

**May 9, 2002**

**State Theater Existing Condition and Code Review  
35 Washington Ave. East  
Hutchinson, Minnesota**

***Building Condition***



**Building Description:**

The now closed State Theater generally maintains its original 1937 exterior appearance except for modifications to the original marquee, replacement of entry doors and removal of the exterior box office. The some of the original entry doors are stored in the basement.

The original theater space has been divided into two screens by separating the upper level seating from the main level and the addition of a second projection booth. The original theater lounge on the ground floor was converted to a third screen in 1980. At this same time, the restrooms were remodeled. The ground floor retail spaces still have their original entries and storefronts, and configurations.

The second floor apartments are essentially in their original 1937 layouts including kitchens, foldaway ironing boards and telephone shelves. The space above the theater lobby was last used as medical office and was accessed by the same entry and corridor as the apartments.

**Historic Building Status:**

The hotel is not currently listed on the National Register of Historic Places. Michael Koop of the State Historic Preservation Office has toured the building and has agreed to discuss the building with other SHPO staff in order to get a preliminary determination of National Register eligibility. If the hotel is determined eligible to the National Register, the historic investment tax credits could be available for the renovation of the building. The building owners would then have to have the National Register nomination form prepared and submitted to the SHPO in order to achieve National Register listing.

**Masonry:**

The original Kasota stone and granite street façade is in good condition except for some impact damage at the corner by the alley. The mortar joints will probably require repointing as part of a renovation project. The stucco patch on the upper portion of the façade where the original theater marquee tower was removed also appears to be in good condition.

The alley and rear walls of the building are clad in brick. The brick and mortar joints are in very good condition, and the walls do not have any cracks that would indicate building movement. There is water damage to the masonry at the southwest corner due to a serious roof leak. Rear wall window openings in the retail portion of the building have been bricked in.

The front portion of the east building wall is a common wall with the three-story building to the east. Painted advertising signage on that wall prior to the construction of the theater building is still visible on the second floor. A new single-story addition on the building to the east has covered the rear portion of original exterior wall. This wall appears to have had some water damage prior to the construction of this adjacent addition and would require some repair work.

The east second story wall of the apartments is stucco on wood framed walls. These walls appear to be in good condition.

**Roofing and Flashing:**

The roofing on both portions of the building is reported to be in poor condition with active leaks in the theater portion. The cost of a new single rubber membrane roof for both portions of the building is estimated between \$60,000 and \$80,000. The roofs over the retail/apartment portion of the building appear to be fairly new and could be in good condition. More detailed inspection of the roofs in the spring would verify the condition. There is an original skylight over one of the apartments that appear to be in fairly good condition. The roof is accessed by an original wood hatch over the second floor apartments.

**Exterior Windows:**

The original second floor single-glazed wood double-hung windows are still in place. The windows appear to be in fairly good condition. Exterior aluminum storm windows have been added to some of the windows.

**Basement:**

The basement space under the theater is used for storage and mechanical equipment. The theater floor above is cast in place concrete supported on a forest of irregularly spaced concrete columns. The structure appears to be in good condition. Much of the abandoned original air-handling equipment including circulation fans and water-spray cooling system are still in place. There is reported to be an existing well in the basement that served the water-cooling system that would have to be capped. The basement is accessed by an exterior door on the west alley and an interior stair at the rear of the building.

**First Floor Finishes:**

The retail spaces are vacant and would have to be completely remodeled for new tenants. The theater lobby, restrooms and theater spaces are as they were when the theater closed.

**Second Floor Finishes:**

The second floor apartment and office spaces are in poor condition. Renovation for new apartments would require removal of all existing interior finishes and most of the partitions. The apartment dividing walls currently stop at the ceiling so that the attic space is open above all the apartments. Current building codes would require that these walls go to the roof structure.

***Mechanical/Electrical/Fire Protection Systems:***

**Theater:** The original heating, ventilating and cooling systems have been replaced with a roof top unit and air-conditioning condensers location behind the theater. These units do not appear to be that old and should be in serviceable condition. Fairly new roof top condensing units are located on the first floor roof of the retail space. These units probably serve the third screen in the original lounge space.

**Retail:** The condition of the retail space heating and cooling systems is unknown. Any new tenant should assume that new systems would have to be installed.

**Apartments:** The second floor apartments are heated from gas-fired forced air furnaces located in the attic space that appear to be original to the building. There does not appear to be any air-conditioning in the apartments.

**Fire Protection:** The building does not have a fire sprinkler system.

***Hazardous Materials:***

**Asbestos:** Samples of floor covering and mastic, ceiling tile, plaster, carpet, wall tile and mastic, wall board and pipe insulation from many interior areas of the building were tested by EMSL Analytical, Inc. for asbestos content. Asbestos was found in some of the pipe insulation in the basement and the attic, and in three samples of floor tile located in retail and apartment spaces.

**Lead Based Paint:** Five samples of paint from the building were tested for lead content by Analytica Solutions, Inc. Samples from the front of the building and the ceiling of one of the second floor apartments were found to exceed the permissible level of lead in paint. Three other samples from the second floor apartments did not exceed the permissible level of lead in paint.

***Minnesota Accessibility Code/ADA:***

The building was constructed prior to any of the current codes for handicapped accessibility. The ground floor is at grade on the street side and the lobby of the theater and the retail spaces are accessible. The floor of the main theater and the small theater on the main level are sloped and may meet current accessibility requirements. The theater that was created from the upper portion of the main theater is reachable only by stair and is not accessible. The second floor apartments are also not accessible.

Chapter 1341 of the Minnesota State Building Code does not require elevator access to floors immediately above or below the level of building access with less than 30 occupants. Based on an apartment use, the occupant load of the second floor in the 2000 IBC would be 22 persons. An elevator would not be required to the second floor apartments. Hutchinson building official Barry Greive concurs with this code interpretation.

Any new construction in the building for apartments or retail would have to meet the requirements of the current accessibility code.

***Life/Safety/UBC and State of Minnesota Building Code:***

**Building Code:** The City has adopted the State Building Code that incorporates the 1997 Uniform Building Code. The State Building Code will adopt the 2000 International Building

Code sometime in the summer of 2002. The 2000 IBC has been utilized in the following code review.

**Construction Type:** The building would be classified as Type II or III B (non-rated) construction. In both construction types, the exterior structural walls must be non-combustible materials such as masonry. Type II construction requires non-combustible floor and roof construction. The theater portion of the building has a concrete floor structure and would meet this construction type if the roof were framed with steel or concrete. Type III construction allows combustible materials for the floor and roof framing. The apartment portion of the building has wood framed second floor and roof.

**Floor Area and Building Height:** Type II or III B (non-rated) construction allows the following basic floor areas and building heights as shown in Table 503 of the 2000 IBC.

<i>Type A1 Theater Occupancy:</i>	Building Height:	2 stories
	Basic Floor Area:	8,500 sq ft per floor
	Building Area:	17,000 sq ft (2 story)

<i>Type M Retail Occupancy:</i>	Building Height:	4 stories
	Basic Floor Area:	12,500 sq ft per floor
	Building Area:	25,000 sq ft (2 story)

<i>Type R2 Apartment Occupancy:</i>	Building Height:	4 stories
	Basic Floor Area:	16,000 sq ft per floor
	Building Area:	32, 000 sq ft (2 story)

<i>Existing Building:</i>	Building Height:	Two stories
	First Floor Area:	2, 300 sq ft
	Theater Area:	7,200 sq ft
	Retail Area:	5,100 sq ft
	Second Floor Area:	5,700 sq ft
	Apartment Area:	4,900 sq ft
	Building Area:	18,000sq ft

The existing building appears to meet the allowable building height and floor area requirements of the building construction type.

**Occupancy Separations:** Table 302.3.3 requires the following occupancy separations with fire barriers:

R2 Apartment from A1 Theater:	2 hour
R2 Apartment from M Retail:	2 hour
M Retail from A1 Theater:	2 hour

The current M/R2 occupancy separation probably does not meet the 2-hour requirement. The A1 theater occupancy separation from M and R2 occupancies probably meet this requirement.

**Building Egress:** Section 714 and 10005 of the 200 IBC requires the following fire rated enclosures for elements of the building egress system:

Corridors in R2 or M occupancies: 1 hour (20 minute smoke doors)  
Stair enclosures less than 4 stories: 1 hour (1hour rated doors)  
Exit Passageways: 1 hour (1 hour rated doors)

Currently one of the exit doors from the upper level theater exits through the second floor apartment corridor and stair. This is not a desirable situation even though the width of the corridor and stair appear to be able to handle the exit load. The second floor corridor currently does not meet the requirements for an exit passageway. If the theater were returned to its single screen configuration, this exit would not be required.

**Zoning Code:** The State Theater building is located zoning district C-3 Central Commercial District. This district permits most retail and service uses, hotels, theaters and restaurants. The existing apartment use is not specifically included as a permitted or conditional use in the district. On-site parking is not required in this zoning district.

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