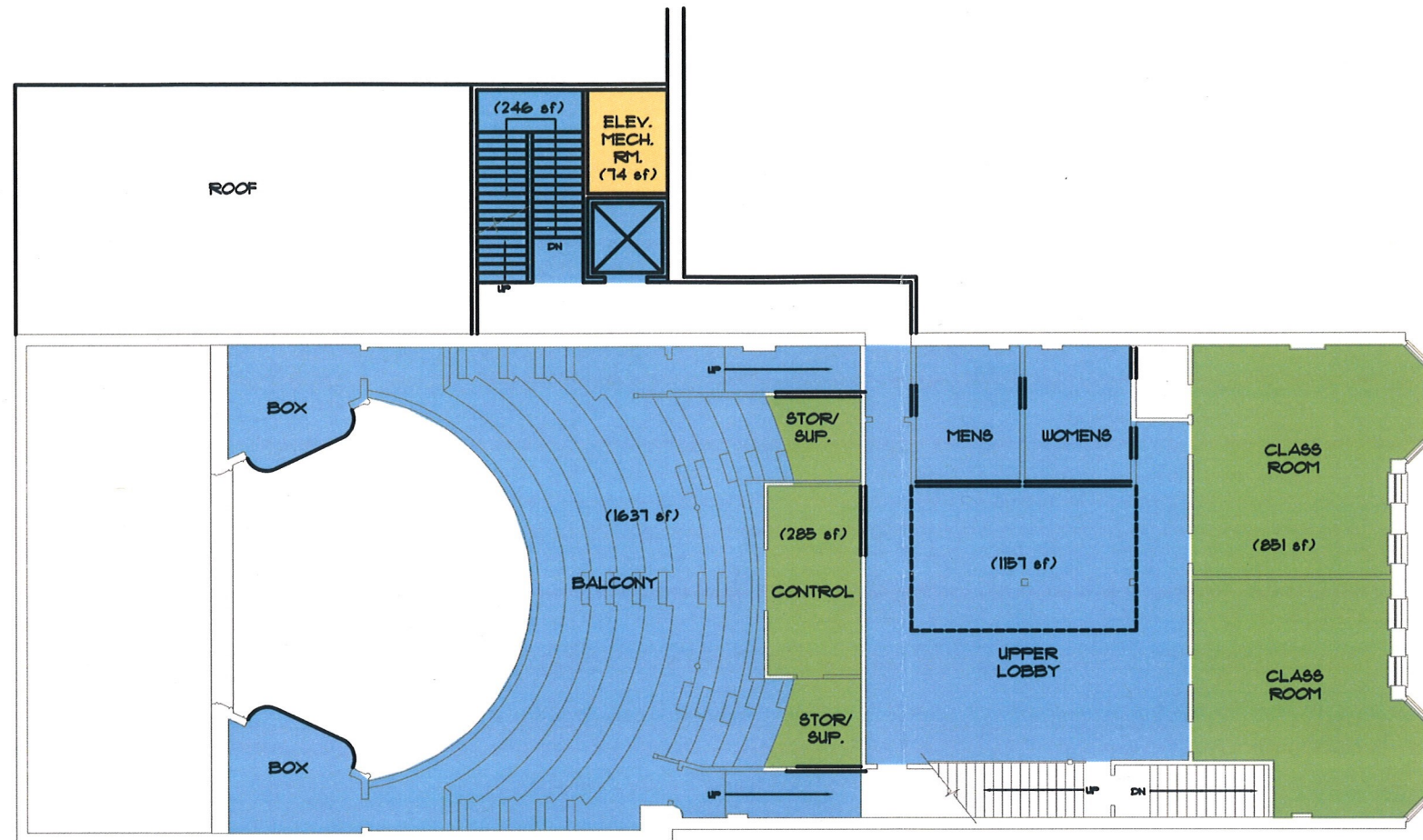
## BASEMENT LEVEL PLAN

CONCEPTUAL PLAN



## FIRST LEVEL PLAN

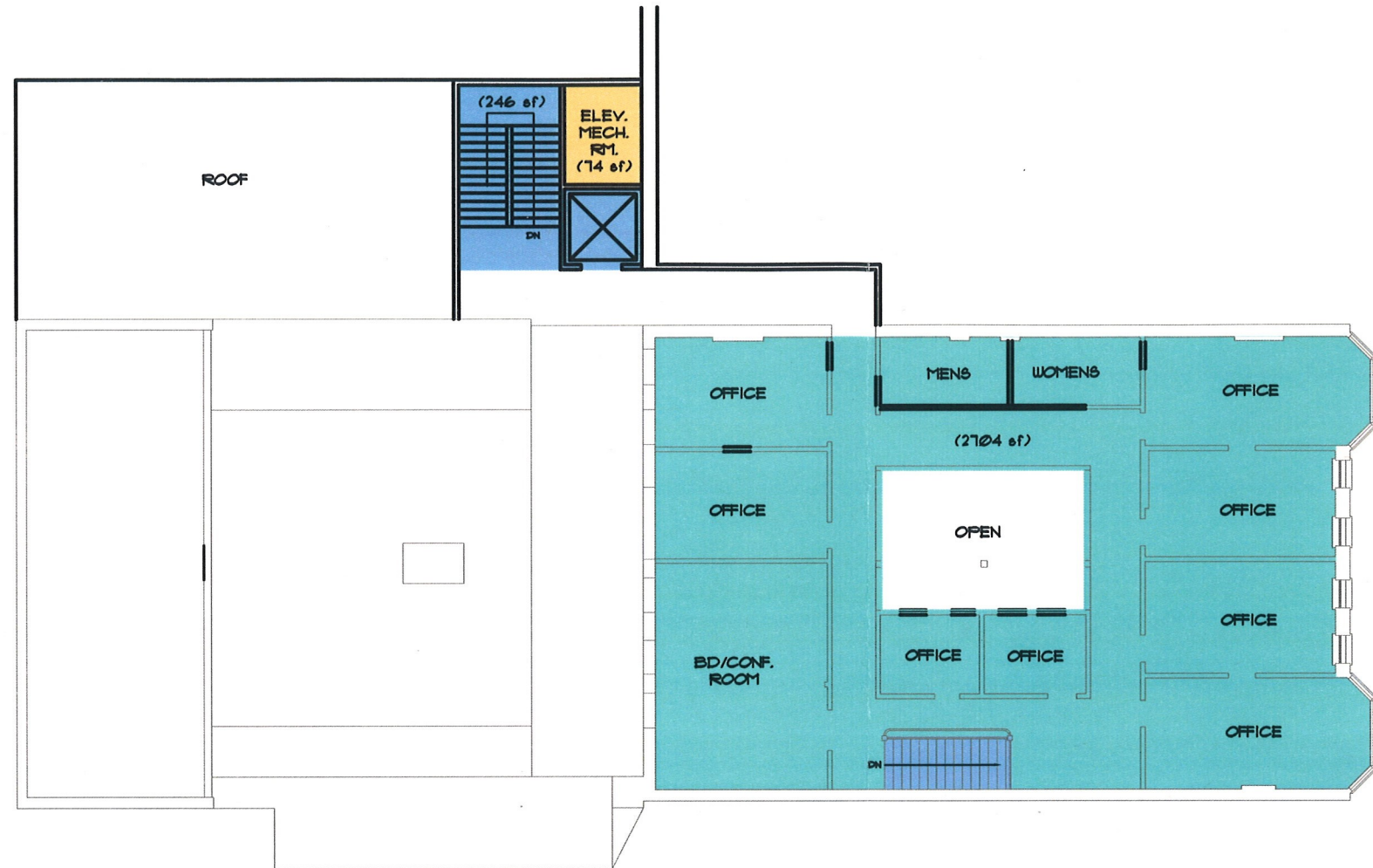
CONCEPTUAL PLAN

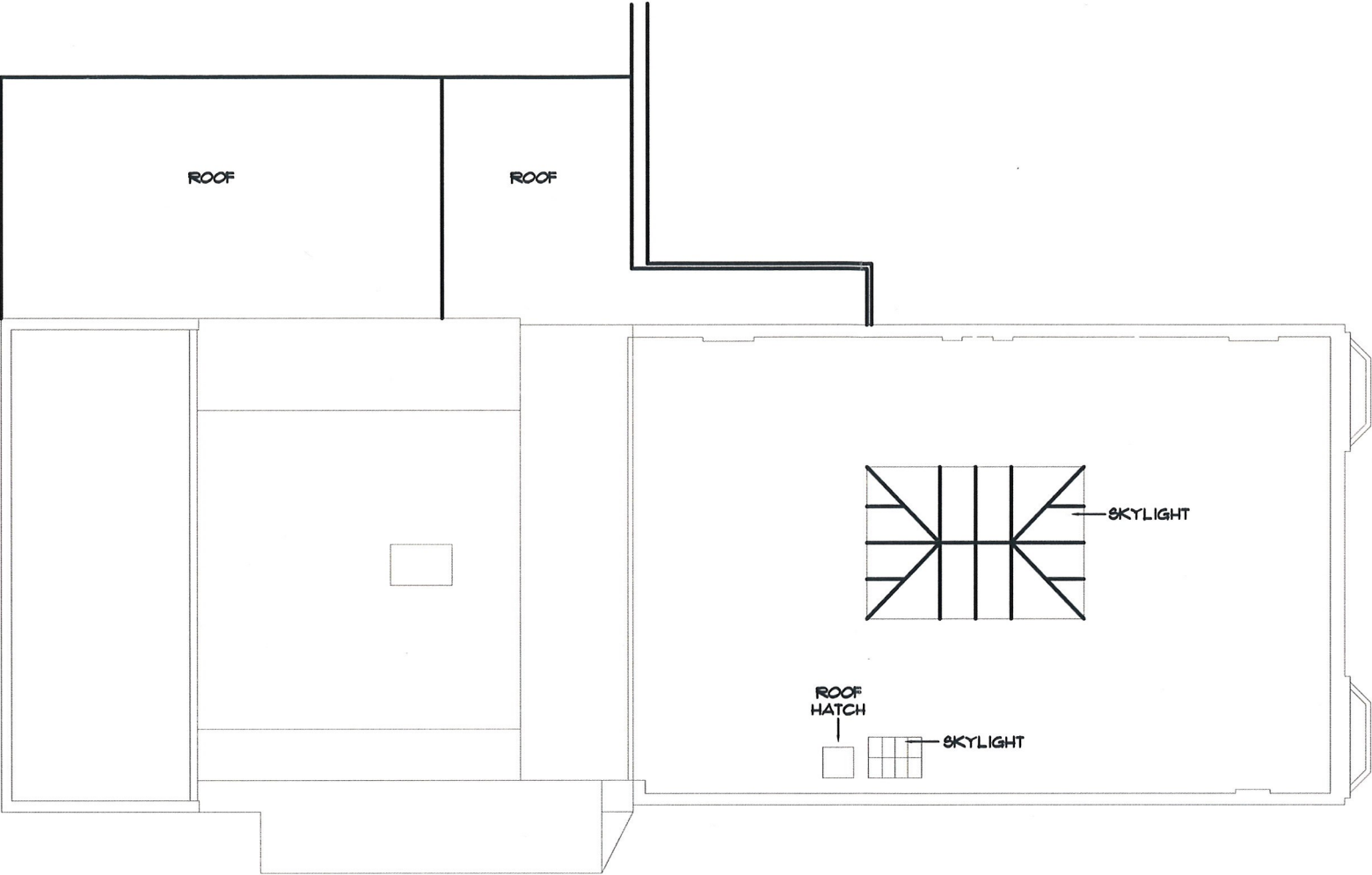


## SECOND LEVEL PLAN

CONCEPTUAL PLAN



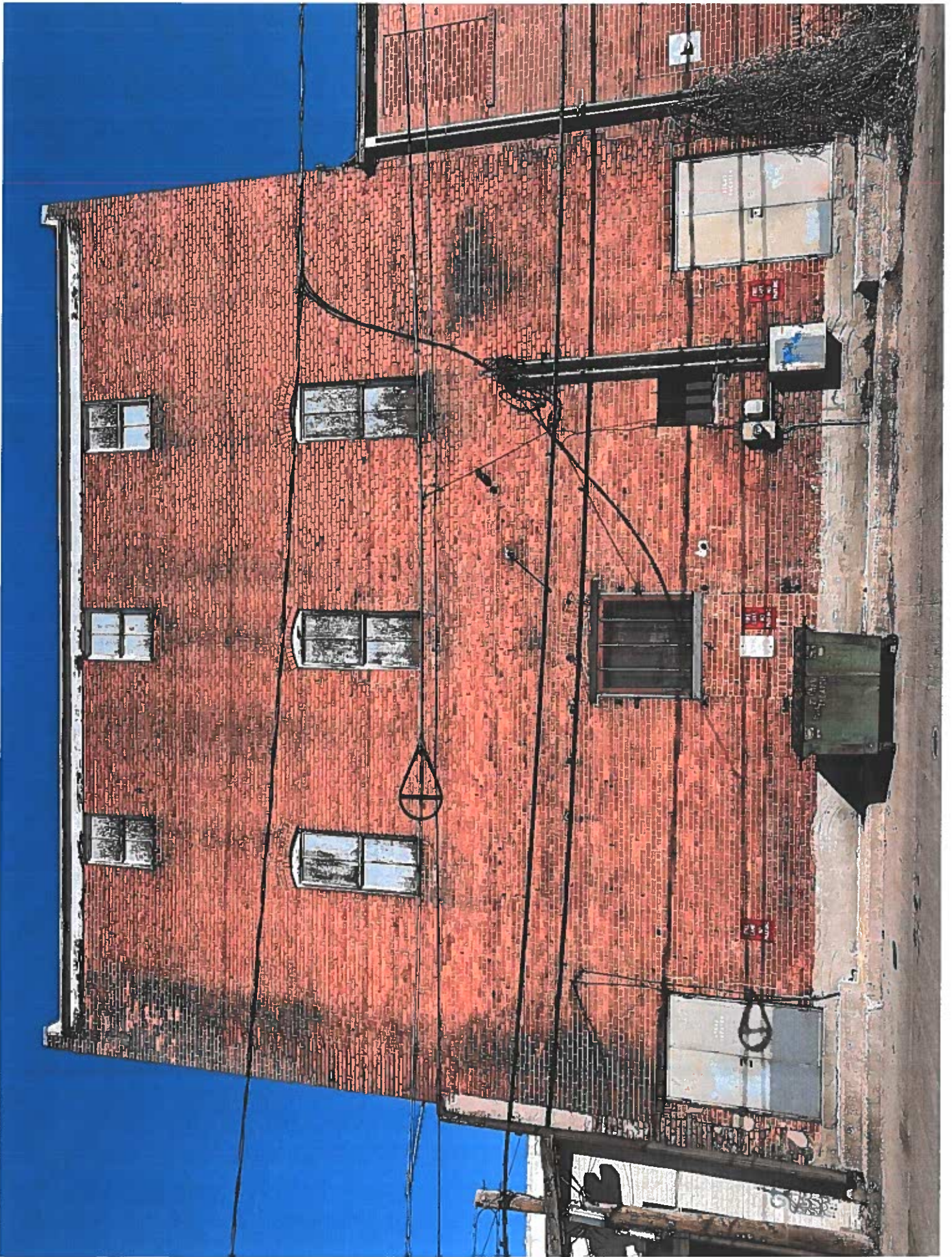




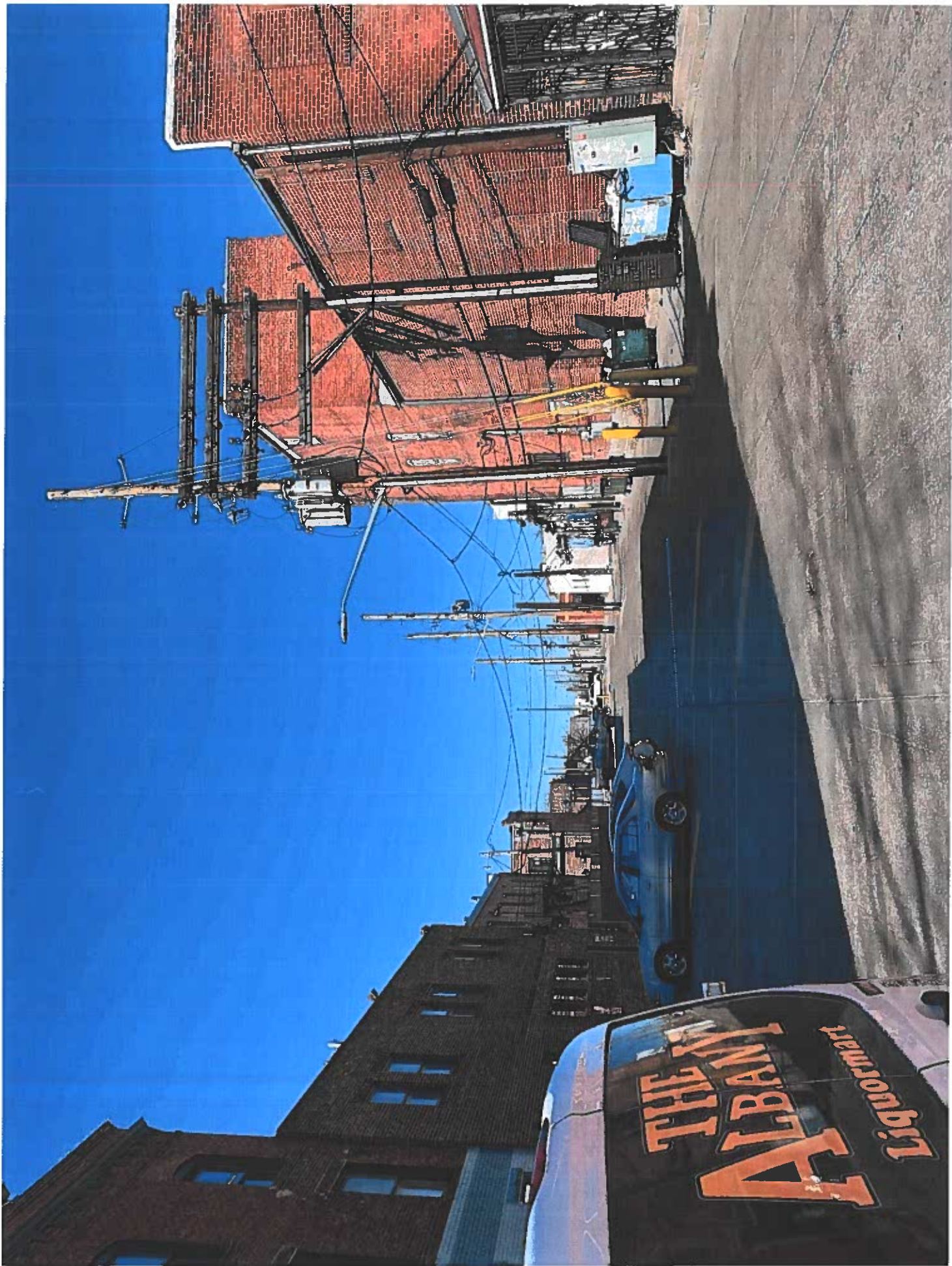
ROOF LEVEL PLAN

CONCEPTUAL PLAN

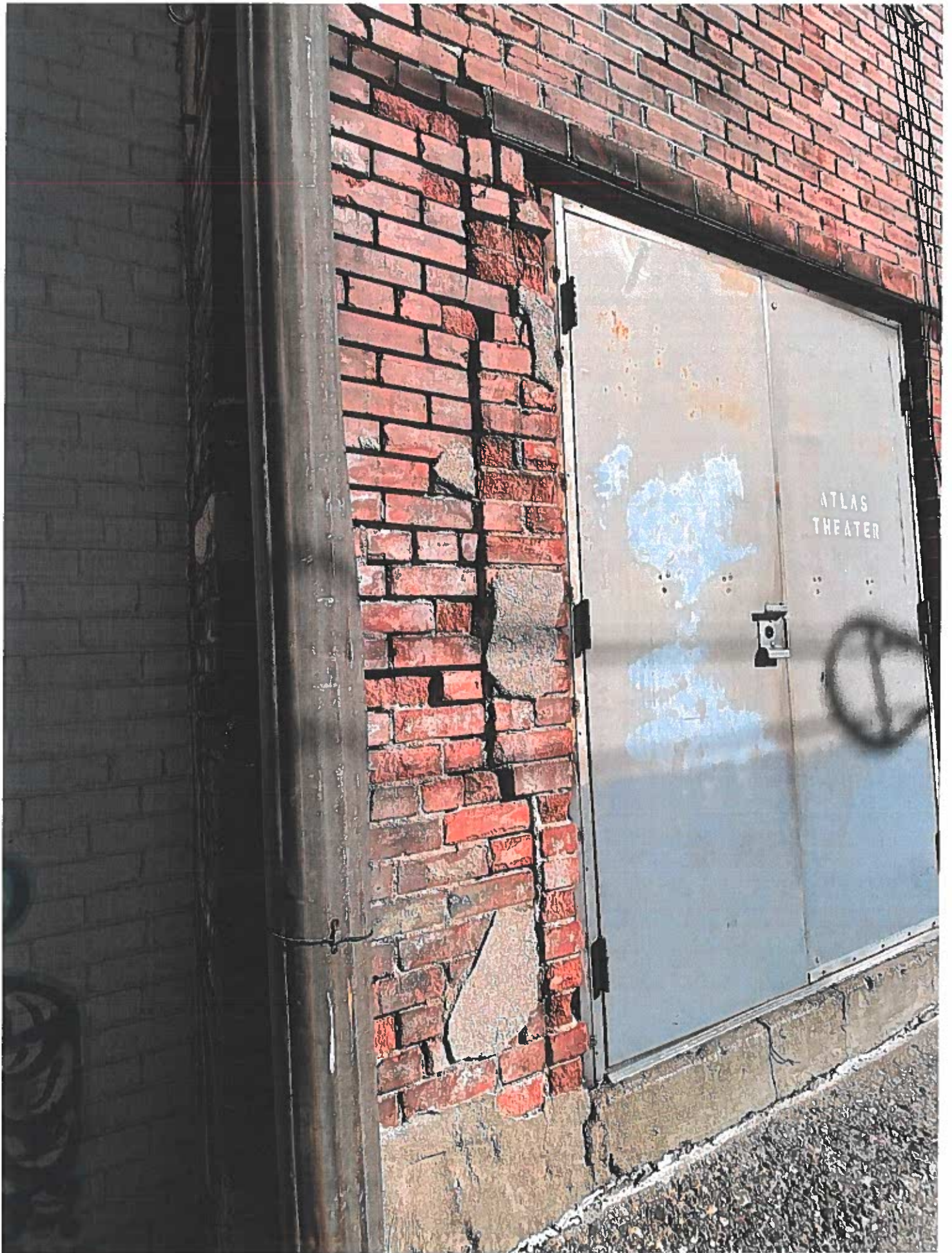




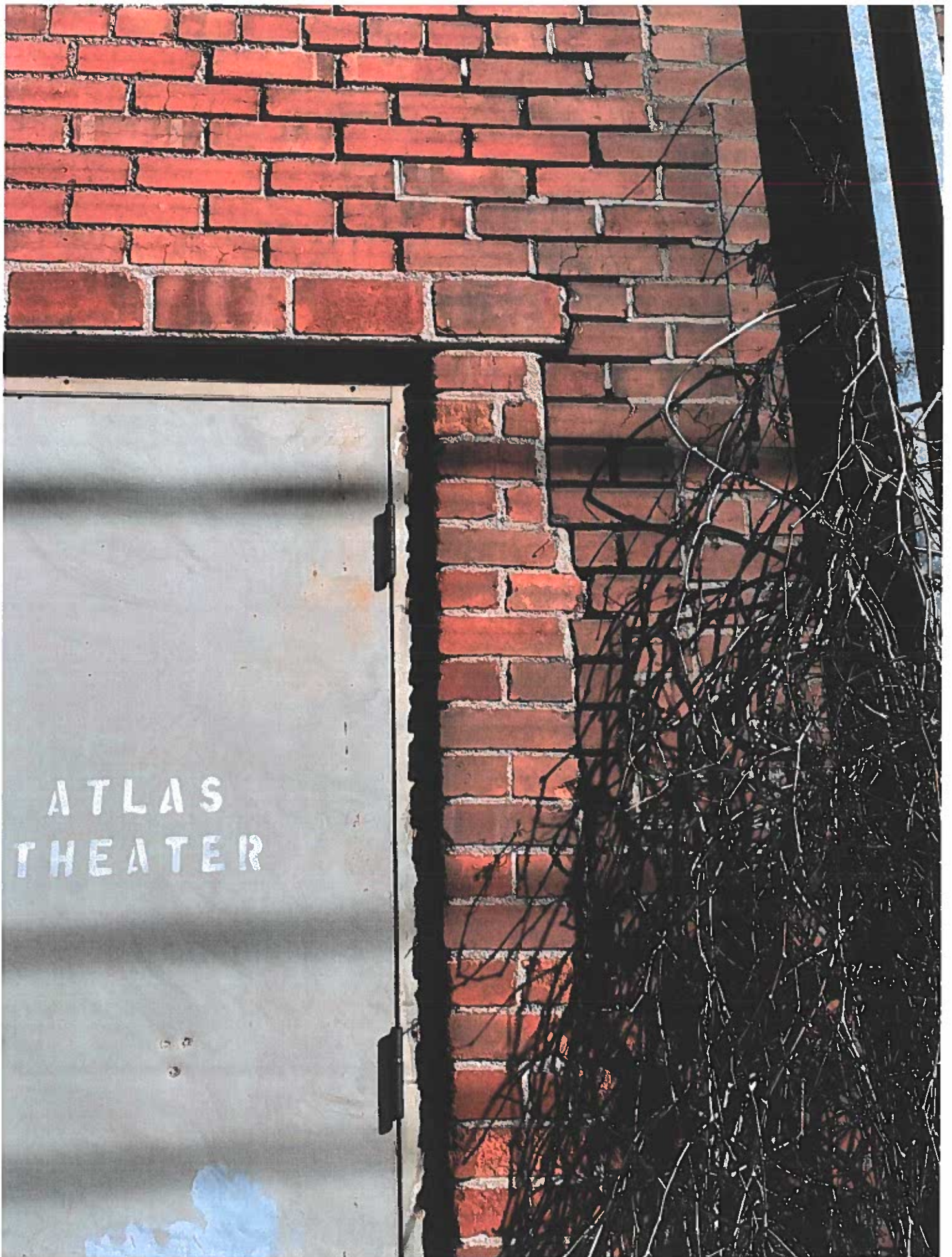






















ATLAS  
THEATER

