

Property Report – Mountaineers’ Kitsap Forest Theater

A. Introduction

The Kitsap Cabin and Kitsap Forest Theater property covers approximately 20 acres, containing 20 buildings. The property is surrounded by the 460 acre Rhododendron Preserve, owned and managed as a conservancy by the Mountaineers Foundation. The Mountaineers property is comprised mostly of wooded areas with clearings for parking, roads and trails. The Theater facility includes an outdoor amphitheater with seating for audiences of up to 800, sound shack, piano shack, pit toilets, backstage storage, workspaces, and dressing rooms. The ‘up-top’ facilities include a main cabin, a 27’ diameter yurt, two dormitories, toilet and shower facilities, woodshed, two pit toilets, treehouse/play area, etc. all of which provide cooking, dining, meeting, utility, sleeping, storage and work and play spaces.

The property electrical infrastructure is distributed to the buildings on the property by buried cable from the main service panel behind Kitsap Cabin. The main electrical feeders and the main service were upgraded in April 2002. A new 320 amp service and 700 feet of buried electrical cabling was installed. The woodshed, pump house and Toutle were rewired and now comply with current electrical code. Water is provided by a well and distributed by a series of buried water pipes. A network of approximately 1400 feet of buried utility trenches have been constructed over the last 10 years. The goal of this project was to replace the aging water and electrical infrastructure. The replacement was entirely completed in early 2003.

B. Building Summary Assessment

“UP TOP” BUILDINGS

Kitsap Cabin

Built:	1918
Size:	41’ x 37’
Construction:	Wood frame construction on post and pier foundation. Decra metal tile roof (new 2003). Commercial-grade kitchen facility and large multipurpose room containing a stone fireplace.
Infrastructure:	6 burner commercial gas range – new 2010 43.5 cu. Ft. Delfield commercial refrigerator – new 2013 40 gallon electric water heater – new 2013 Class 1 Stove Hood with fire suppression system – new 2013 Custom 10’4” x 3’ stainless steel sink island with 5 custom sinks – new 2013 New faucets – 2013 Stainless steel counter and stainless steel prep table – new 2013 Plumbing (copper and pvc) – new 2013 Fluorescent lights and under-counter LED lights installed 2013 Heat Pump with two inside units – new 2012 Internal electrical system replaced (code compliant) – 1996 Septic System installed on the west side of the cabin to handle drain water – 2014
Condition:	Good. Foundation replacement, new porches, ADA Handicapped Ramp completed April 2002. Stone fireplace rebuild completed September 2002. Rafter ties reinforced July 2003. Siding replaced in 2008; windows replaced or repaired in 2008. Kitchen floor removed to joists – some joists replaced and new subfloor and tile installed – 2013 Joists on kitchen side of fireplace attached to fireplace foundation – 2012
Main Function:	Cooking, dining, main gathering/work space
Plan:	Outdoor lighting (both sides of cabin) (current project) Clean and refinish wood floors in main cabin Clean and seal wood doors, including pantry door Gutters and downspouts repaired/replaced

Woodshed/Tool Room

Built:	1975
Size:	16' x 40'
Construction:	Modern construction. Large 8 inch support posts lashed to slab foundation with steel straps. Lateral supports bolted to posts, supporting modern roof truss system. Located behind Kitsap Cabin. Roll roofing on pressure treated plywood decking.
Condition:	Good condition. Application of wood preservative at bottom of main support posts applied Winter 2001. Roof and roof decking replaced – Fall 2000. New electrical service and main installed and wiring upgraded to meet current electrical code – April 2002.
Main Function:	Storage of tools, building materials and firewood. Hand washing sink and small covered utility area. Refrigerator in storage room.
Plan:	Maintain as necessary; replace faucet in outdoor sink and fix pipes, new water heater?

Olympic Dormitory

Built:	1928 (designed and built by Arthur Loveless and Walt Little it is believed)
Size:	18' x 60'
Construction:	Dimensional wood frame construction on post and wood pier foundation. Lap siding on 2x4 frame. Cedar shake roof on steep pitch (installed 1971).
Condition:	Foundation contains wood piers sitting directly on the ground. Foundation requires replacement to correct ground contact problem. Structural reinforcement and retrofitting for lateral forces required. Roof needs fixing, cleaning and preservative application (in addition to more shingles)
Main Function:	Sleeping facility, prop storage. – Sleeps 30
Plan:	Obtain professional assessments of the structure and a design for new building foundation and structural retrofit. Professional assessment done in 2000 for reference. Think this historically significant building is worth saving.

Pit Toilets “up top” (#1 – women’s; #2 – men’s)

Built:	c. 1950 (2 near Cabin)
Size:	10' x 6'
Construction:	Simple, woodframed buildings with concrete slab foundation. #1 located in area north of main cabin. #2 located behind cabin. Concrete lined vault surrounding a pit beneath the building. Plywood decked roof with roll roofing.
Condition:	#2 pit’s slab floor is being deflected by the root of a nearby tree. The privacy screens on cabin buildings are untreated and exposed to the weather and need to be removed and rebuilt with weather resistant materials. Roofing redone in 1991 (#1) and 1993 (#2)
Main Function:	Human waste collection and disposal
Plan:	Remove tree causing floor deflection in building 2. Repair damaged roof of building 1. Rebuild privacy screens on #1 and #2.

Sapling Cabin/Cooks Cabin

Built:	1997
Size:	12' x 8'
Construction:	Modern, woodframed building on a post and concrete pier foundation. Located in area to the north of main cabin. T11 siding and simple casement windows. Roll roofing over plywood deck.
Condition:	Good.
Main Function:	Sleeping Cabin – sleeps 2 or 4 – currently used for sleeping cabin for volunteer cooks
Plan:	Replace or augment siding to bring the building appearance more in keeping with appearance of other buildings (optional).

Lina's Lookout

Built:	2017 by Will Gray at a cost of \$2500
Size:	8' x 12'
Construction:	Flagstone "patio" overlooking Hidden Valley. This peaceful, quiet, contemplative spot was created on the old Honeymooner's Cabin location in memory of Lina Brown, a young actor who appeared in shows from 2005-2008 and was killed by a drunk driver at age 20.
Condition:	Excellent

Tree House Play Structure

Built:	2014 by Brian Fielder, Lisa Simpson with help from many volunteers
Size:	Large play structure with two swings, lower platform, high platform (two stories with a look out) with suspension bridge between the two platforms. Also has a rope spider climb.
Construction:	Treated wood for posts – cemented in ground. Cedar for the upper portions. Built among the trees. Built completely with volunteer labor and donations – valued @ \$50,000.
Condition:	Excellent

Pumphouse Building

Built:	2008
Size:	14' x 12' with an "L" shaped 8' x 4' extension on short side (the old pumphouse)
Construction:	Modern, woodframed building on a concrete slab foundation. Roll roofing over plywood deck. Fiberglass insulation and electric heater, activated in the winter to prevent frozen pipes.
Infrastructure:	Pump – replaced 1995; 3000 gallon reservoir; 3 - 119 gallon pressure tanks; Baseboard heater and thermostat; Plumbing – pvc pipe Wiring upgraded to meet current electrical code - 2002
Condition:	Excellent
Main Function:	Houses well head pump, reservoir and plumbing. Well and water system certified and passed inspection in 2017.
Plan:	Monitor pump and tank function. Pump has a 20-year life expectancy.

Flett Cabin (Caretaker's) & shed

Built:	Old cabin, 1925 – Demolished Jan 2002 – Rebuild of new cabin started Nov 2004, finished 2007
Size:	20' x 30' – 600 sq. ft., 1 bedroom residence; plus 12' x 15' shed
Construction:	Modern, wood framed building Cabin finished – inside repainted /installed trim around all doors and windows and floors – 2012
Infrastructure:	Propane fireplace stove installed for heat – 2012 (not working) Shed installed 2012; Repainted outside – 2013 Septic Tank pumped spring 2013 (should be pumped every 5 years) Heat pump installed in 2016.
Main Function:	Caretakers residence
Condition:	Very Good
Plan:	Current caretaker is landscaping around the property;

Cascade Dormitory

Built:	1965
Size:	20' x 37'
Construction:	Modern, woodframed construction on post and concrete pier foundation. Located between theater trailhead and main cabin. Metal Snap-Loc roof on plywood deck. T-111 siding.
Infrastructure:	Electrical System (lighting only) – romex and some conduit Metal Roof – new September 2003
Condition:	Very Good. Sheetrock/insulation removed from men's side because of mold and rat nests – 2012 Wood preservative applied to outside of cabin in 2017
Main Function:	Sleeping facility – sleeps up to 30
Plan:	Upgrade all wiring to armored conduit and improve interior/exterior lighting. Replace missing skirting on outside 'public' side

Toutle Building (Flush Toilets)

Built:	1968
Size:	17' x 29'
Construction:	Modern, woodframed construction on concrete slab foundation. Located near theater trailhead. Roll roofing roof on plywood deck. T-111 siding.
Infrastructure:	Wiring upgraded to meet current electrical code - 2002 Roof – Roll roofing replaced 2009; 85 gallon electric water heater – replaced 2011 Plumbing – copper (supply and shutoff plumbing replaced 1999) Copper plumbing to toilets replaced, new faucets and new sinks (4) – installed 2013; 4 TOTO toilets (2013) and 1 Kohler toilet (2011) Two shower stalls (new shower heads installed 2014) Septic system (drain field & tank upgraded/repared 1998/1999); pumped spring 2013 Floor painted 2000. Interior walls painted (poorly) by old caretaker in 2011 Men's vanity installed in 2004 and repaired in 2013 Women's vanity and mirror (free from craigslist) installed – Summer 2011
Condition:	Very Good.
Main Function:	Bath and shower facility
Plan:	Upgrade shower plumbing and handles. Tile shower stalls and floor.

Concessions Building

Built:	1985; additional storage 1992
Size:	10' x 23'
Construction:	Modern construction. Large 5 inch support posts lashed to concrete piers with metal fasteners. Concrete floor in main selling area (installed March 2003). Located near theater trailhead. Roll roofing on plywood deck. Enclosed storage areas on either end, one has concrete slab floor and is rodent-proof for food storage. Large open section in the middle with counter for food sales.
Infrastructure:	Copper plumbing with french drain grey water waste system small refrigerator; Electrical – romex; roll roofing – original Motion detector light installed 2014.
Condition:	Good condition. Application of wood preservative needed at bottom of main support posts.
Main Function:	Storage of signage, portable temporary trailhead 'box office' kiosks. Storage of food and supplies for concession. Sale of food during play.
Plan:	Inspect roofing, replace if required. Apply wood preservative as needed. Capital improvements to include rebuild back work counter, build back wall; redesign and rebuild new cleanable counter, in accordance with health department recommendations. Stain interior & exterior (?).

Kitsap Yurt & Storage Shed

Built:	October, 2011
Size:	27' diameter yurt; storage shed is 8' x 12'
Construction:	Pier foundation set in concrete; plywood underfloor, wood support system, fabric roof/walls Used oak flooring over subfloor (installed 2012); electricity and lighting (installed 2012)
Infrastructure:	Site includes an 8' x 12' shed purchased used. Damaged by tree fall in 2016. Awning replaced over deck – and door frame fixed.
Condition:	Very Good
Main Function:	Meeting/hangout place; headquarters of Adventure Camp; classroom & rehearsal place
Plan:	Sand and apply wood preservative on doors (done 2014) – needs to be done again.

'The Garage' Building (Prop Storage):

Built:	Approx. 1920; Garage used by Hidden Valley Ranch residents prior to road to the valley built
Size:	16' x 20'
Construction:	Wood-framed construction on post and pier foundation. Located near theater trailhead. Two large bypass sliding doors on building front. The front of the building jacked up to free sliding doors – June 2005.
Infrastructure:	Electrical – romex Roll roofing – age unknown
Condition:	Fair. The roll roofing is aging and should be replaced. The foundation has wood contact with the ground and has settled. The large doors roll side ways on tracks and have become difficult to operate due to foundation settling.
Main Function:	Prop Storage
Plan:	Excavate the current foundation and replace wood piers with concrete. Poor concrete floor. Excavate door and lubricate mechanism. Replace roofing. Fix walls.

Bixby Cabin

Built:	1919; <i>C. M. Bixby built this cabin for his own use. He owned the grocery store in Chico where the Steamer Reeve docked. The Mountaineers purchased all their weekend supplies from Mr. Bixby who then hauled the groceries plus camping equipment to the lodge via his horse-drawn wagon.</i>
Size:	10' x 24'
Construction:	Woodframed construction on post and pier foundation. Located near theater trailhead. Partial concrete foundation. Roof is roll roofing on a unique 'bowed' frame.
Condition:	Poor. The building is on a hillside and has a partial concrete foundation installed sometime in the past. A large area of wood ground contact has caused significant deterioration along one side of the foundation. Significant floor deflection is noted as the building has settled to the downhill side. The current foundation is inadequate to support the building.
Main Function:	Sleeping cabin and storage until 1997. Currently closed.
Plan:	Historically significant structure. Secure capital funds to repair the foundation and retrofit the structure. Replace roofing. Temporary foundation repair on west elevation to prevent settling. Work with Mountaineer History Committee and Mountaineer Foundation to create a historical exhibit of the Players and the property, with the building to house the display. Professional assessment in 2000.

Theater Work Shed (Gardner's Shed)

Built:	1997
Size:	8' x 12'
Construction:	Woodframed construction on post and concrete pier foundation. Located near theater trailhead. A roof extension off one side provides outdoor storage sheltered from weather.
Infrastructure:	Electrical – conduit Roll roofing – original
Condition:	Good.
Main Function:	Theater maintenance material storage and work area.
Plan:	Maintain as required.

THEATER BUILDINGS

Pit Toilets at the theater (#3 – theater)

Built:	c. 1927
Size:	Approx 12' x 7'
Construction:	Simple, woodframed buildings with concrete slab foundation. Located at the top of the theater. Concrete lined vault surrounding a pit beneath the building. Plywood decked roof with roll roofing (replaced 1985).
Condition:	2010: Spent \$2000 to cement the floor and seats, install normal plastic seats and add venting. 2016: Tree fall damaged one half of the pit toilets – had to be rebuilt at a cost of \$3268.
Main Function:	Human waste collection and disposal
Plan:	Research and build new facilities (flush toilets with gravity septic system) to handle audience numbers and to enhance the audience experience and help with educational programs on the lower property.

Greg's Gazebo (Sound Shack)

Built:	1993
Size:	8' x 8' (octagonal)
Construction:	Woodframed construction on concrete pier foundation. Located in theater seating area. Cedar shake roof on plywood decking.
Infrastructure:	Electrical and communication wiring – conduit Cedar shakes - original
Condition:	Excellent.
Main Function:	Houses sound and communications equipment during performances in the Theatre.
Plan:	Maintain as required.

Harriet's Hangout (men's dressing room)

Built:	1968
Size:	10' x 27'
Construction:	Woodframed construction on concrete slab foundation. Located in the backstage theater area. Removable counters and mirrors installed on south elevation for use during the play. Adjacent rain shelter with movable roof panels built next to building to provide sheltered work area.
Infrastructure:	Roof – TPO – installed 2012 (removed all car decking and built framing to hold new plywood); replaced moveable roof panels behind building in 2014.
Condition:	Good
Main Function:	Men's dressing area during show, material storage at other times.
Plan:	Finish painting soffits.

Gardner's Gallery (women's dressing room, sound/tool room, prop garage, wood storage, and new room)

Built:	1975 – 1991 (built in stages)
Size:	20' x 68'
Construction:	Large, five sectioned multipurpose building. Located in the back stage theater area. Woodframed construction on concrete slab foundation. Houses theater main electrical box.
Infrastructure:	Electrical and wiring – conduit Roof – over women's dressing room and wood storage: rolled roofing installed 2012 – needs to be looked at again to remove rest of rotten under-roof and install shingles Roof – upper part of building: end room had roof and walls torn off to foundation walls and rebuilt. New roof joists installed, new plywood, and new shingles – 2013 The upper building prop garage had all plywood replaced and new shingles – 2013
Condition:	Good – roofing over lower half of building should be replaced with shingles/underlayment
Main Function:	Building serves many purposes. Sections include women's dressing area during theater performances, set building material storage, workspace, tool, sound prop and theater supplies.
Plan:	During 2011/2012 volunteers spent three full-day work parties tearing off the lower roof section of the building and replacing some of the rotten boards, and re-roofing with rolled roofing. Needs to be done again by professional volunteer to replace all with new plywood and new shingles. The upper portion was replaced by a professional volunteer and the quality is much better. Install roof vents on lower portion.

The Big Ditch (not really a building, but worth noting)

Built:	1991 to 2002
Size:	Two, 700 ft long, 2 foot deep trenches, four feet apart, running from the Toutle building to the Theater backstage.
Construction:	Each trench contains a 4" corrugated black poly pipe containing a number of 1/2" to 2" PCV conduit. One trench is meant for electrical service, and the other for water and communications. Treated, ground-contact plywood vaults at 100 intervals along each trench run. Hand dug by volunteers over a 12 year period.
Condition:	Good.
Main Function:	Replaces the aging electrical service to the Theater facility in a code-compliant manner. Provide running water and communications to the Theater.
Progress:	The water system was completed in 1998. The electrical system was completed in 2002.
Plan:	Even though this upgraded the electrical systems from antiquated systems, electricity to the theater is still deficient. We would like to have PSE install a transformer behind the theater – please see next paragraph.

Electrical Transformer to back of Theater

Built:	proposed
Size:	long trench from transformer near Hansen's farm to backstage – PSE would lay cable and install transformer
Construction:	Dig trench down the middle of the back stage road to the theater for installation of cable
Main Function:	Bring better electricity to the theater so that lighting could be installed on the trail and around the theater, and to give more powerful electricity for sound/instruments at the theater.
Estimate:	\$40,000 - \$50,000.

Plan: This would be a legacy to current and future generations to solve the intermittent electrical problems at the theater. At present, during shows we can only operate our sound equipment and instruments. We can't use curling irons, hair dryers, electric tools, etc. at the same time because it would blow a fuse. We would like a dedicated circuit for sound and musical instruments and a dedicated circuit for everything else. Lighting the trail would allow nighttime concerts and performances.

Road to back of Theater

History: The Mountaineers have an easement from Seabeck Highway to the Foundation property (through the Hansen property). We are supposed to help maintain the road – it is very steep and it is the road we use to get to the back of the theater and we use it to transport audience members that can't hike the trail.

We are supposed to help pay for the grading of the road several times a year. Jim Hansen, who owns the house/farm cannot afford to pay anything to take care of the road. Bob Mathwig boards horses at the farm, and helps to pay for road upkeep. This is a joint responsibility between The Mountaineers and The Mountaineers Foundation and Jim Hansen.

Map of Kitsap Property

(not to scale)

