



# THE ROYAL THEATER Hogansville, Georgia



# THE HISTORIC 1937 ROYAL THEATER Hogansville, Georgia



# THE ROYAL THEATER - 1937



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The Royal Theater was built by Mr. O.C. Lam, a local whose brother, C.O. Lam was Troup County school superintendent.

The Architectural firm was Tucker and Howell of Atlanta and was designed in the Art Deco Style of Architecture.



# THE ROYAL THEATER - 1937

ART DECO STYLE -



An anti-traditional style movement which began in Paris in 1925. It represented a modern, sleek elegance. It has simple, clean lines.

Decorative influences included American Indian, Egyptian, and nature. Accents and motifs included human figures, animals, foliage, geometries, and sun rays in conventionalized forms.

# THE ROYAL THEATER - 1937

Photos of the Royal Theater lobby -





# THE ROYAL THEATER - 1937

## JUST THE FACTS....

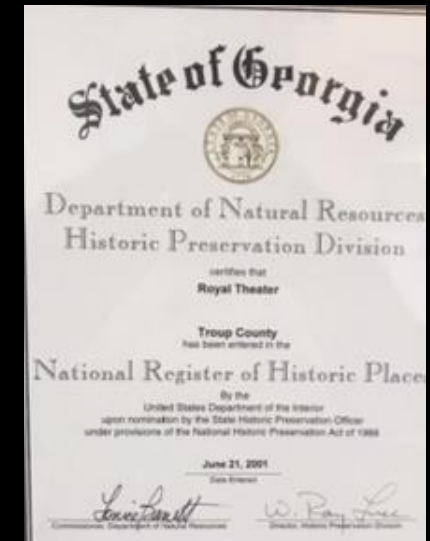
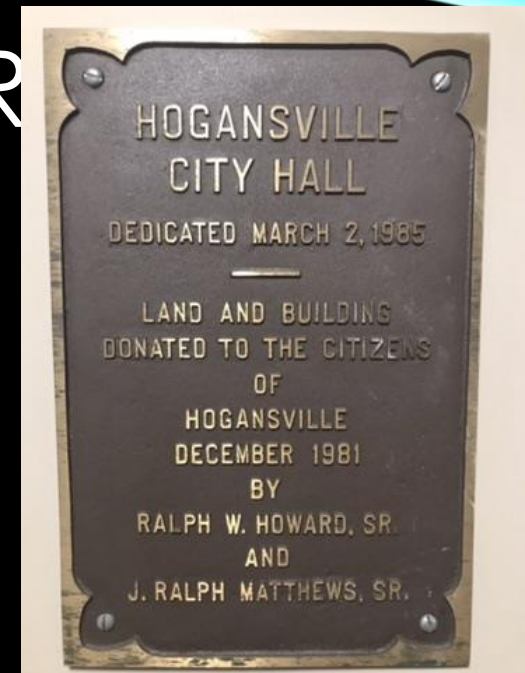
- 7,218 Square Feet – First Floor
- 2,800 Square Feet – Balcony
- Load-Bearing Masonry walls w/poured concrete footings
- Clear-span steel trusses support wood-framed sloping roof
- Two steel columns and a network of steel beams hold the marquee
- Roofing is sheet membrane
- Masonry walls are capped with decorative terra cotta
- Front façade was masonry stucco, cast stone, and cast iron ornament
- Heated with two coal-burning furnaces
- Cooling was through a ducted air washer
- Stage design allows for live theater or movies. Green rooms below stage
- Main Auditorium seating capacity – 616 Balcony 156 plus 123 (upper) = 895
- Auditorium floor was not sloped but is a catenary curve –maximizing view
- Finishes were celotex, plaster, carpet and tile.



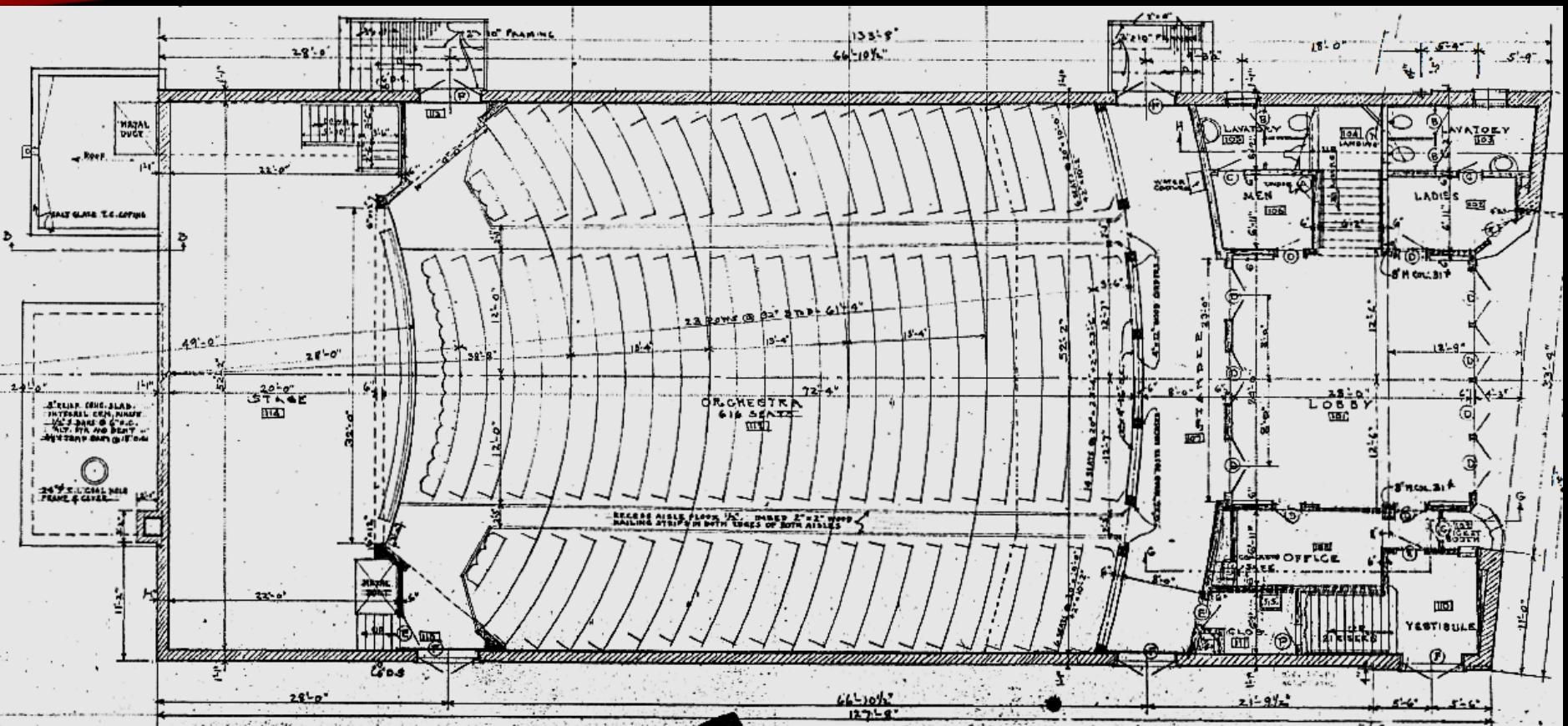
# THE ROYAL THEATER

## MOMENTS IN HISTORY....

- Constructed in 1937
- Remained a Movie Theater until 1980
- City Hall occupied the building in 1984
- Interior remodeling performed to accommodate City functions
- Limited exterior restoration performed in 2000 and 2001
- The Royal Theater merits a singular listing in the National Register of Historic Places.
- Marquee re-built in 2003

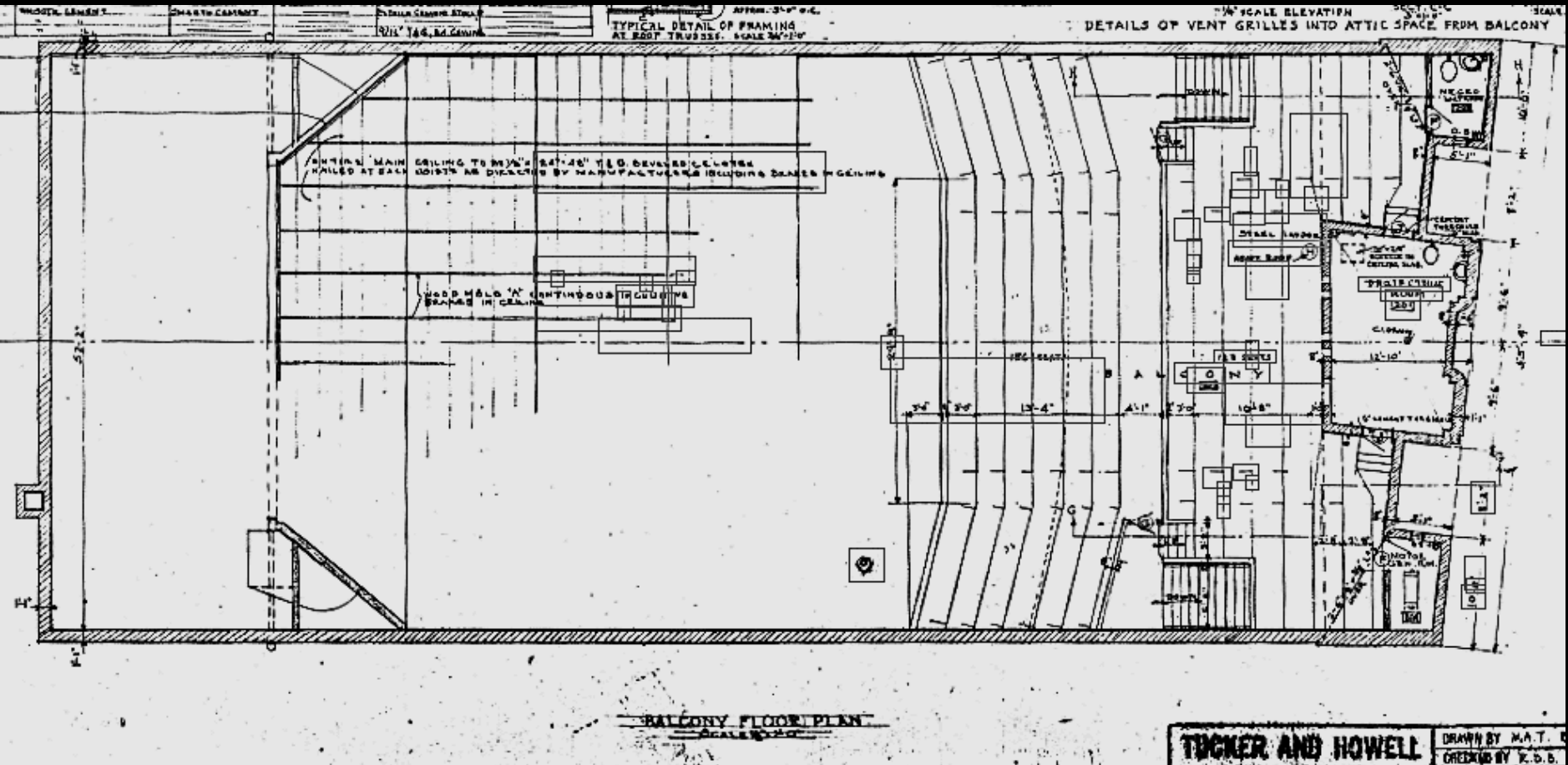


# THE ROYAL THEATER - 1937



Orchestra Plan of the Royal Theater -

# THE ROYAL THEATER - 1937



Balcony Plan of the Royal Theater



# THE ROYAL THEATER - 1937

Royal Theater Façade –

Strong Geometries

Ziggurat stepping to spire

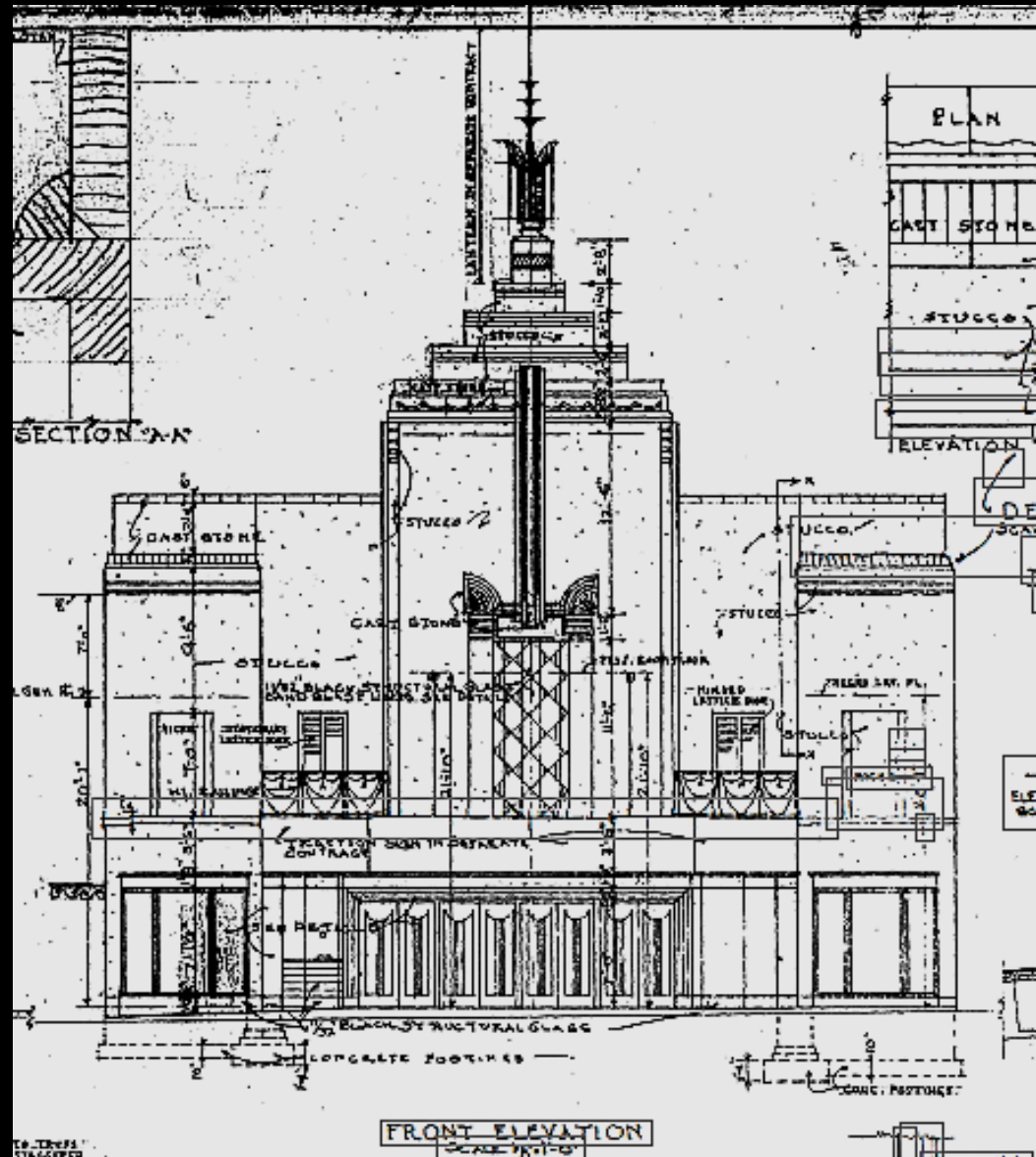
Winged ornamentation

Detailed cast stone

Layering or façade

Designed to inspire; to  
invoke a sense of other  
worldliness.

Front Elevation of the Royal  
Theater



# THE ROYAL THEATER - 1937

## CURRENT CONDITIONS – BUILDING EXTERIOR



WATER INFILTRATION –  
Stucco has areas of cracking  
Roof coping penetrations  
Roofing material needs replacing  
Brick walls need re-pointing and sealing  
Downspout issue  
Chimney cap









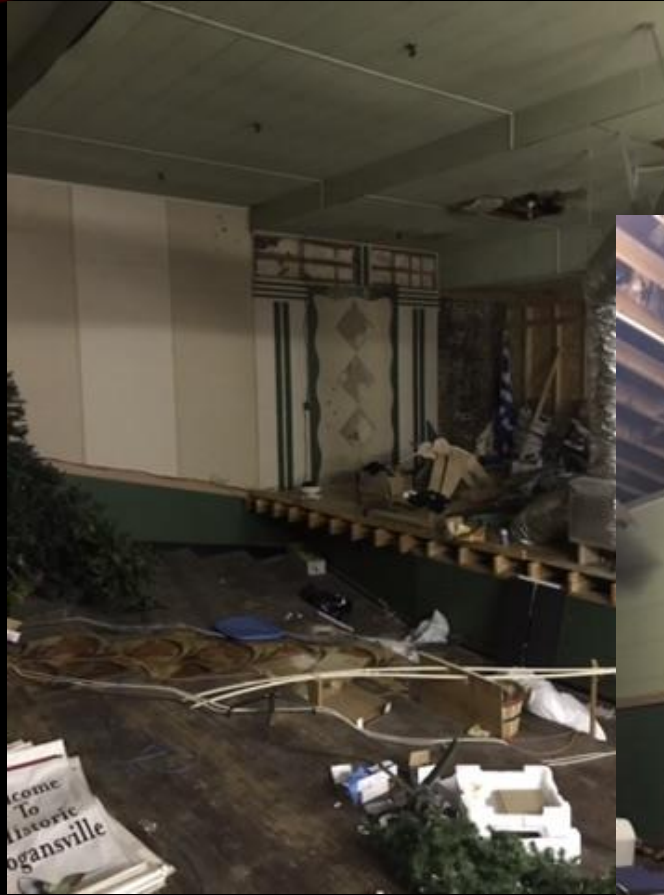
# CURRENT CONDITIONS – Exterior Windows and Doors



# CURRENT CONDITIONS – BUILDING INTERIOR

## Issues:

- Water damage
- Code Compliance
- Accessibility
- Systems Efficiency
- Floor Plan issues
- Future Expansion



# CURRENT CONDITIONS – BUILDING INTERIOR



# CURRENT CONDITIONS – BUILDING INTERIOR

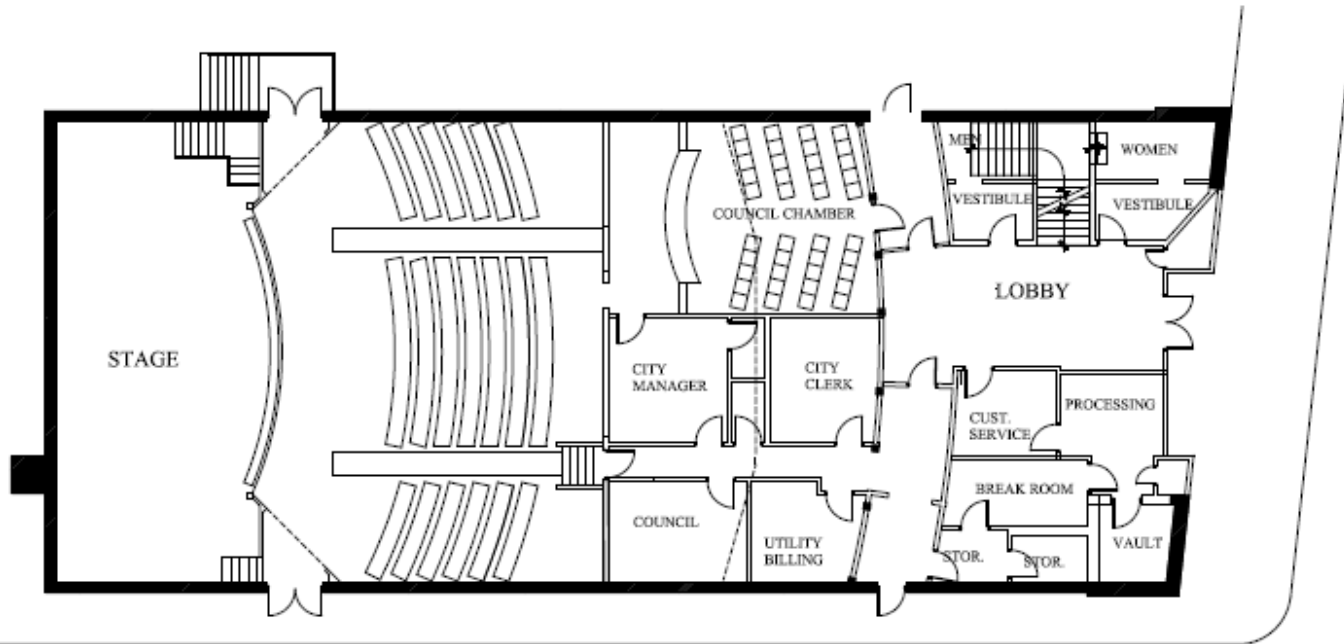


# CURRENT CONDITIONS – BUILDING INTERIOR



# THE ROYAL THEATER - 1937

## HOGANSVILLE ROYAL THEATER Current Floor Plan



REVISIONS					
Number	Date	Revised	Number	Date	Revised

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 WWW.CWA-ARCHITECTS.COM

SEAL

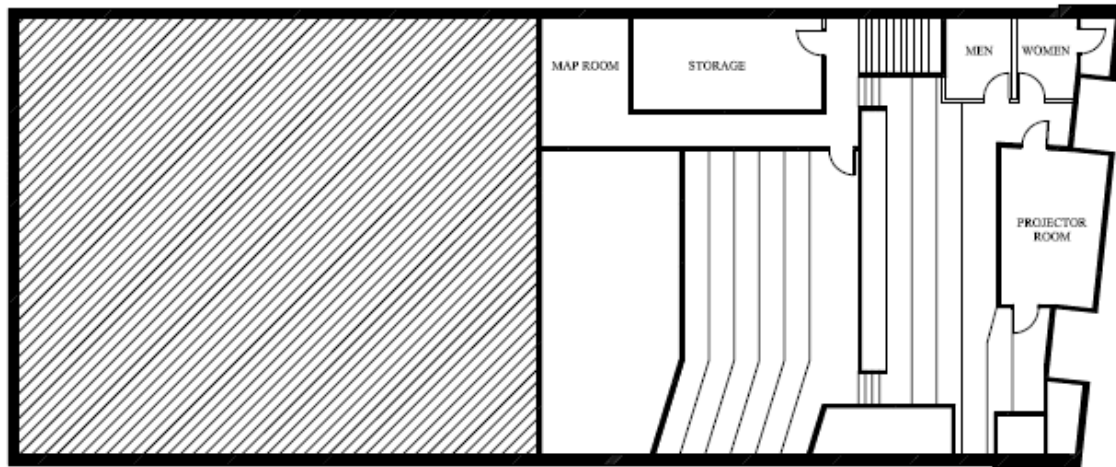
**HOGANSVILLE  
 ROYAL THEATER**

SHEET TITLE:	NUMBER
PRINTED	

DATE: 01/24/18

# THE ROYAL THEATER - 1937

## HOGANSVILLE ROYAL THEATER Existing Balcony Plan



REVISION	DATE	BY	REASON

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SCALE

HOGANSVILLE  
ROYAL THEATER

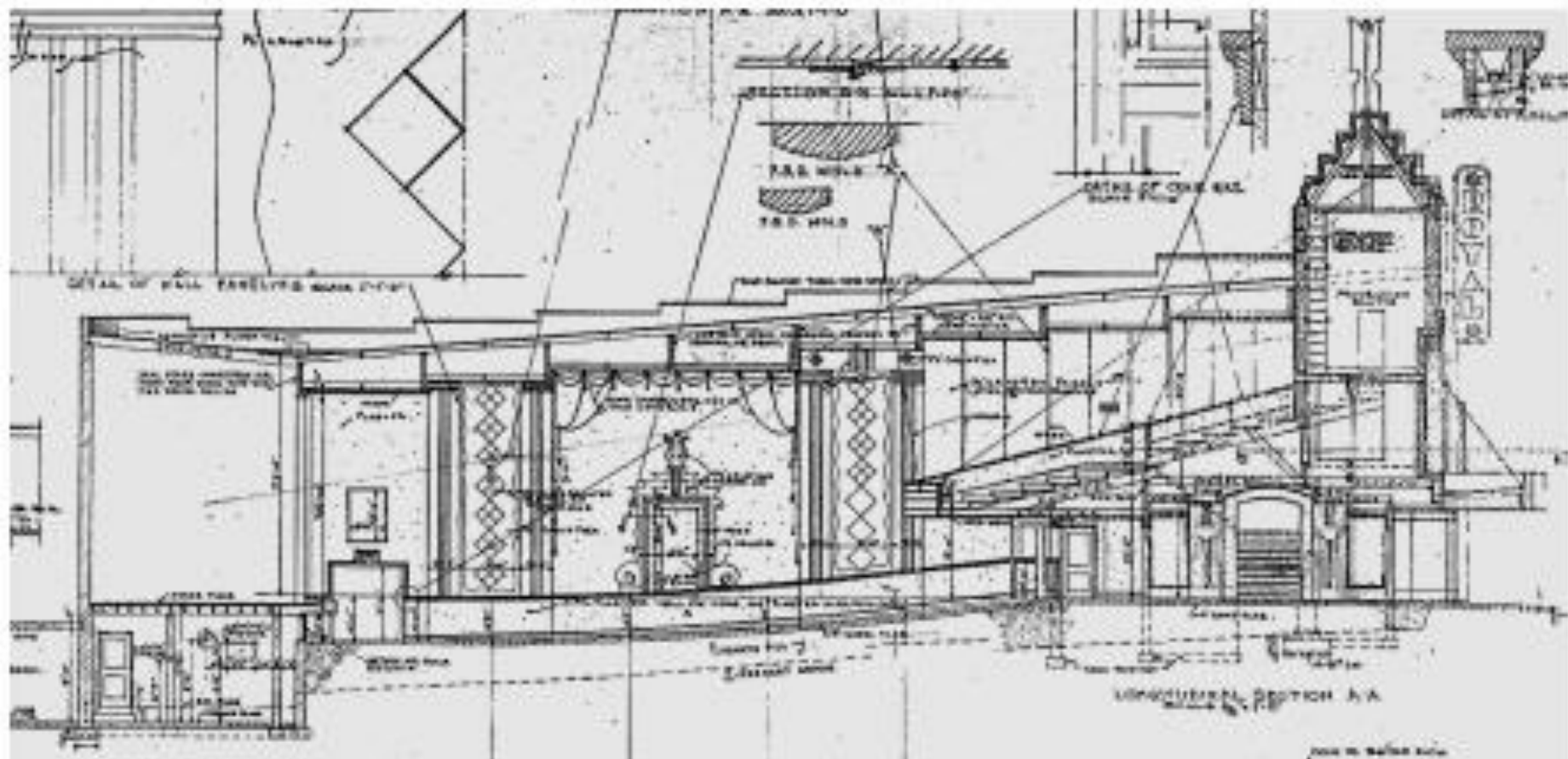
SHEET TITLE:  
PRINTED:

NUMBER

DATE PLOTTED: 01/24/18

DATE: 01/24/18

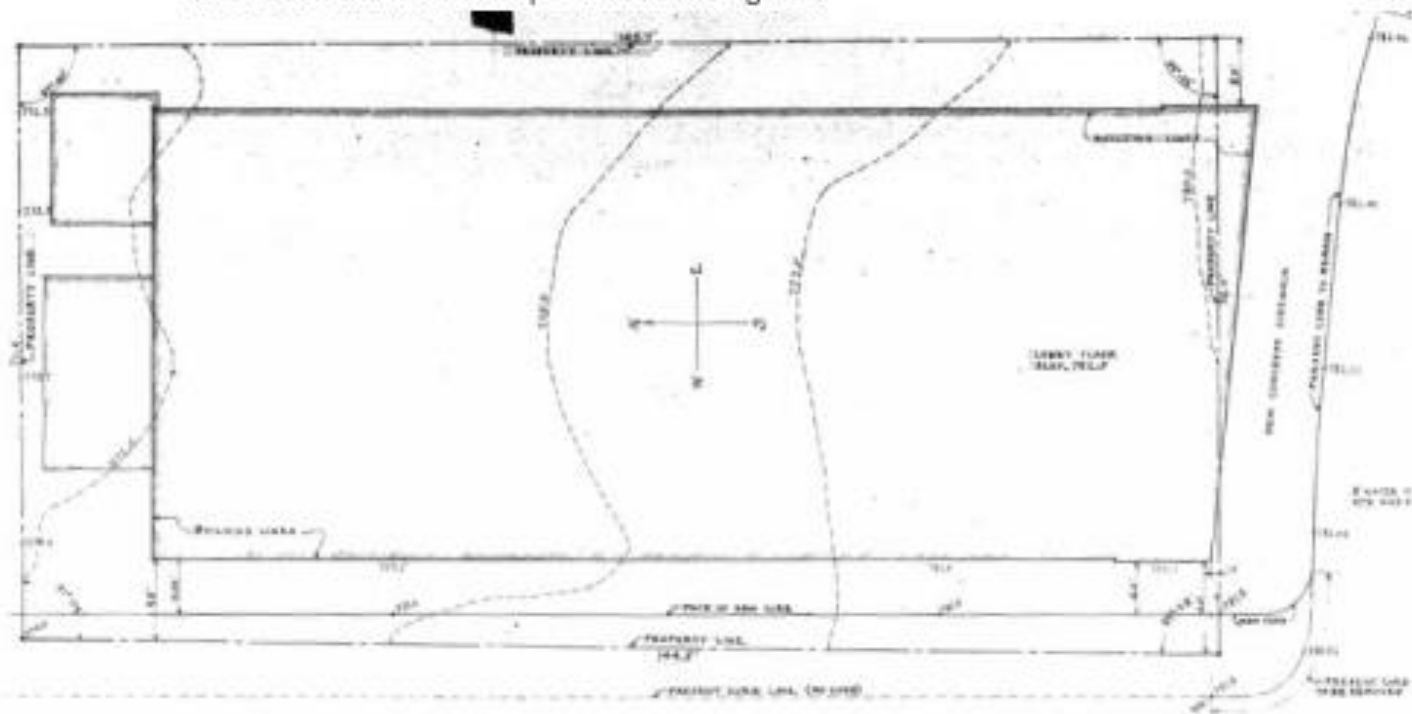
## STRUCTURAL CONDITIONS EVALUATION –



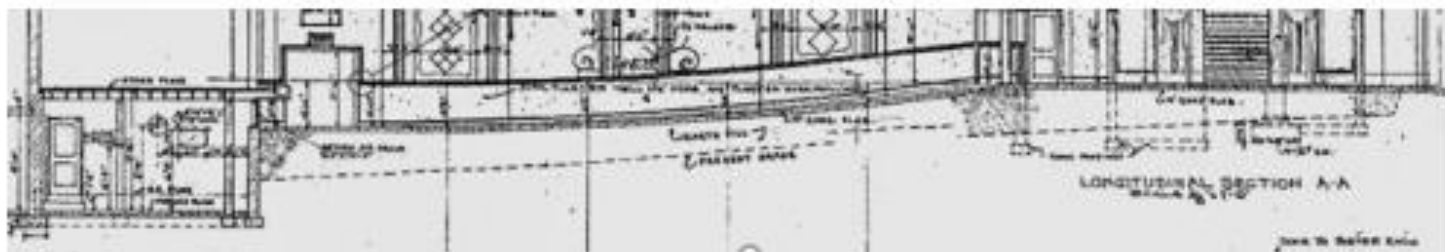
The original drawings contain a building section that provides ample information regarding the structure of the building. Along with the support details of the marquee and the tower construction, these documents provide invaluable insight and an ability to review the structural issues.



5. CONCRETE SLAB - The theater construction was greatly benefited by what seems to have been the natural slope of the building site.

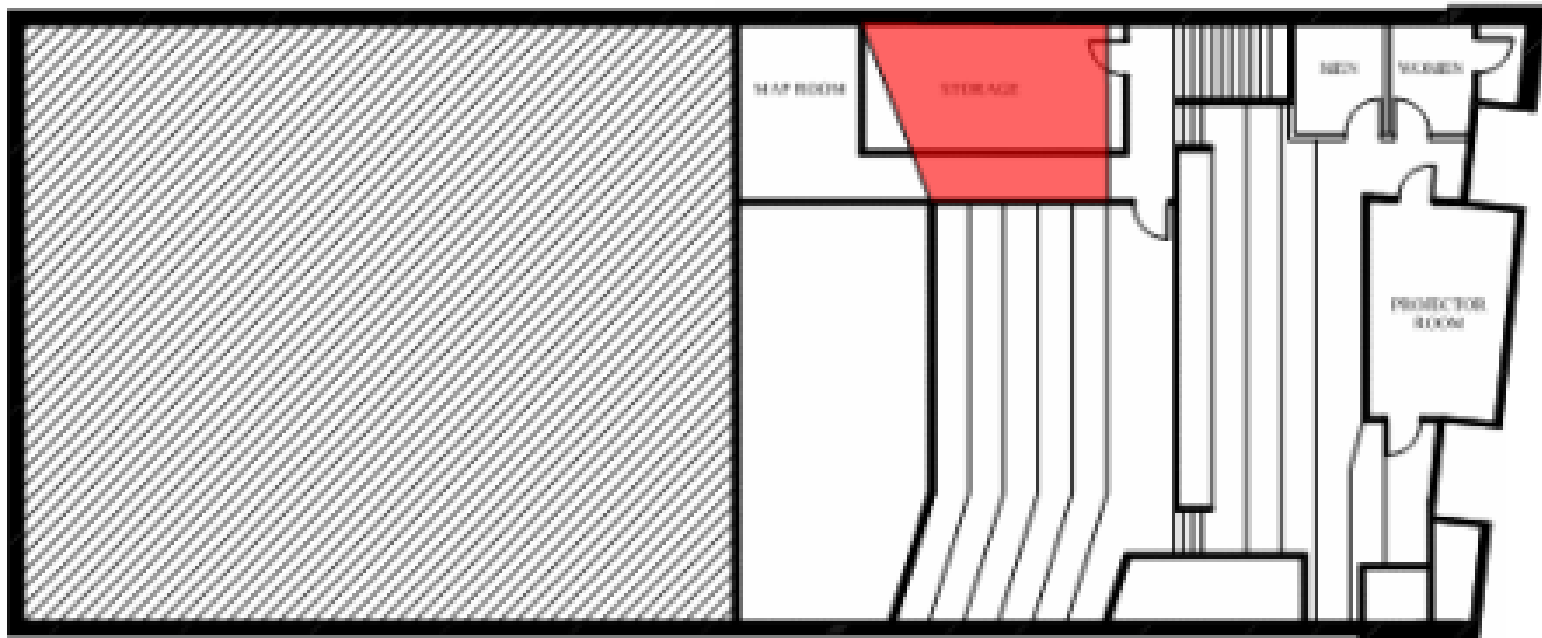


The drawing above shows the building outline on the existing site. From Main street to the rear property line the site sloped 7.5 feet. The Auditorium slopes 4'-4" from the Lobby to the Stage with the Basement area being 8 feet lower for a total elevation change of 12'-4". This means that the basement was excavated below original grade but it also means that the Auditorium and portions of the Lobby slab were built on up to four feet of fill dirt as indicated by the dashed line in the building section below.



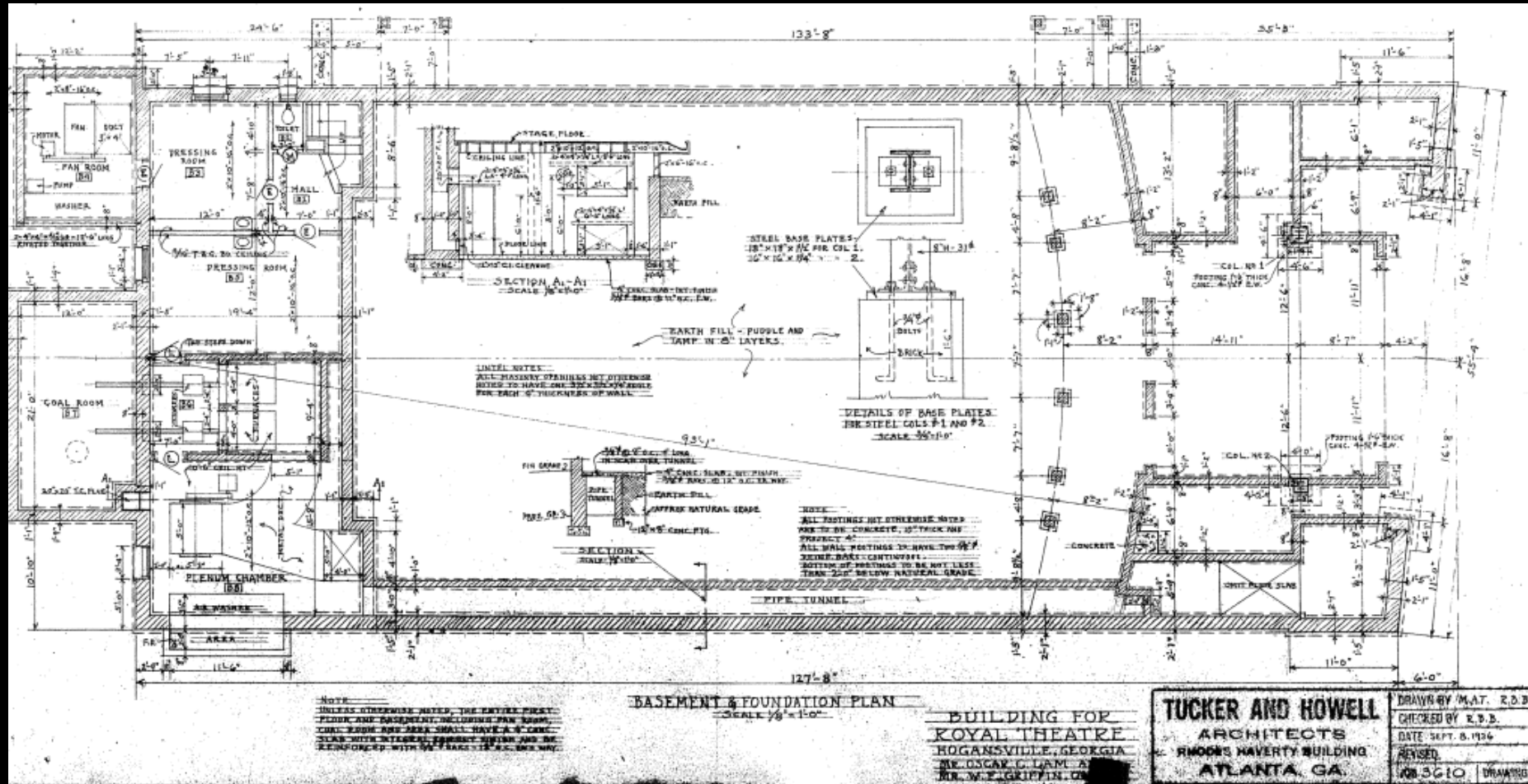
# THE ROYAL THEATER - 1937

The red shaded area below shows the portion of the 1984 construction which was built on top of the Balcony.

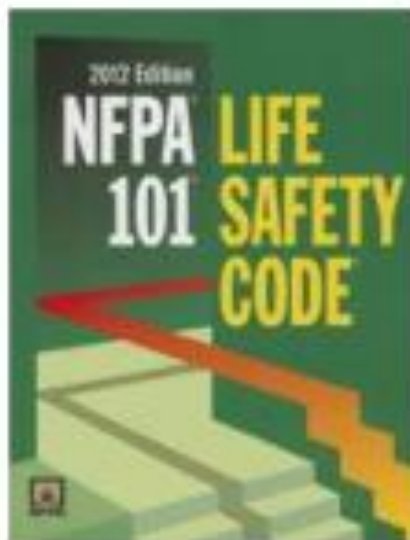


Other than the issues outlined above, the only other concern regarding the 1984 modifications would be the adequacy of the floor framing especially considering the load requirements for the Council Chambers. No other issues provided no other structural concerns.

# • BASEMENT/FOUNDATION PLAN



## BUILDING CODE COMPLIANCE EVALUATION –



The original building design met codes at the time of construction. It met the requirements of the Building Code (SBCCI) as well as the Life Safety Code (NFPA101). There was no Accessibility Code requirement in 1937 but, had there been, the building could have easily met the requirements with a few minor adjustments.

The building was originally a combination of non-combustible materials (concrete and steel) with limited areas of non-combustible materials (wood). The building had more than

adequate exiting and was protected by a sprinkler system which was required for theaters in that they had combustible finishes (curtains, etc.) and a high-hazard space (projection room).



Today, of course, the original layout has been modified; the building occupancy classification has changed (now Mixed Assembly/Business Occupancy); the building contains much more combustible material; and the sprinkler system is inoperable.

The Code Compliance issues that currently exist in the Royal Theater include (please refer to the existing floor plans on the previous page for reference):

**INTERNATIONAL BUILDING CODE – EXISTING ASSEMBLY OCCUPANCY**

# INTERNATIONAL BUILDING CODE

## INTERNATIONAL BUILDING CODE – EXISTING ASSEMBLY OCCUPANCY

1. OCCUPANCY SEPARATION - In addressing the mixed Assembly and Business Occupancies, the first issue is that a 2-hour rated fire wall is required to separate the spaces.
2. CONSTRUCTION TYPE – The presence of wood construction means that the Theater falls into the TYPE VB (combustible construction, unprotected bearing; no sprinkler). With this, as Existing Building does not have a limit on the square footage as a new building would have. However, it specifically states that the enclosed Balcony space is not permitted without separating the Assembly area with a fire wall.
3. BUILDING AREA LIMITATIONS – The maximum square footage allowed is 5,500 s.f. There are allowances for increased for frontage, however the Royal Theater, at 10,000 s.f. exceeds even the modified allowable area.

## LIFE SAFETY CODE NFPA 101 -

To this end, the two portions of the building would need to be reviewed under Chapter 13 (Existing Assembly Occupancies) and Chapter 39 (Existing Business Occupancies). With this, there are several issues to address. However, Section 13.1.1.4 is a general statement which reads:

*An existing building housing an assembly occupancy established prior to the effective date of this Code shall be permitted to be approved for continued use if it conforms to, or is made to conform to, the provisions of this Code to the extent that, in the opinion of the authority having jurisdiction, reasonable Life Safety against the hazards of fire, explosion, and panic is provided and maintained.*

1. PROTECTION FROM HAZARDS – Service Equipment, hazardous operations or processes and storage facilities are to be separate by a 1-hour fire barrier. This would concern the gas-fired air handling unit, seen from the attic, which serves the City Hall spaces below. This should be in a 1-hour rated room. However, this requirement would not apply to a unit of fewer than 200,00 BTU if and only if, it was not located in a space that is used for storage (Balcony).

This would also address the use of the remainder of the Balcony and the Auditorium for Storage. This is not permissible but the final approval would rest with the Authority Having Jurisdiction.

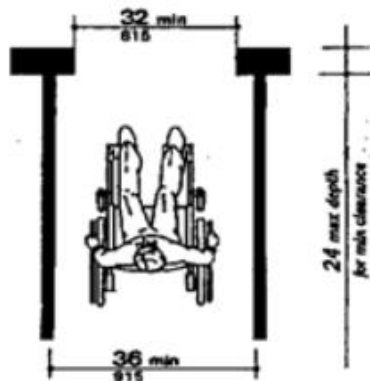
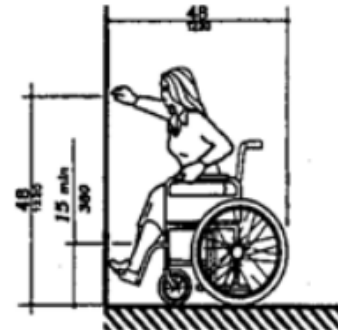
2. MEANS OF EGRESS – While there are sufficient exits from all areas of the Main Floor, the single exit for the second floor is not allowable. If the stair discharged directly to the exterior and was 1-hour rated, it would be permissible to have only one exit. Also, the current stair, being open, does not comply with the requirement of the Protection of Vertical Openings and would normally be enclosed.

# GEORGIA ACCESSIBILITY

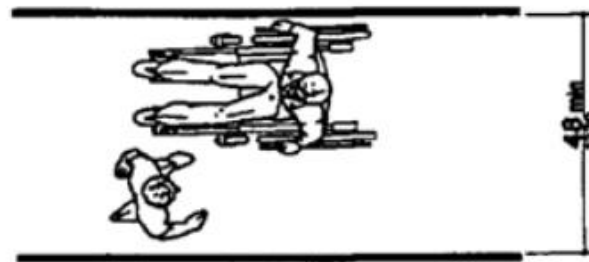
The code goes on to outline the specific areas of required compliance. With that, the areas of concern, considering the above, with the Royal Theater include:

1. Lack of an Accessible Route to all portions of the building. If the Auditorium were used, the route from the front door to the Auditorium would not comply.
2. Ensure toilet rooms comply.
3. Adequate space allowances and reach ranges for wheelchairs are not met. Hallways do not allow adequate maneuvering or passing space for wheelchairs and all openings are required to be 32" clear.

High Forward Reach Limits



Minimum Passage Width for One Wheelchair and One Ambulatory Person



4. Adequate counter heights should be provided to all publicly accessible areas.
5. Accessible signage should be provided throughout public spaces.

# ROYAL THEATER – IMMEDIATE WORK

As previously discussed, the items of immediate attention include those building elements/features which are causing water infiltration.

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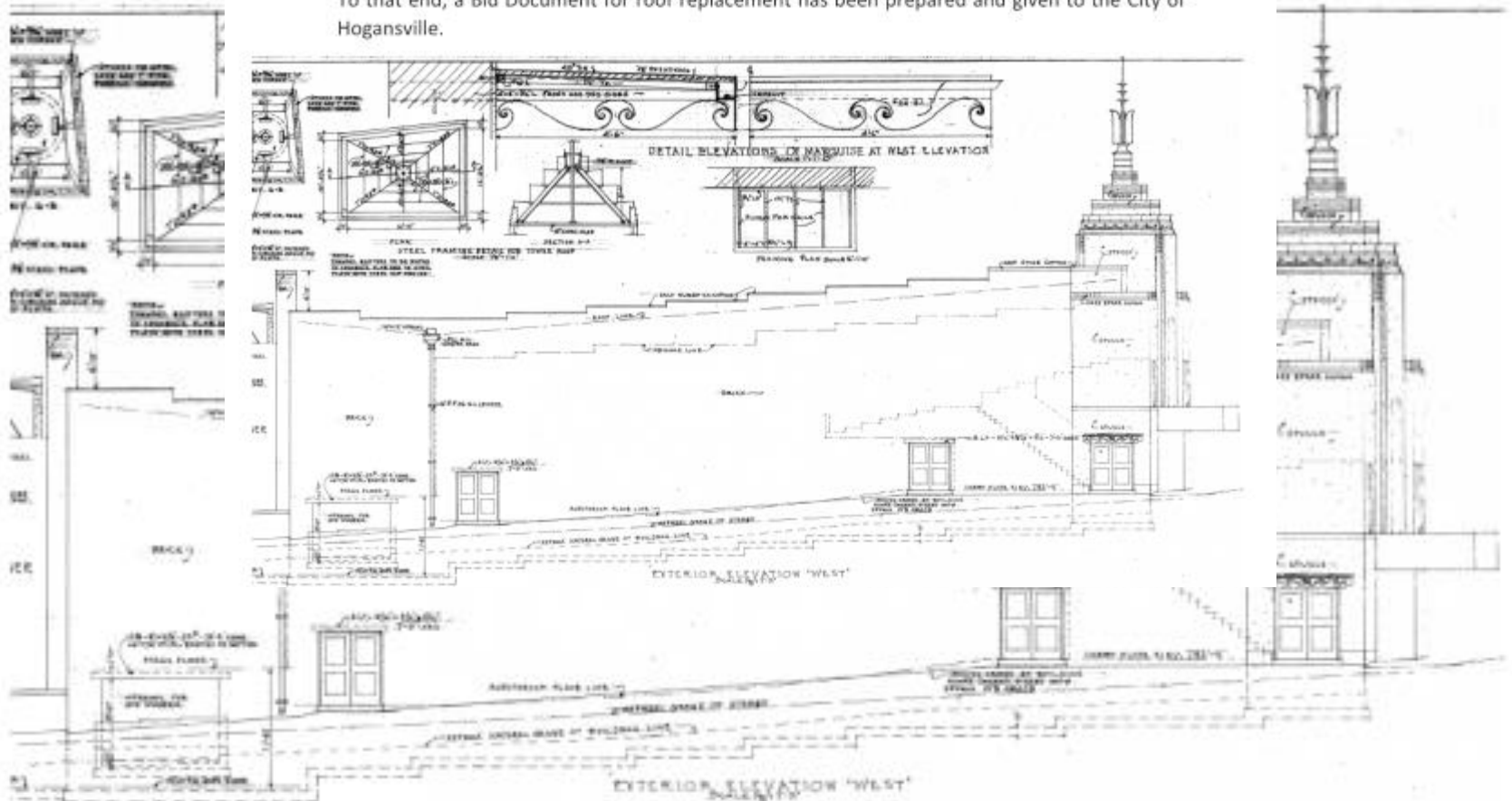
## ROYAL THEATER – IMMEDIATE WORK

As previously discussed, the items of immediate attention include those building elements/features which are causing water infiltration.

These have been identified as the Roof being the primary, and most immediate, element in need

To that end, a Bid Document for roof replacement has been prepared and given to the City of

ent in need  
the City of







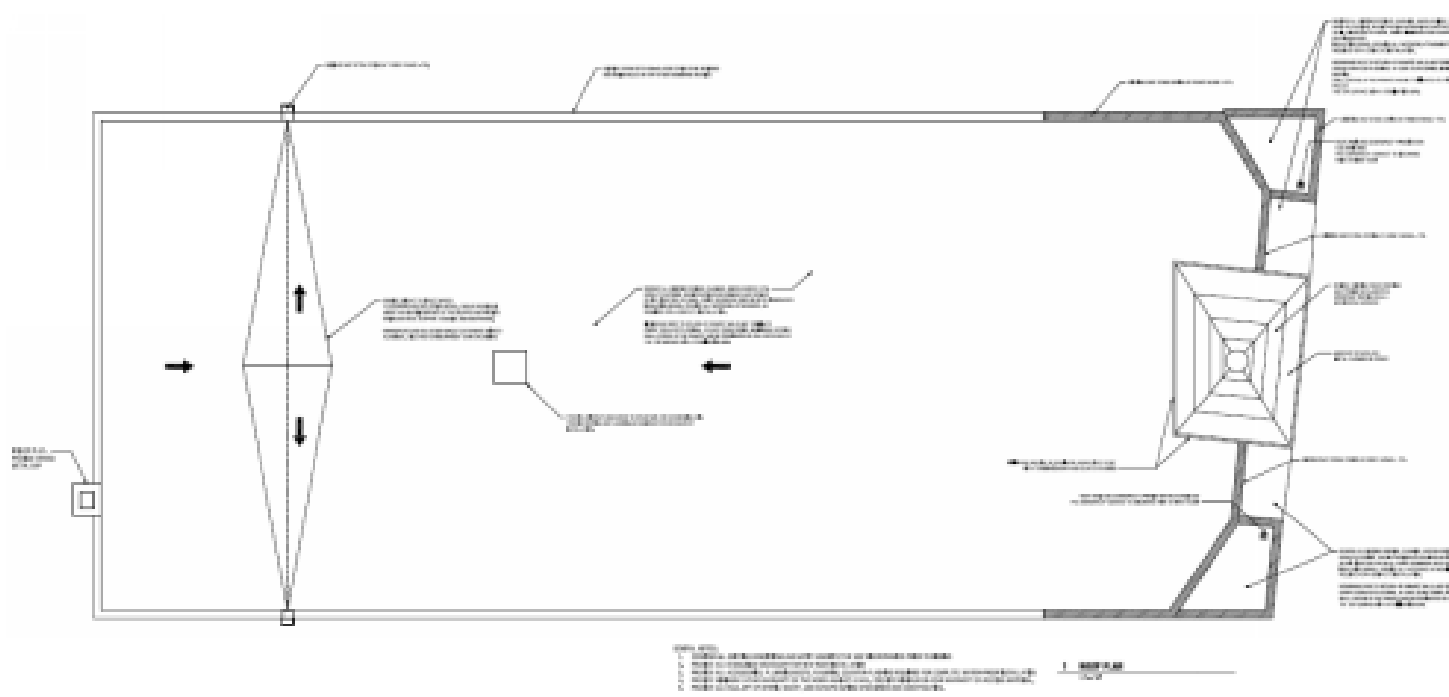
Photos at left shows the basically flat valley and stains indicate that the water ponds in the valley in lieu of being adequately directed to the scuppers.

The scuppers are the second issue. They appear to be too high for the roof which caused water to pond at the scuppers as well.

Additionally, the scuppers are improperly flashed which means that they are allowing water to migrate down the inside of the brick wall.

The last issue is the roofing material itself. The aged roof has problems with seam penetrations, ripples, and is well beyond its life expectancy.





Above the is the proposed Roof Replacement drawing which shows:

- Removal of existing roof and repair of decking
- Provision of a "cricket" in the drainage valley to direct water to the scuppers
- Stainless steel through-wall flashing at scuppers
- New, adequately-sized collected boxes and downspouts
- Capping of the Boiler Flue.
- New roof drains at low roof areas
- Re-roofing and re-flashing of the tower
- Provision of adequate rigid insulation on top of decking. This will not only raise the roof to the appropriate height to drain at the scuppers but also, it will provide much-needed insulation for the Royal Theater.
- Removal and replacement of the terra cotta glazed parapet coping. New TPO membrane roofing to extend to underside of coping and coping to be installed on top of roofing material to create a water-tight perimeter condition.

# BUILDING ENVELOPE

- ✓ All areas of infilled brick should be examined to ensure stability and then cleaned, re-pointed, and sealed.
- ✓ The front masonry stucco would likewise be inspected and would either need to have an entirely new stucco coat applied (doubtful as this was done in 2001) or have the failed/spalled areas repaired. All stucco areas would then need the same elastomeric, clear coating applied.



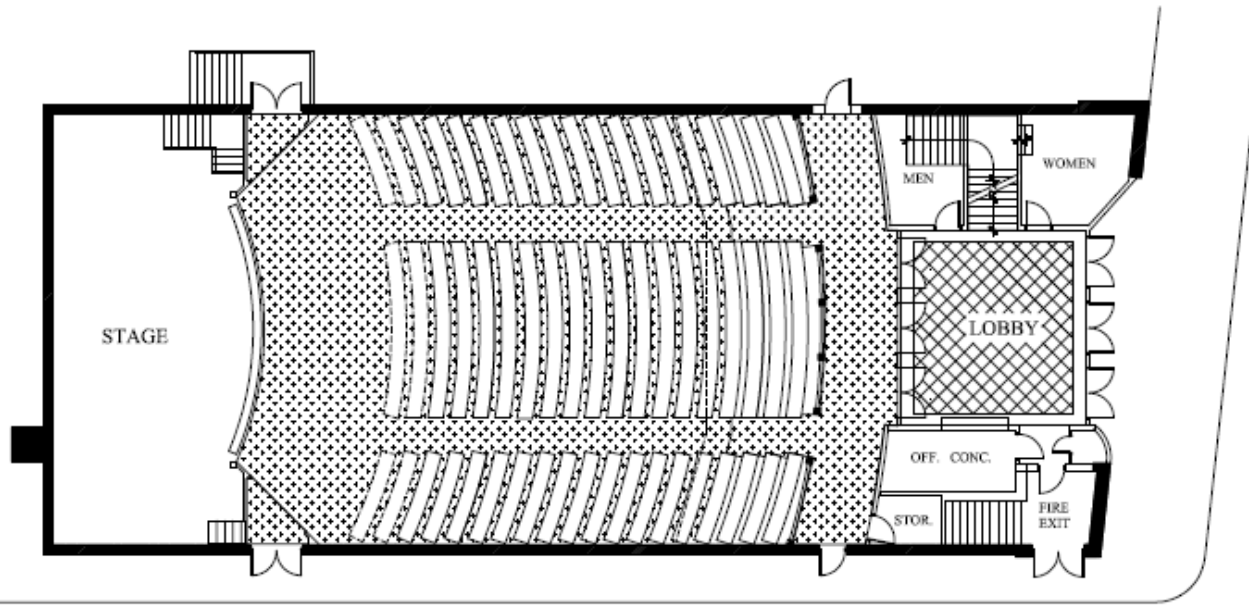
- ✓ Doors and windows should be examined to ensure that heads are properly flashed, frames are flashed/caulked, thresholds are water-tight and window glazing is in good condition and that there are no broken panes of glass.

The above items, although not as immediate as the roof, are definitely the next most-important issue with the Historic Royal Theater.

Once the roof and building envelope are stabilized and water-tight, the Royal Theater is stable and proper planning, budgeting, funding, and phasing can be undertaken by the City of Hogansville.

# THE ROYAL THEATER - 1937

## HOGANSVILLE ROYAL THEATER Proposed Floor Plan



DATE 01/24/18

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.

CONSULTANTS


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SEAL

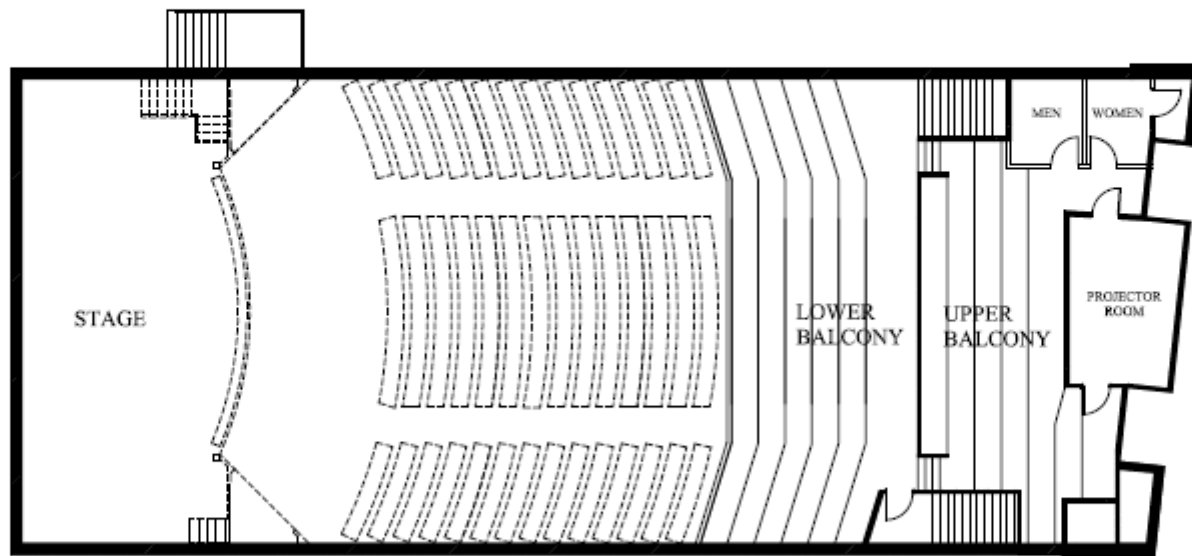
HOGANSVILLE ROYAL THEATER

SHEET TITLE	SCALE

DATE

# THE ROYAL THEATER - 1937

## HOGANSVILLE ROYAL THEATER Proposed Balcony Plan



REVISIONS			COMMENTS		
Number	Date	Description	Number	Date	Description



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SCALE

HOGANSVILLE  
ROYAL THEATER

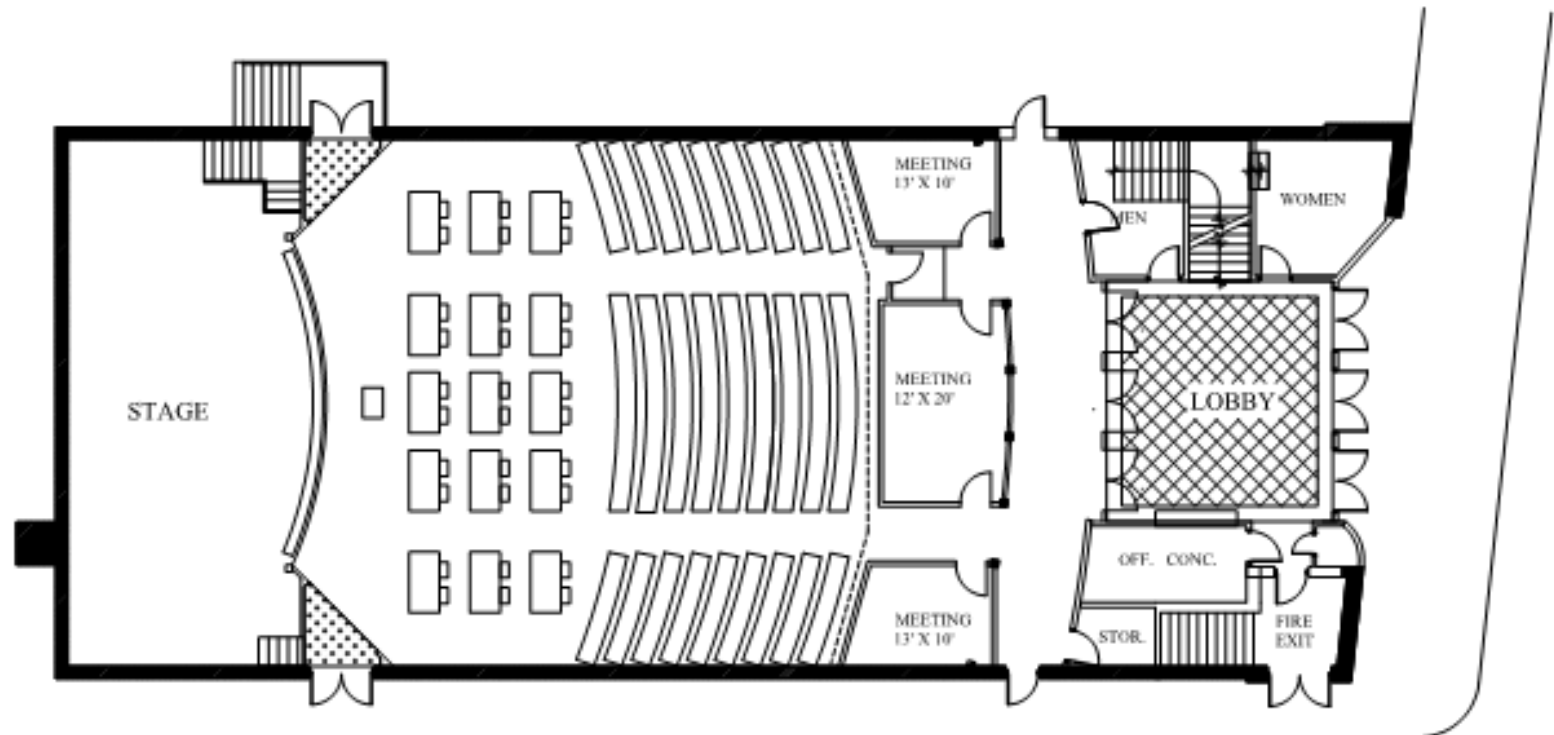
SHEET TITLE

PROJNO

NUMBER

PRINTED DATE: 01/24/18

# ROYAL THEATER - HOGANSVILLE PROPOSED FLOOR PLAN - OPTION 2



REVISED	DATE	BY	REASON

CONSULTED

**CARTER WATKINS ASSOCIATES  
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HOGANSVILLE, GA 30548  
404.944.1111

SCALE

**HOGANSVILLE  
ROYAL THEATER**

SHEET TITLE	DATE

DATE

# ROYAL THEATER – RESTORATION PHASING

- **PHASE 1 – Immediate Work**
- Roof Replacement
- **PHASE 2 -**
- Stabilization of Building Envelope
- **PHASE 3**
- Hazardous Materials Testing and Removal
- Selective Demolition of non-historic elements
- **PHASE 4 –**
- Structural Stabilization
- **PHASE 5 –**
- Restoration
  - Sympathetic integration of Building Systems
  - Interior Finishes
  - Equipment
  - Closeout

# HISTORIC 1937 ROYAL THEATER

CITY OF HOGANVILLE

## PHASING PLAN/PRELIMINARY COST ESTIMATES/TIMELINE

ITEM/PHASE OF WORK	COST	DURATION	NOTES
<b>PHASE 1 - IMMEDIATE WORK</b>			
Roof Replacement	\$ 150,000.00	2 Months	
<b>PHASE 2 - NEAR FUTURE WORK</b>			
Building Envelope Stabilization	\$ 75,000.00	2 Months	
<b>PHASE 3 - SELECTIVE DEMOLITION</b>			
Removal of all non-historic elements including exterior elements; 1984 construction and non-salvageable historic items	\$ 122,000.00	4 Months	
<b>PHASE 4 - RESTORATION</b>			
Structural Stablization	\$ 121,000.00	3 Months	
<b>PHASE 5 - RESTORATION</b>			
Reconstruction of all interior and exterior elements/walls/doors	\$ 226,000.00	3 Months	



<b>PHASE 5 - RESTORATION</b>			
Sympathic integration of Building Systems including HVAC, Electrical, Plumbing, Sound systems, access control, security, sprinkler and Lighting systems	\$	665,000.00	4 Months
<b>PHASE 6 - RESTORATION</b>			
Interior Finishes including Flooring/Wall ornamentation/Ceilings/Trim	\$	213,000.00	2 Months
<b>PHASE 7 - RESTORATION</b>			
Equipment installation - Sound, Lighting machinery	\$	165,000.00	1 Month
<b>PHASE 8- PROJECT CLOSEOUT</b>			
Final Cleaning/Punch List/Training and Owner Occupancy	\$	75,000.00	1 Month
<b>PROJECT TOTALS</b>	<b>\$</b>	<b>1,812,000.00</b>	<b>21 Months</b>

# THE HISTORIC 1937 ROYAL THEATER Hogansville, Georgia

