

MINUTES OF THE DALLES
HISTORICAL LANDMARKS COMMISSION

August 26, 1992
Library Meeting Room

Roll Call - The following Commissioners were present: Dave Kammerman, Elroy King, Eric Gleason, Pat May, and advisory members Ken Farner and Gladys Seufert.

Absent - Colleen Schafroth

Staff present: Scott Keillor and Kay Prouty

Minutes - Commissioner Kammerman moved to approve the minutes of the July 22nd HLC meeting and Commissioner May seconded the motion. The motion carried unanimously.

Public Comment

None

Hearing

#HLC 8-92 - Request of the Civic Auditorium Preservation Committee to begin restoration work on the Civic Auditorium including some exterior painting, removal of fire escapes and a door, and some interior changes.

Chairman Elroy King explained the procedure for a public hearing. He asked if any Commissioner would like to declare ex-parte contact or conflict of interest. Hearing none, the Staff Report was presented by Scott Keillor.

Scott said the recommendation of staff was for approval with conditions.

Chairman King asked for questions of staff.

Commissioner Gleason asked if the historical features of the dressing rooms next to the stage which are scheduled to be removed will be documented with pictures before the dressing rooms are removed.

Scott Keillor said that the documentation is listed under criteria #6 and in condition #1.

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PROPONENT John Will, member of the Renovation Committee

John Will said all the requests for renovation have been approved by the City Council and State Historic Preservation Office. John said Parks and Recreation have been kept up to date on a step by step process of all work being performed during the renovation of the Civic.

Elroy King asked if the windows that are scheduled to be removed serve any purpose.

John Will said the windows that they would like to remove are below ground level within a window well covered with an iron grate. The windows are of no use and the window wells are constantly full of trash which creates a fire hazard. SHPO has also given approval to remove the windows to stop the water leaks and prevent the wood window frames from rotting.

Elroy King asked if the removal of the dressing rooms at the end of the stage area was due to safety.

John Will said the dressing rooms have already been removed because they were inadequate in size and would not meet ADA requirements, plus theater groups would not use a dressing room of that size. John said with the removal of the dressing rooms the stage can be larger and allow more room for the stage drapes. John said that Commissioner Gleason's concerns about documentation of the dressing rooms was a valid question and that pictures have been taken of before, during and after which can be placed in the files.

Scott Keillor asked where the new modern dressing rooms would be located.

John Will said the new dressing rooms would be placed in the basement with access to the back stage, except for handicap dressing rooms which would need a handicap ramp or be placed on the main floor.

John Will said the basic concept of the building is cast in stone and most of the rooms will remain as original, for example the theater will remain a theater and the gymnasium will remain a gymnasium, but certain things must stay within the present day codes. ADA requirements, water and sprinkler systems, and electrical must follow all the codes and must be put into place creating a few changes.

John Will presented paint color samples for painting the exterior trim of the Civic Auditorium. John said Henry Kunowski of SHPO had recommended a reddish brown color tone for the trim. John

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said Henry felt the reddish brown color would blend well with the exterior brick of the building.

The Commission was in agreement that the reddish brown tone was the best color for the trim of the Civic Auditorium building.

Scott read a letter of support from Terry Cochran of Columbia River Bank.

OPPONENTS

None at this time.

COMMENTS NOT FOR OR AGAINST

Bob Guidinger, Board Member for NWC Parks and Rec.

Bob read a letter into the record concerning the renovation of the Civic. Bob said Parks and Rec have given \$11,000 in support and also labor. The board has asked for delay of any decision for any further renovation until such time that a detailed master plan explaining time lines, goals, and etc is submitted. Bob said Parks and Rec board is responsible for maintenance and feels that a detailed master plan will help with a direction of where the renovation committee is going with their project.

REBUTTAL

John Will passed out letters and copies of the budget. The papers include a copy of future plans and history of the building. John said he feels the documents will have all the detail of future work that Parks and Rec are requesting.

Gladys Seufert asked Bob Guidinger of Parks and Rec. if there department had a lease with the City for use of the Civic Auditorium.

Bob said they have a day to day lease with the City. Bob said that Parks and Rec is in the process of negotiation with the City over several pieces of property including the Civic. Bob said they would like to have a lease for the entire building.

Scott said the Commission needs to determine if the current submittal has given them enough information to address the criteria.

Pat May said she felt all the specific information had been addressed. She felt all conditions have been met.

Dave Kammerman asked Bob Guidinger if the reports handed out by John Will would meet the expectation of the Parks and Rec

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department for a detailed master plan.

Bob Guidinger said he did not have time to read the papers that were just presented by John Will, but all that Parks and Rec is asking for is a process and priority list of work scheduled for renovation of the Civic. This should include a long range master plan which includes the entire building and approved by all the bodies involved.

Chairman King closed the public hearing.

Eric Gleason moved to approve HLC 8-92 for renovation of proposed projects to the Civic Auditorium with recommendation that a long term plan be submitted to the Historical Landmarks Commission.

Commissioner Kammerman seconded the motion and the motion passed unanimously.

DISCUSSION

Gates House 511 Union Street

Scott Keillor said Eric Gleason had done some research on the house at 511 Union.

Francis Melero owner of the house at 511 Union Street was present with questions concerning the renovation of her house before applying for a request to be placed on the Historical Landmark Register.

Francis said the siding has been removed from the house and the original horizontal siding and windows are exposed. Francis said the original color of the house seems to have been white.

Gladys Seufert said no building should be landmarked until the renovation work has been completed.

Francis said they had reconstructed the front porch on the house and were concerned that the addition of the porch would destroy the chances for the house to be landmarked.

Scott Keillor said since the original design was not changed that there would not be a problem with submitting the house for landmarking. Scott told Francis if she would like to come to the office he would assist her with the application forms that would need to be submitted for a request to have the house placed on the historical register. Scott said if Francis would bring any documents that would help support the request he would make a file and help make a decision whether the house should be landmarked for architectural or historic review.

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Eric Gleason said the house at 511 Union not only retains a historic character but the person who built the house is of great significance to the city.

Pioneer Cemetery

Scott said the Eagle Scouts will begin cleaning Pioneer Cemetery on August 29th. City Council has ask HLC to take on the job of providing a renovation program for the Pioneer Cemetery project. Scott said if anyone has time to please, take a look at the work being done at the cemetery.

Certified Local Government Application

Scott said the Certified Local Government application has been submitted. Scott also said he had made an error in his interpretation of the ordinance to read that to qualify for a Historic Landmarks Commission member you need to live in the city limits. Scott said he has submitted a correction to that document. Scott said this will make it easier to recruit professional people to become commissioners when a position is available. For example, we may need to recruit from Hood River or Portland to get an architect or preservationist.

Landmarks Fee

Scott explained that at present the landmark review fee is \$100. and that \$25. would cover expenses for the Chronicle to run the ad for scheduled hearings and we would provide staff time. Scott said he would like to see the fee lowered to \$25. He felt the process is of community wide benefit and he would not want people to be discouraged by the fee.


Commissioner May moved to request that City Council approved lowering the HLC application fee from \$100 to \$25. Commissioner Gleason seconded the motion and the motion passed unanimously.

Civic Grant

Scott said the grant from SHPO has been extended to allow completion of the new roof on the Civic Auditorium. Scott said he had assisted with the removal of the old roof and that more volunteers are needed to assist with work on the Civic.

Meeting was adjourned at 5:30 pm.

Respectfully Submitted,

 Scott Keillor
Associate Planner

Historical Landmarks Commission
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**The Northern Wasco County
Parks & Recreation District**

P.O. Box 967

The Dalles, Oregon 97058

(503) 296-9533

May 13, 1992

John Will
810 E. Scenic Drive
The Dalles, OR 97058

Dear John,

In response to the proposed sub-lease between the Civic Auditorium Historic Preservation Committee and the Northern Wasco County Parks and Recreation District I have placed this item on our Board of Directors meeting on Wednesday, May 20, at 7:00 p.m., in the Fireside Room.

As you are aware the Board of Directors has not taken action with regards to the lease, but has reviewed it and raised some questions. I feel it would be appropriate for your committee to prepare a written response/presentation in answering their questions. Hopefully this will expedite the negotiation process with all parties involved. If our Board of Directors should take action at the May 20th meeting, perhaps you may be able to address city council at their June 1 meeting for their decision on the lease agreement.

The questions that need to be addressed are as follows:

1. Please provide an overview of the entire renovation project and formal plans to determine specific direction.
2. What is the proposed/approved schedule of planned renovation (priority of projects)?
- 4 { 3. How or by what public input process was this list determined?
4. How does this plan integrate with previous renovation plans that were formulated (1988-1989)?
- 3 5. Please recap what has been completed in the current SHPO grant and time line of what is remaining.

- ② 6. What will be the funding sources to cover unexpected major repairs should they effect the day to day operation of the facility?
- ① 7. Please define what you see as the management plans for facility use if they are different than that of current operation.

If you have any questions regarding this request please let me know.

Sincerely,

Karl Cozad, DS

Karl Cozad
Executive Director

STAFF REPORT

HISTORICAL LANDMARK: CIVIC AUDITORIUM

EXTERIOR PAINT, ETC.

TO: The Dalles Historical Landmarks Commission

FROM: Scott Keillor, Associate Planner

HEARING DATE: August 26, 1992

ISSUE: Ongoing renovation of the historic Civic Auditorium are proposed to include removal of exterior fire escapes, paint north and west exterior walls, and all doors and window casings. Some interior work is also proposed.

SYNOPSIS:

Applicant: Civic Auditorium Preservation Committee

Property Owner: City of The Dalles

Location: 323 East 4th Street, described as Township 1 North, Range 13 East, Section 3BD, Tax Lot 4800

Zoning: "CB" Central Business District.

Lot Size: 150' x 100'

Existing Use: Parks and Recreation District offices; occasional civic meetings and plays.

Surrounding Land Use: Commercial

Historical Status: Designated Local Historical Landmark, State Inventory of Historic Places, National Historic District

NOTIFICATION: Property owners within 100'; published ad in local newspaper.

COMMENTS: No comments received at the time of this report.

RECOMMENDATION: Approval with conditions based on the following findings of fact.

BACKGROUND: The Civic was completed in 1921 through approval of a \$125,000 bond, and was dedicated as a memorial to World War veterans in The Dalles and Wasco County. The brick structure has classic Roman features, primarily seen on the north elevation, where engaged columns with limestone bases are surmounted by a triangular pediment. The limestone cornice continues around the entire building.

The building had been neglected for a number of years, and recent efforts to renovate the Civic have resulted in a new roof for the western half of the building. The SHPO grant funding the roof work and rewiring has been extended so that the eastern half of the roof can be completed by the end of September. Currently the Civic Auditorium Preservation Committee is requesting approval to remove the exterior fire escapes and paint the north and west exterior walls. In addition an old boiler would be removed, the dressing rooms on the stage removed, and one fire door on the west elevation (off balcony) and several exterior windows below alley grade on the north side of the building would be removed and filled.

A. CRITERIA: Ordinance 880, Section 10 (f)(A) states that any proposed construction, removal, rehabilitation, alteration, remodeling, excavation, or exterior alteration of a designated building or property located within an historic district shall conform to the Guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation (formerly the Secretary of the Interior's Standards for Historic Preservation Projects).

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

FINDING A-1: The historic uses of the property have changed over time, but have all related to civic functions for The Dalles citizens. During the 1930's and 40's their were traveling big band shows that performed at the Civic as a stop-over between Portland and points east. After this the ballroom continued to be used for military functions and dances. Following this, the auditorium was used for high school graduations. The building has been limited by modern fire and building codes that do not permit the auditorium to be used. The eastern portions of the building including the Parks District offices, the gymnasium, and the Fireside Room are used for recreation and occasional plays. The renovation effort will help bring the building up to modern code standards so that one day the theater can be renovated and used to provide subsistence income for the building. There are no plans to stray from public use of the Civic, and no structural changes other than needed for restoration purposes are proposed.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of

features and spaces that characterize a property shall be avoided.

FINDING A-2: The proposal will not compromise the historic character of the property. The characteristics of the main facade, the continuous cornice, and other details will remain. The exterior fire escapes were not original, and have become a safety concern. Their removal will help to restore the character of the building. The windows on the ally side are below grade because the entire downtown core has been raised over time to avoid flooding prior to construction of the dam. Filling the windows will alleviate water damage currently occurring. It should be noted that the windows are not readily visible ate present, and that the windows and the fire door are located on the least public fronts of the building (north and west, respectively).

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

FINDING A-3: There are no plans to develop any new features on the building's exterior. Where the aforementioned openings are filled, compatible surfacing should be employed to allow the changes to blend with the exterior walls. The changes are primarily expected to help restore the building's character and will not add conjectural features to its form.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

FINDING A-4: The changes that have occurred to the Civic include the addition of the fire escapes and the addition of an awning over the entrance. The awning was removed according to a 1990 approval by the Commission (Order No. HLC 4-90), and the Commission gave an approval during the past year for the removal of the fire escapes because of an immediate safety concern expressed by the local building official. The Commission has in effect determined that these elements have not earned historic significance on their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

FINDING A-5: All of the distinctive architectural elements of the Civic will be preserved. Regarding finishes, there is paint proposed for the north and west walls, which are currently stucco with a painted finish. The applicant has made an effort to identify original colors for buildings of this era, and has stated

that examples of the preferred color will be presented to the Commission at the hearing. The SHPO has informed the applicant that a buff to tan color would be appropriate and would blend well with the buff-yellow brick finish on the south and east walls.

6. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

FINDING A-6: While the deteriorating roof is being replaced, it is not considered as a noteworthy historical feature. Those elements of the building that give the exterior historical context have not deteriorated, with the exception of the alley windows below grade. These windows are not visible and are not located on the public frontages of the building. Their removal is proposed only to ensure against further water damage to the basement walls and supporting wood columns of the interior. However, should any deterioration of exterior features be encountered, condition #6 should be adhered to.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FINDING A-7: The applicant proposes to remove certain elements from the building's exterior and to paint two walls. All of this work should be conducted using the gentlest means possible, avoiding chemical treatments or sandblasting techniques that can damage the building surface.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

FINDING A-8: No known archeological resources have been identified at the site and no excavation is required.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDING A-9: The exterior work proposed does not include any additions, alterations, or new construction that will effect the massing, size, scale, or architectural features of the original

Civic Auditorium.

10. New additions and adjacent or related new construction shall 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.

FINDING A-10: No new additions or adjacent construction are proposed at this time.

B. CONDITIONS

1. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

2. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.



CIVIC AUDITORIUM HISTORIC PRESERVATION COMMITTEE

323 EAST 4th STREET
THE DALLES OR 97058

THE SCENARIO

I. THE BUILDING:

* Owned by the City of The Dalles

Lease negotiations presently underway with the Northern Wasco County Parks & Recreation District for a one year renewable lease with a thirty day escape clause

* Built during 1921 & 1922

-Erected in honor of World War Veterans of The Dalles and Wasco County

-Placed on City Registry of Historic Buildings (1978)

-Placed on State Registry of Historic Buildings (10/01/84)

-Placed on Federal Registry of Historic Buildings (03/12/78)

* Features:

-Basement

Men's restroom & shower facilities

Caretaker Apartment

Electrical entrance & service

Storage rooms

Crude oil-fired furnace with hot water boiler

-Main floor

Main entrance - lobby - foyer to theater

Theater seating 550 main floor - 350 balcony

Two offices with one restroom

Gymnasium

Small kitchen

Meeting room (with single restroom)

-Second floor

Ball room with (spring-loaded dance floor) and viewing

Balcony

Small snack bar area

Cloak room

Men's & women's restroom

CIVIC AUDITORIUM HISTORIC PRESERVATION COMMITTEE

323 EAST 4th STREET
THE DALLES OR 97058

* Deficiencies:

- General:

- No handicap access to theater balcony, main floor theater seating, ballroom & ballroom viewing area
- No handicap access to restrooms in building
- Roof on building needs immediate replacement
- West & north exterior stucco walls need cleaning and painting
- All exterior door & window trim need scraping and painting
- All exterior doors need extensive repair & painting or replacement
- Total interior needs complete cleaning, painting, floor sanding & new floor covering

- Electrical code:

- Electric entrance panel too small
- Wiring in theater does not meet code
- Theater does not have approved exit lights
- Theater stage electric panels not adequate for modern lighting & power requirements
- Wiring in ballroom does not meet code
- All original lighting fixtures need to be re-wired to meet code
- Need additional electrical service to meet present day heating & cooling requirements

- Fire Code:

- Existing exterior fire escapes do not meet code - are not part of original building - must be removed
- Balcony & ballroom do not have code approved interior second way out fire escapes
- Building does not have fire sprinkler system
- Exterior doors do not have code approved panic hardware
- No fire curtain at theater stage

- Building Code:

- Need structural engineering survey in balcony and stage area
- May need structural strengthening in these areas
- Wood grid iron above stage must be replaced with structural steel system
- Kitchen & snack bar facilities not adequate or well-placed

CIVIC AUDITORIUM HISTORIC PRESERVATION COMMITTEE

323 EAST 4th STREET
THE DALLES OR 97058

- Stage:
 - No code approved curtains, drops or lighting
- Heating & Cooling:
 - Building has never had air conditioning
 - Crude oil furnace & hot water boiler not economical nor operable
 - Furnace & boiler has asbestos covering that does not meet E.P.A. requirements

II. THE COMMITTEE:

- Formed by six local individuals dedicated to saving the building
- Filed with the State of Oregon as non-profit corporation on 3/12/91
- Registered with Oregon Department of Justice under the Charitable Trust & Corporation Act on 3/13/92 (#51-18076)
- Internal Revenue Service on 3/13/92 determined we are exempt from Federal Income Tax under Code Section 501(a) as an organization described in section 501(C)(3) as of the date of incorporation (3/12/91). Donors may deduct contributions made to us under section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers or gifts to us are deductible for Federal Estate & Gift Tax purposes if they meet the applicable provisions of sections 2055, 2106 and 2522 of the code.

III. MISSION:

- Correct all deficiencies listed above
- Completely restore & renovate building to original state as nearly as possible under today's existing regulatory codes and the State & Federal historic buildings regulations.
- Recreate a viable asset as a place for performing arts, general entertainment, public & business meeting place for the residents and guests of the city of The Dalles, Wasco County and the communities to the north, south east & west of us that we serve
- Complete this restoration in phases as funds become available

CIVIC AUDITORIUM HISTORIC PRESERVATION COMMITTEE

323 EAST 4th STREET
THE DALLES OR 97058

IV. ACCOMPLISHMENTS TO DATE:

- General clean up of unused portions of building
- Removal of stored debris, unwanted, non-usable material and supplies stored in unused portions of building
- Roof over theater portion of building torn off and replaced with code approved roofing guaranteed for ten years
- Non-Conforming 10x32 foot marquee on south side of building built during late 40's or early 50's has been taken down & removed

V. IN PROCESS

- Installation of new 1200 amp. 4-wire 120/208, 3-phase electrical service entrance with branch panels needed for heating & cooling, general lighting & convenience power for theater and stage, branch panels for completely remodeled stage lighting
- Rewire theater to code
- Rewire original fixtures to code (should be complete by 8/31/92)
- North & west exterior walls should be repainted by 12/31/92
- All exterior door & window trim should be repainted by 12/31/92
- remove & dispose of non-conforming exterior fire escapes by 10/01/92

The State Historic Preservation Office has offered \$8,300.00 towards re-roofing the balance of the flat roof and the application of fiberglass shingles on all of the mansard roof. This will cost \$19,300.00 PLUS volunteer labor to remove existing flat roof material. Work must be completed by 9/15/92.

Civic Auditorium
Restoration

Prepared By	Initials	Date
Approved By		

Historic Preservation Committee
Renovation Projected Costs

1	2	3	4	5	6	7	8	9	10	11	12
Projects & Requirements Identified.		Budgeted or Actual Costs	Devoted Labor & Services	Devoted Materials	Devotion Grants	Completed Cost or Value	IN Process	Grants Applied FOR	1992 Projects	1993 Projects	1994 Projects
<u>Legal & Accounting Services:</u>											
1	Articles of Incorporation & Bylaws	5000				5000					
2	Register with IRS. & state										
3	Justice Dept. for Tax Exempt Status	100000				100000					
4	Lease with City of The Dalles	25000				25000					
5	Sub-lease with Northern Wasco										
6	Parks & Recreation District	25000				25000					
7											
8											
9	Remove debris, material & cleanup										
10	Theater portion of building:	106000	106000			106000					
11											
12	Remove wrestling seating in										
13	theater portion of building:	33300	33000			33000					
14											
15	Re-install theater seating in										
16	wrestling area per original plan:	47700	47700			47700					
17											
18	Remove deck over orchestra										
19	pit & remove material:	13500	13500			13500					
20											
21	Remove old roof & install new roof:										
22	Flat Roof Theater portion	1400000	319000		1281000	1400000					
23	Flat Roof balance of building	1188500									(1) 1188500
24	Mansard Roof - Asphalt shingles	745000									(1) 745000
25	Flat Roof Coating Full Roofing	242500									(1) 242500
26	Remove Marquee (not original) &										
27	dispose of material:	54300	54300			54300					
28											
29	<u>Electrical:</u>	1700000		400000			800000				
30	Install new 1700 AMP entrance &										
31	breaker panels for house lighting,										
32	stage lighting & heating & cooling										
33	& rewire existing fixtures to code										
34	in theater portion of building										
35	Install new breaker panels &										
36	rewire to code as necessary										
37	balance of building	500000									
38											
39	Balance wiring Theater	300000		160000							(2) 160000
40											

Civic Auditorium
Restoration

Prepared By	Initials	Date
Approved By		

Historic Preservation Committee
Renovation Projected Costs

Projects & Requirements Identified	Budgeted or Actual Costs	Donated Labor & Services	Donated Materials	Donation + Grants	Completed Cost or Value	In Process	Grants Applied For	1992 Projects	1993 Projects	1994 Projects
Tear out old theater dressing rooms & care-takers apartment	350000	212400			350000	137600				
Build new theater dressing rooms	500000								500000	
Engineering & Design:					4150000		1376000			
Structural - Theater	680000									
Heating & Cooling - Theater	1750000									
Heating & Cooling - Balance of building	1000000									
Fire Sprinkler system total building	420000									
Stage & lighting equipment theater	800000									
Restoration Exterior Doors	1200000	90000					300000			
Paint Hardware & Closers Ext. Doors	1200000	20000			250000		750000			
Rebuild 3 tile ramps theater	350000	21000			14000		126000			
Heating & Cooling:					15000000				5000000	
Theater - Heating	5000000	8000000								
Theater - Cooling	3000000									4000000
Ball Room - Heating	4000000	7000000								
Ball Room - Cooling	3000000									
Fire Sprinkler System:					5700000				3700000	
Theater & Attic total Bldg	3700000									7000000
Balance Building	2000000									
Theater Lighting & Equipment:					74000000				14000000	5000000
Phase one	14000000									
Phase two	5000000									
Phase three	5000000									
Interior Fire Exit Stairways:					500000					
Ballroom	250000							250000		
Theater balcony	250000								250000	

4812 (84812) BUFF
8812 (88812) GREEN

Civic Auditorium
Restoration

Prepared By	Initials	Date
Approved By		

Historic Preservation Committee
Renovation Projected Costs

1	2	3	4	5	6	7	8	9	10	11	12
Projects + Requirements Identified		Budgeted or Actual Costs	Donated Labor + Services	Donated Materials	Donation or Grants	Completed Cost or Value	In Process	Grants Applied For	1992 Projects	1993 Projects	1994 Projects
Remove + Dispose of old Heating System - Furnace, boilers + radiators:		500000							500000		
Remove + Dispose of asbestos:		250000			250000				250000		
Remodel existing + additional restrooms + provide handicap access to serve whole building:		3500000									3500000
Build snack bar catering kitchen to serve whole building:		3500000									
Install Handicap Access Elevator:		7500000									
Repair plaster - paint - redecorate new floor covering - refinish ballroom floor - total building:		7500000									
Theater Portion	2500000										2500000
Balance of building	5000000										
Repaint exterior doors, windows + trim:		4100000		60000						4100000	
Remove two exterior fire escapes:		125000							125000		
Folding Sound Doors (2) Gym (enable use as meeting rooms) (3):		2500000									
Contingency 10% +		9110000									
<u>Total</u>		<u>97500000</u>							<u>23670000</u>	<u>21021000</u>	

Note ① S.H.P.O. GRANT Applied For Being Reviewed At This Time
Note ② Matching Funds Needed

4812 (64812) BUFF
8812 (88812) GREEN