

From: [Adam Trimble](#)
To: [Julie Adams](#)
Subject: RE: Questions for the LMN consultants: Columbia Theatre Certificate of Appropriateness - ActionItem:00007:hopql
Date: Tuesday, May 06, 2008 8:31:34 AM

Julie,

Thank you for your responses, I have emailed, mailed or delivered the materials to the commissioners and asked for any feedback to be sent promptly.

At least one commissioner so far has asked if a review of the finishes for the back of the house could be presented at the May 15 meeting.

I will be in touch with anything else that I hear,

Adam Trimble

Assistant Planner

360-442-5092

From: Julie Adams [mailto:jadams@lmnarchitects.com]

Sent: Friday, May 02, 2008 5:19 PM

To: Adam Trimble

Cc: Steve Langdon; John Brickey; Nelson Graham

Subject: RE: Questions for the LMN consultants: Columbia Theatre Certificate of Appropriateness

Adam,

Please see our responses below. Per the agreement at the Commission meeting, we have attached information that is intended for review and comment by Commission members prior to the 5/15 meeting. I look forward to any feedback members may have on these attachments. We are required to provide final documentation to the Commission by May 8 to be eligible for consideration and approval at the May 15 meeting. It would be helpful to receive feedback prior to May 7 if possible so that all comments can be incorporated into our final documents.

Kind regards,

Julie Adams

LMNARCHITECTS

jadams@lmnarchitects.com

206.682.3460

From: Adam Trimble [mailto:adam.trimble@ci.longview.wa.us]

Sent: Friday, April 25, 2008 12:06 PM

To: Julie Adams

Cc: Steve Langdon; John Brickey

Subject: FW: Questions for the LMN consultants: Columbia Theatre Certificate of Appropriateness

Hello to all,

Here are questions for the consultants of the Columbia Theatre project, derived from the of the *brief* notes that I took on commission member comments made immediately before leaving the Columbia Theatre on Thursday night and subsequent conversations and follow up communications with the members.

Before ending the work session it was confirmed that the commission was being asked to certify all the proposed plans including the base bid and the additive alternate funding-dependant plans.

A concern that arose from many questions from the Historic Preservation Commission members was whether the commission had seen the drawings and plans and samples of products proposed for the additive alternate plans. Questions about the proposals for the restrooms, the pepper theatre space, the dressing rooms, the green room and plans for the old ticket booth came up. If these spaces were in the drawings already reviewed by the commission it may be helpful to be more explicit about what portions are additive

alternates and have them numbered accordingly.

LMN Response: *The Commission has been provided with plans that denote both the base bid and additive alternate scopes of work. The plan sheets are numbered and labeled as such. Please note the sheet number located in the lower right hand corner of the title block. Using the First Floor plans as an example: Sheet A201 indicates the base bid scope of work. Sheet A201.A1 indicates a scope of work under Additive Alternate #1. Sheet A201.A2 indicates a scope of work under Additive Alternate #2. The title block also notes the scope of work shown. For example: Sheet A201.A2 is called "First Floor Plan - Add-Alt #2."*

Additionally, this scope of work was described in detail at the first presentation to the Commission of this project on November 15, 2007. Overall scope has not changed. The Categories of Proposed Work narrative dated 4/10/08 also clearly describes the work proposed under the base bid and each Additive Alternate.

Regarding finishes for the back of house areas (dressing rooms, green room, etc) and public restrooms: Finish information including a finish schedule and photographs of material boards were included with the Application submitted 4/10/08. LMN can review these specifically in the meeting if necessary. Please advise if this additional review should be included in the agenda.

- 1) Mr. Cam Hanna had made comments and recommendations about the proposed overhead lighting installations having a non-reflective wall on the stage side to reduce light leak into theater seating area. Better details for the catwalk area, visual impact are desired.

LMN Response: *This recommendation will be implemented. A detail will be provided for review.*

- 2) Mr. Hanna also asked about the proposed fencing around an optional proposed air conditioning unit to be located in the parking lot. Questions were raised about noise levels, the visual aspects of the screen or masking fence, and the impact on the parking stall count. More information on this AC unit proposal is desired.
 - a. Commission desires total compatibility with the existing facades...
 - b. Commission would like to see notation that the proposal is sensitive to, and accommodating of, the tenants and surrounding businesses.

LMN Response: *We are working to finalize details that will meet these suggestions.*

- 3) Questions were raised about the look of the proposed lights inside the theatre entry way.
 - a. Will they be glaring, or ugly?
 - b. What do the actual bulbs look like? *The consultants offered to bring in a sample or example of the proposed lights.*
 - c. Proto-type desired.
 - d. A follow up question asked whether the new light fixtures, especially the sconces could be replicas of 1920's sconce designs.

LMN Response:

- a. *The bulbs proposed in the last meeting will not produce glare. As discussed at the theatre, the bulbs are end-dipped to re-direct light back onto the decorative painting at the existing pilasters. The remainder of the bulb is a soft white that diffuses that light. The aesthetic of this fixture is meant to illuminate, but not compete with the highly intricate design of the painted pilasters. The design idea of this fixture was derived from the notion of bringing in a type of lighting that is commonly found in exterior marquees, thereby extending the entry sequence into the lobby itself.*
- b. *A cutsheet of this fixture is provided. See attachment titled "white bowl lamps."*
- c. *Noted.*
- d. *Pursuant to the many comments we heard from the Commission regarding this specific lighting location, LMN is suggesting a custom fixture at this main lobby location in lieu of the previously submitted bulb fixture. LMN has a newspaper article that provides a very blurry photo of the original fixture, so a replica is impossible. However, we have worked to create a custom fixture that draws from the existing paint detailing, is of similar shape to the original fixture and provides the same quality of light as the original fixture. The pattern is derived from the mosaic articulation found on the pilaster. Please see attached drawing and photo of a mockup which shows the proposed design. (It should be noted*

that this mockup is cardboard and was created in-house at LMN) . The final fixture would be constructed of oil rubbed bronze and would be lined with a translucent white acrylic lens. The bulb inside would be incandescent to match the color value of light provided by other existing lights within the lobby.

4) There were questions about the proposed new dressing rooms. *May have been addressed at the work session.*

LMN Response: General scope of work in the dressing rooms was described during the work session. It was noted by a Commission member that back of house areas were outside of spaces considered to have historic significance and would therefore not require review.

5) Mr. Thomas Hill and other commissioners noted concerns about the roof top mechanical screening walls. The commission would like to see textural options for the walls.

- a. Exterior façade critical to the historic preservation commission.
- b. Please give a compete overview of the changes to the façade including; detail on the mechanical installations, the visual impact on the building from the street and from the apartments. Including also, details on the air intake- located on the north roof (of the pepper theater).

LMN Response: *We agree with the assessment that the exterior mechanical screen walls should relate to the existing building. Please see attached plans, sketches and details that have been developed to illustrate the proposed design.*

6) Doris Disbrow raised questions about the tile inlaid in the sidewalks near both entryways: *it was suggested at the time that this aspect of the Theatre would not be changed and could be addressed at a later date...*

LMN Response: *Confirmed, there are no changes proposed to the existing tile mosaics at the building entries.*

7) Mr. Bill Kasch asked about:

- a. The proposed carpet color being too dark to see during performances. *This concern was addressed during the regular meeting presentation.*

LMN Response: *This comment regarding the color of the carpet was resolved during the worksession. The proposed carpet was deemed acceptable.*

- b. The future of the old drinking fountain in the entry-way. *Consultants indicated it was non-ADA compliant*

LMN Response: *The existing drinking fountain and associated plumbing will be maintained. A new drinking fountain to comply with ADA requirements will also be provided, but will be located closer to the new lobby area.*

- c. Any other aspects of the historic theater which would 'disappear.'

LMN Response: *Submitted plans and sections show proposed work. LMN can review further during the meeting if necessary.*

Responses can be sent to me as they are available, and will be sent out to the commission members via US post before the public meeting on May 15th for review and consideration of the Certificate of Appropriateness for the Columbia Theatre.

I am available to you for any follow-up questions, as is Steve Langdon, Principle Planner.
Sincerely,

Adam Trimble
Assistant Planner
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City of Longview
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FAX: (360) 442-5953
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NORTH ELEVATION - AFTER



SOUTH ELEVATION - AFTER



NORTH ELEVATION - BEFORE



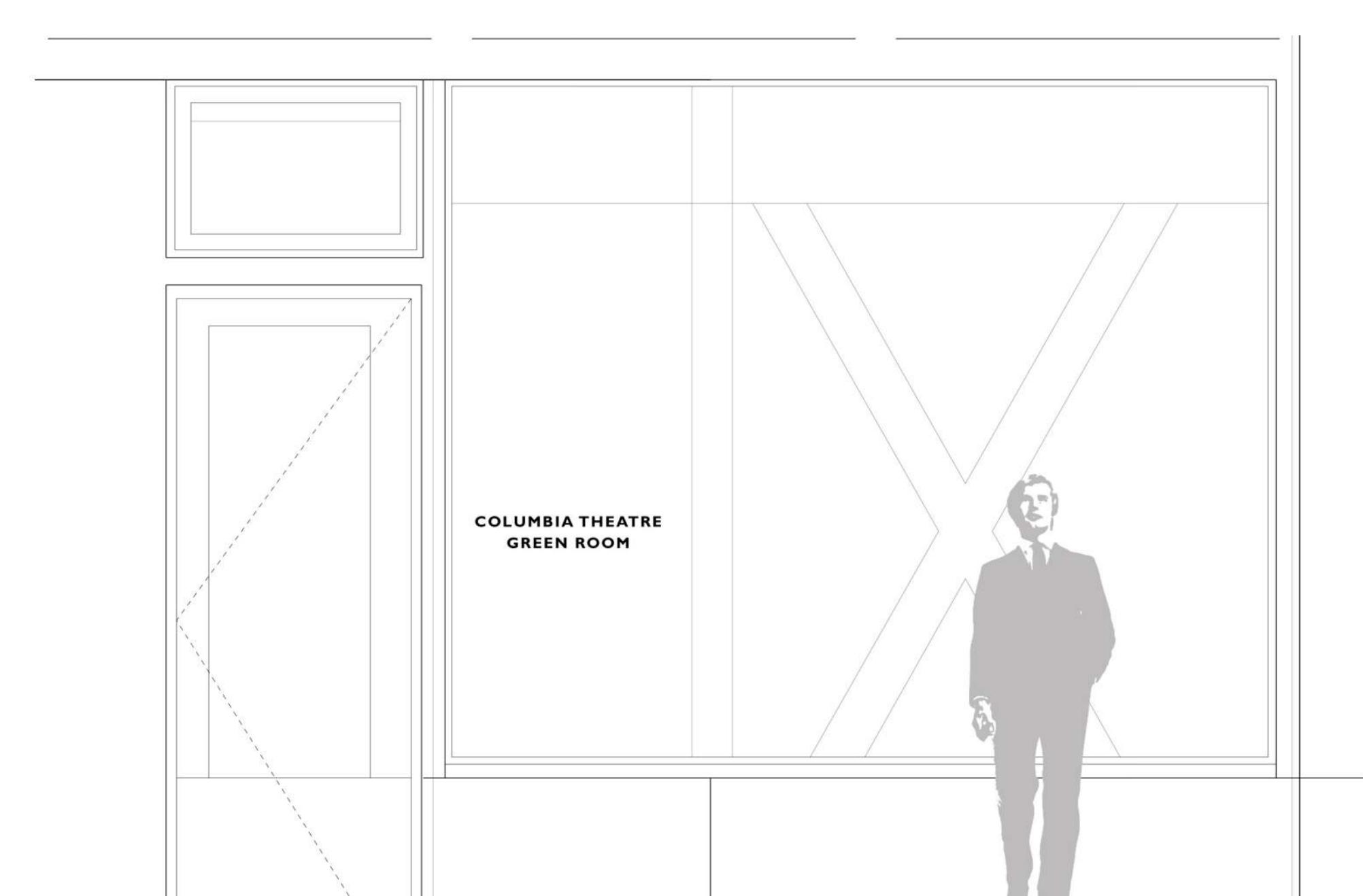
SOUTH ELEVATION - BEFORE



DIRECTIONAL SIGNAGE (ADD ALT 2)
NTS



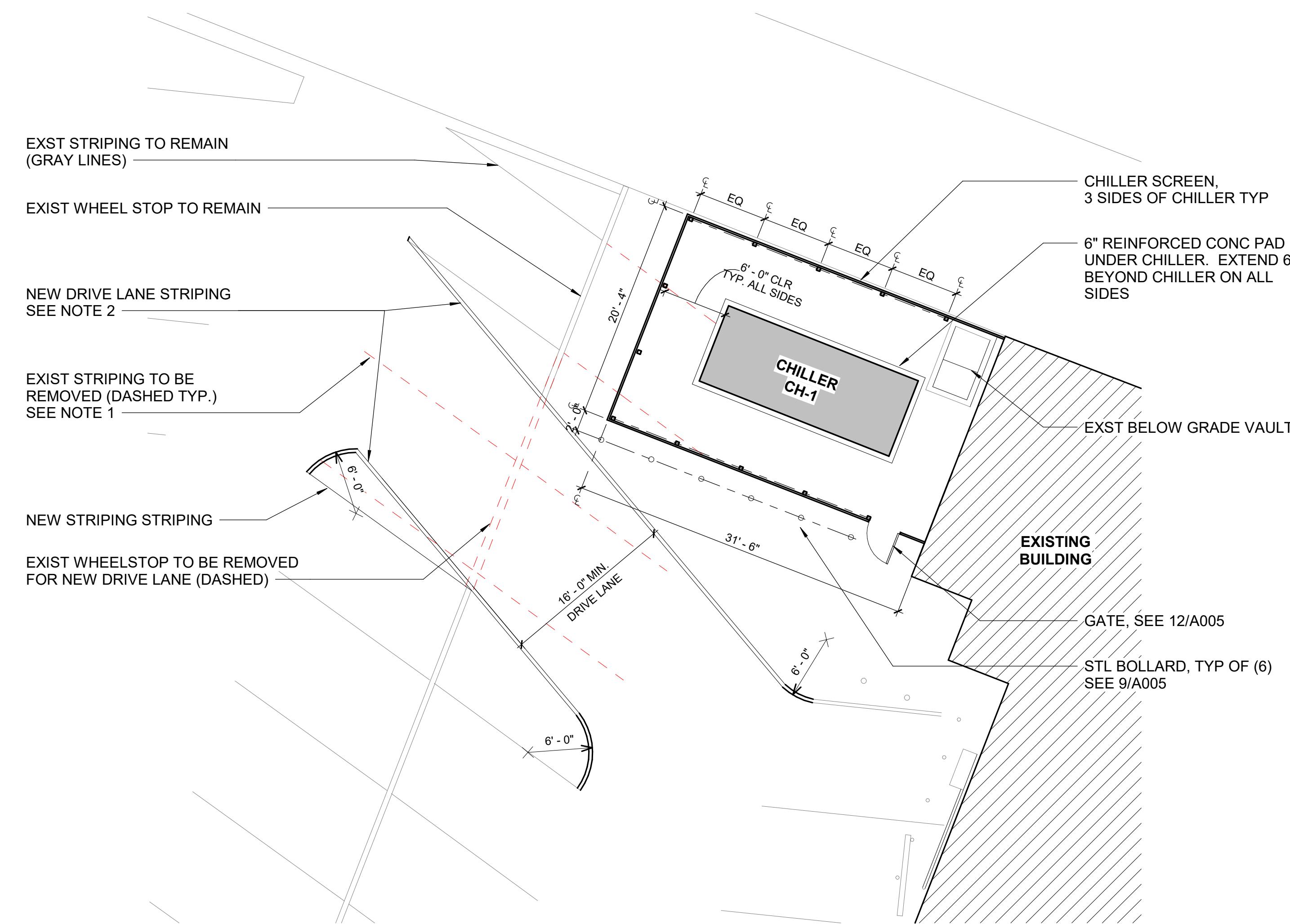
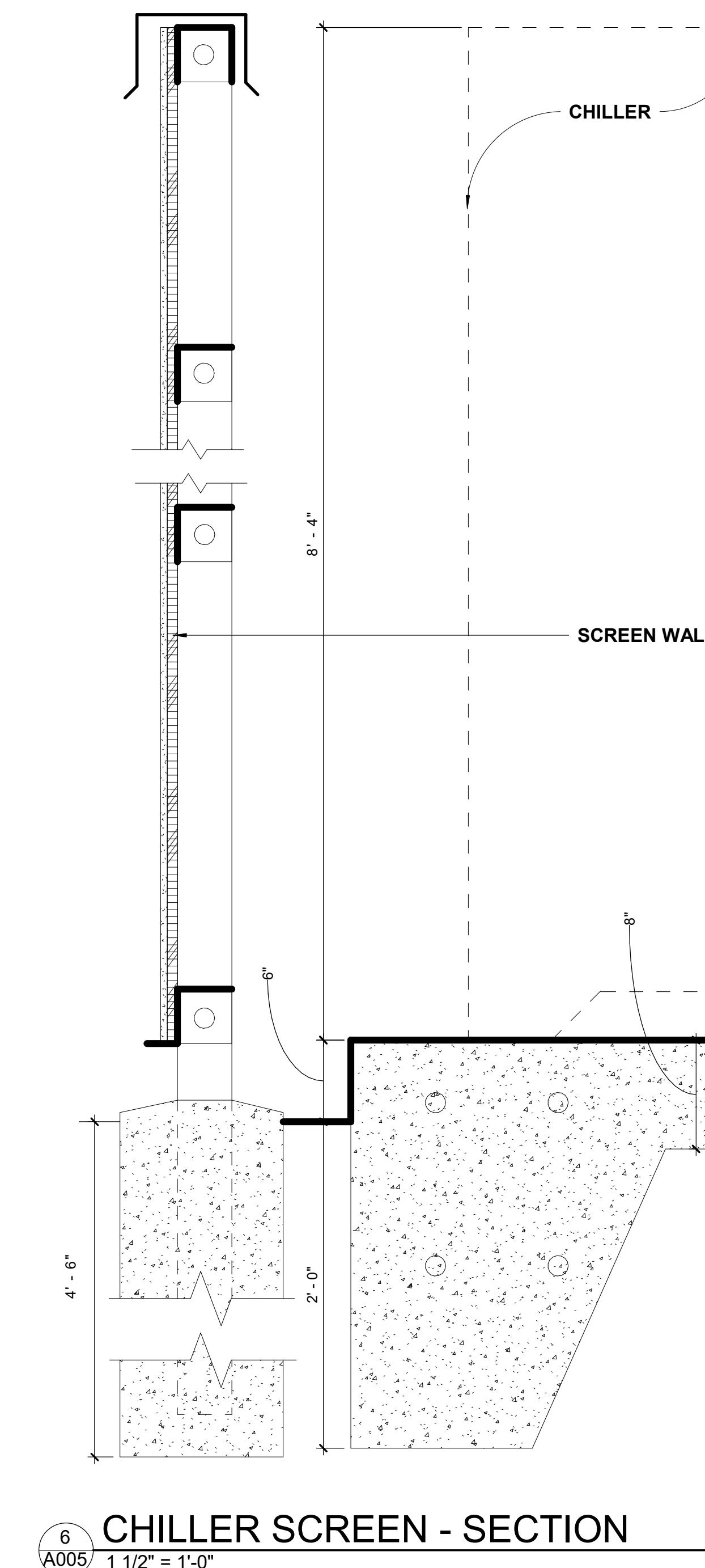
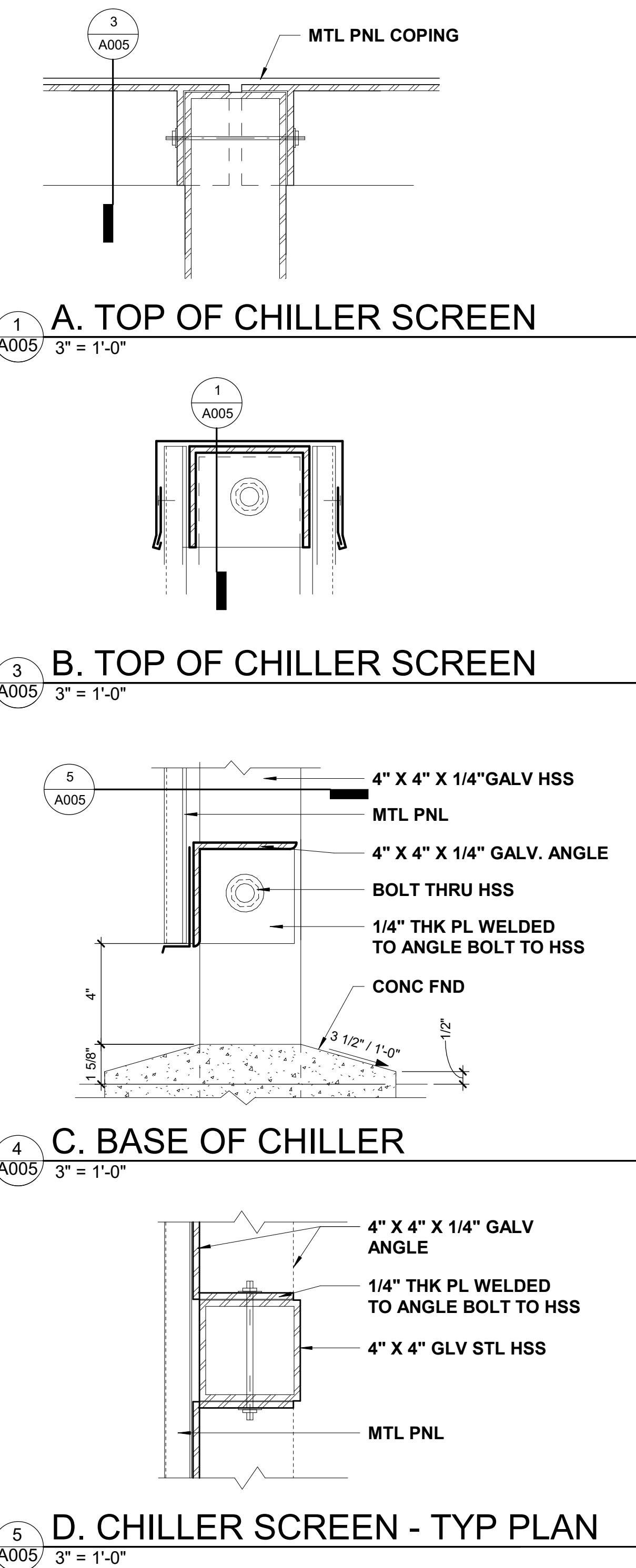
BOX OFFICE ELEVATION (ADD ALT 2)
NTS



GREEN ROOM ELEVATION (ADD ALT 2)
NTS







Columbia Theatre Chiller

Submittal

Construction Documents

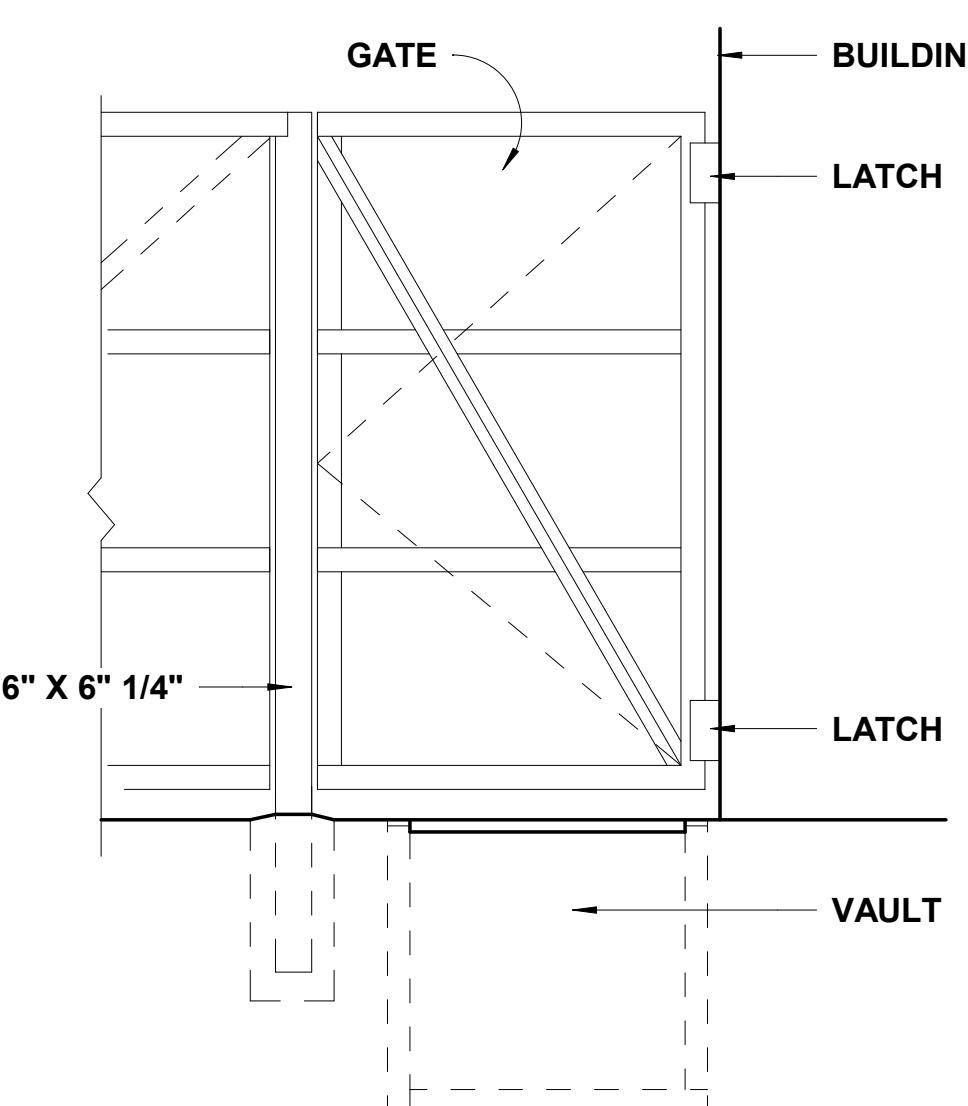
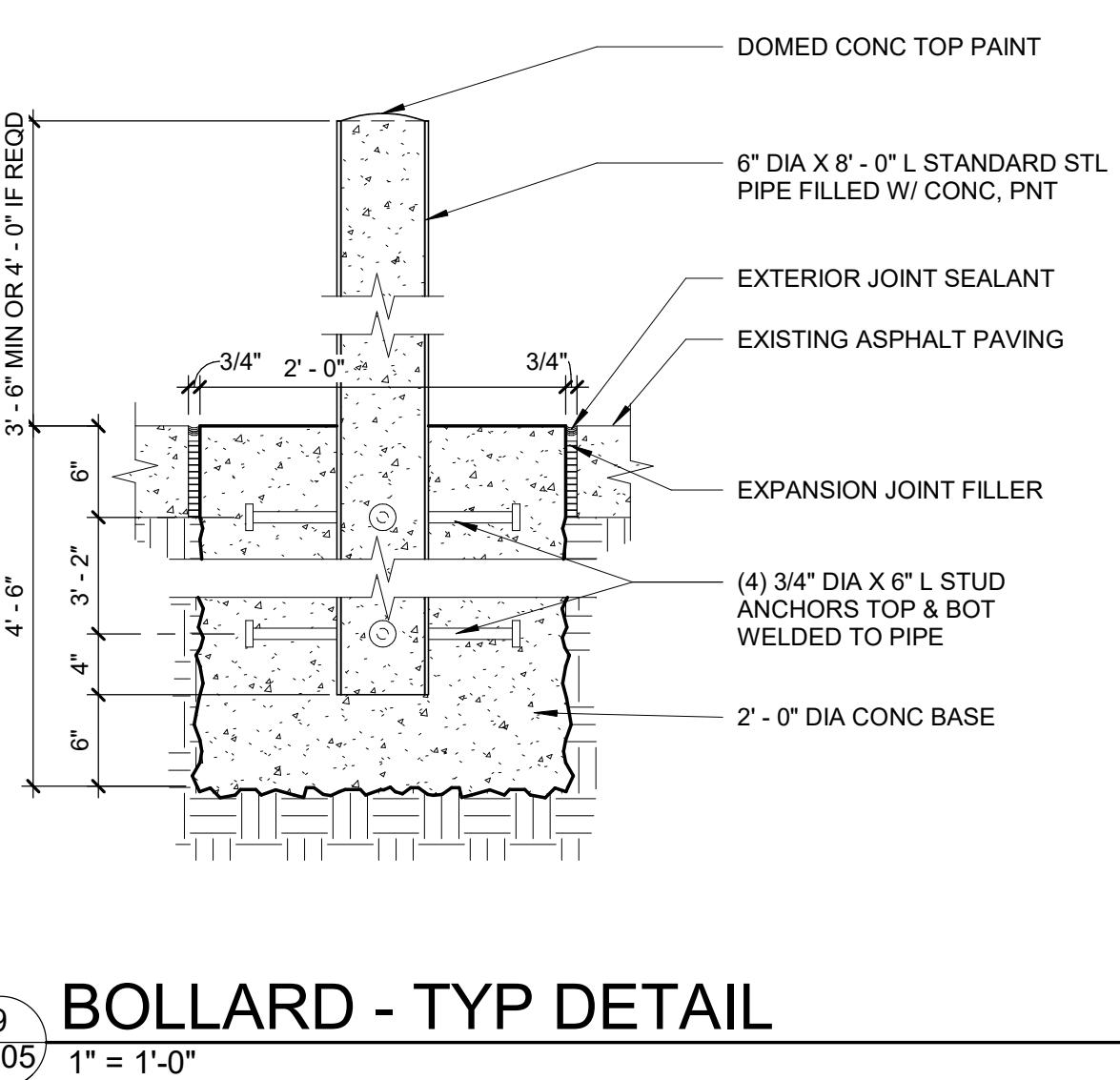
Revisions

No.	Date	By	Description
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NOTES

1. PAINT GRAY OVER EXISTING STRIPING TO BE OBSCURED AT NEW WORK
2. PROVIDE NEW STRIPING PER CITY OF LONGVIEW STANDARDS AT RELOCATED DRIVE LANE
3. VERIFY DIMENSIONS OF CHILLER SCREEN BASED ON FINAL EQUIPMENT SELECTION,
REQUIRED CLEARANCE BETWEEN THE CHILLER AND SCREEN STRUCTURE AND
CLEARANCE AT EXISTING BELOW GRADE VAULT.

7 ENLARGED PARTIAL SITE PLAN



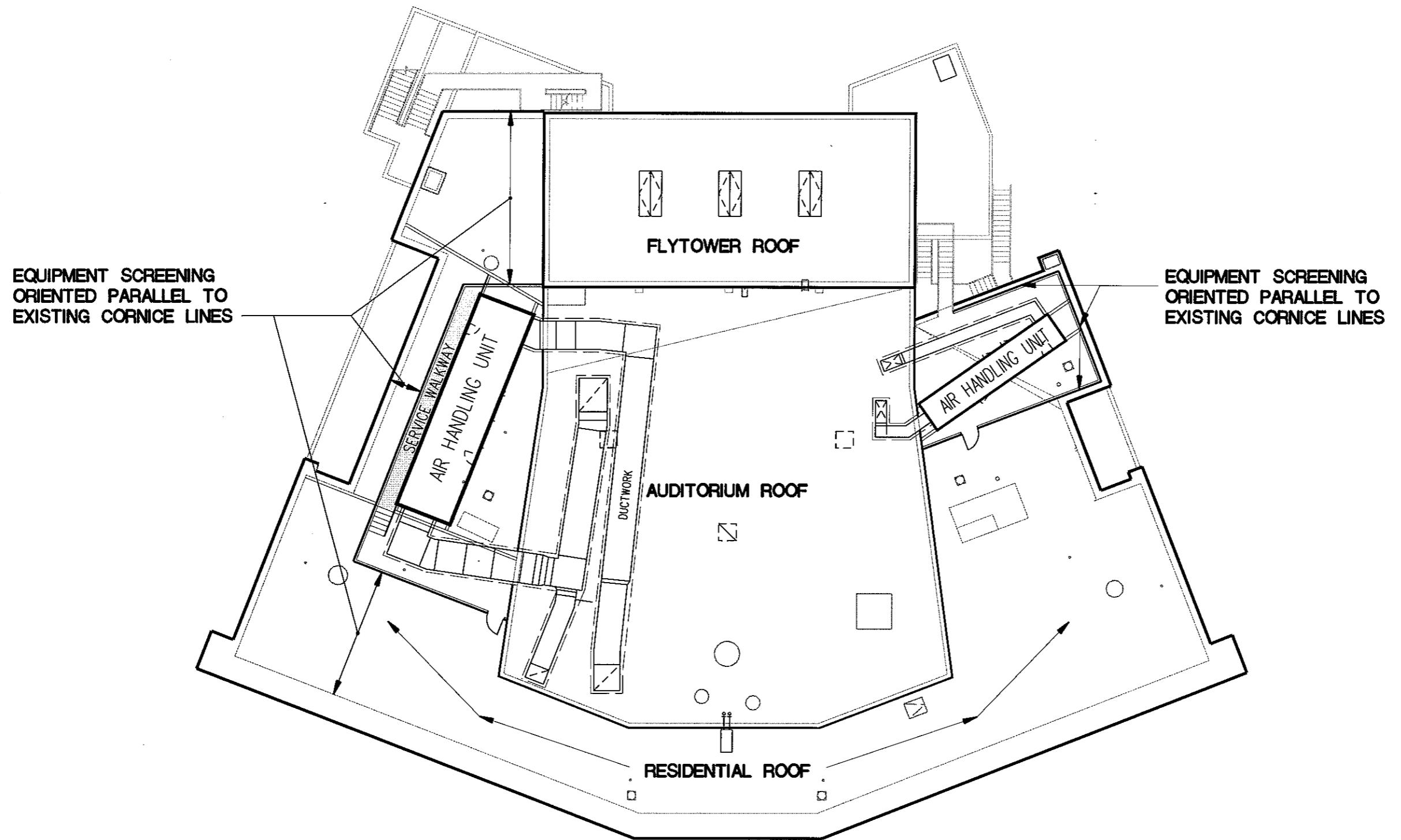
Drawn	Author
Checked	Checker
LMN Proj No	07082-23

Date 03/03/18

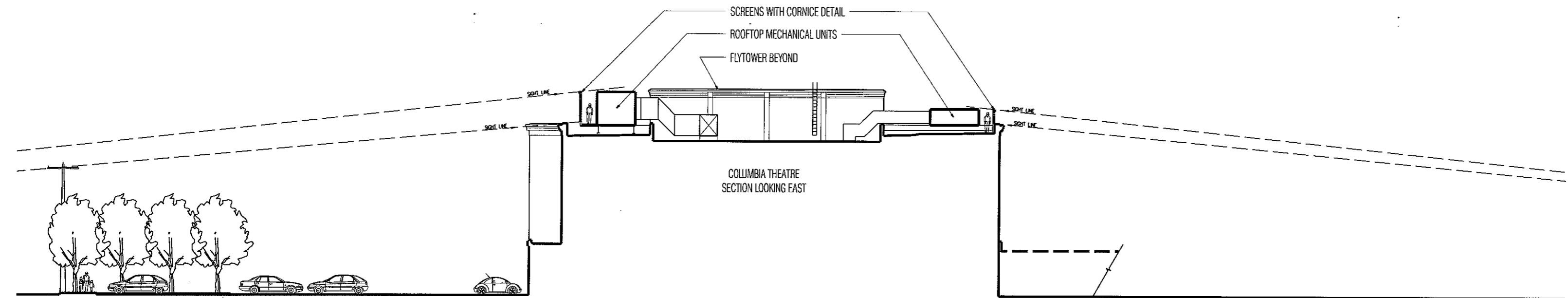
Enlarged Site Plan & Site Details

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Sheet Number

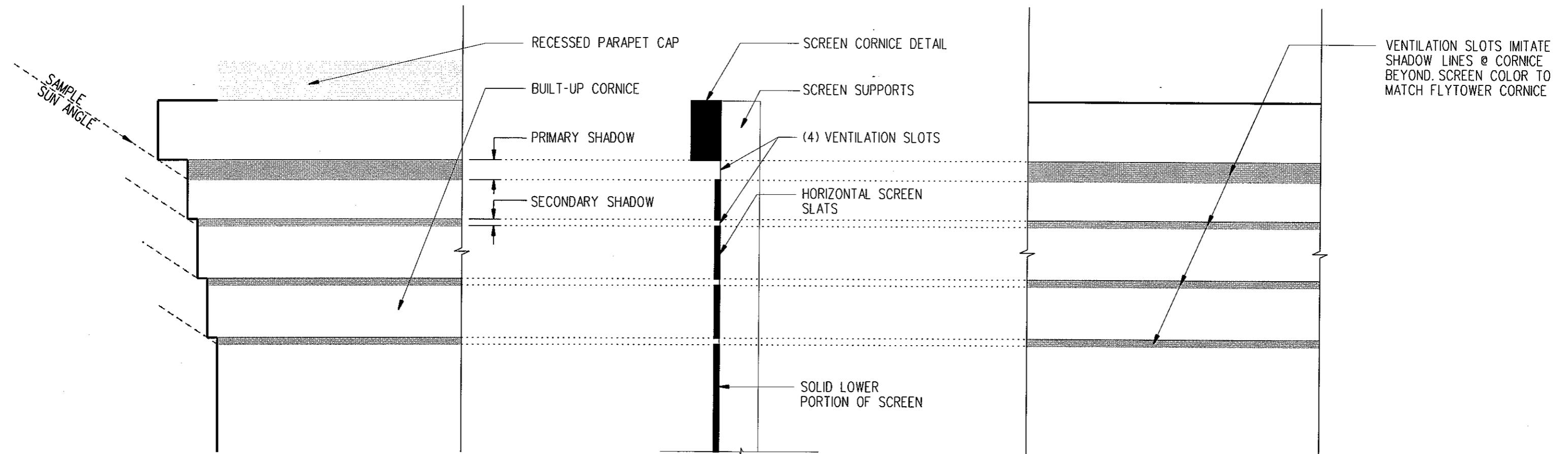
A005



COLUMBIA THEATRE - ROOFTOP MECHANICAL SCREENING PROPOSAL



COLUMBIA THEATRE - SIGHT LINE STUDY @ ROOFTOP MECHANICAL SCREEN



CORNICE ELEVATION
@ FLYTOWER

MECHANICAL SCREEN
- PROFILE

CORNICE ELEVATION
@ MECHANICAL SCREEN

COLUMBIA THEATRE - MECHANICAL SCREEN CONCEPT