

# **The Building: Description, Pictures & Plans**

# LAKEWOOD COLONIAL CENTER & THEATER



**PROJECT EXTENTS**

## THE PROJECT

The portion of the existing building comprising the Theater and the immediate areas to either side complete the extent of this Project. Consideration for the exterior spaces, parking, landscaping and City image of the full building and environs should also be a part of any proposed redevelopment concept.

The following pages present the building spaces as they have been used in the past, followed by a graphic synopsis of the same areas in Section 8, with a graphic analysis of probable areas requiring upgrades for modern uses also in Section 8.

There are issues with current accessibility requirements such as elevators, stair and ramp access, along with modernized plumbing for any projected kitchen and dishwashing uses, but also for restroom requirements in terms of placement, design and number of fixtures for the projected uses of the spaces.

# LAKEWOOD COLONIAL CENTER & THEATER



**Theater**

## THE BUILDING

The Lakewood Theater is the centerpiece of the Project.



**Cafe**

**Restaurant  
Entry**

The 3 bays to the East are the Restaurant Entry and the Cafe to the left.

# LAKEWOOD COLONIAL CENTER & THEATER



**Apartment above  
Retail at Ground level**

**Service drive to  
inside court  
(NIC)**

The former apartment shares a winder stairway with a Balcony exit



**former Market space (NIC)  
last bay window (NIC)  
Dental office upstairs**

**Restaurant  
Entry**

All part of the original 1937 building.

# LAKEWOOD COLONIAL CENTER & THEATER



**north end of former  
Market/Drug Store (NIC)**

The rounded glass addition was a change from the original plans.



**east side retail space of former  
Market (NIC)**

All part of the original 1937 building.

# LAKEWOOD COLONIAL CENTER & THEATER



**west end retail (NIC)**

Part of the 1951 addition.



**northwest corner retail (NIC)**



**southwest corner retail (NIC)**

Part of the 1951 addition.

# LAKEWOOD COLONIAL CENTER & THEATER



**south service drive to inner  
courtyard (NIC)**



**south corner retail (NIC)**

Part of the 1951 addition.



**East Building, southwest corner retail (NIC)**

Part of the 1955 "V" building addition to the east.

# LAKEWOOD COLONIAL CENTER & THEATER



## ROOF PICTURES

Some examples of the existing mechanical roof equipment. Most access is from the 2nd floor Banquet Room for the original 1937 building or by ladder from the ground.

# LAKESWOOD COLONIAL CENTER & THEATER



## MORE ROOF PICTURES

More examples of the existing conditions for mechanical roof equipment.

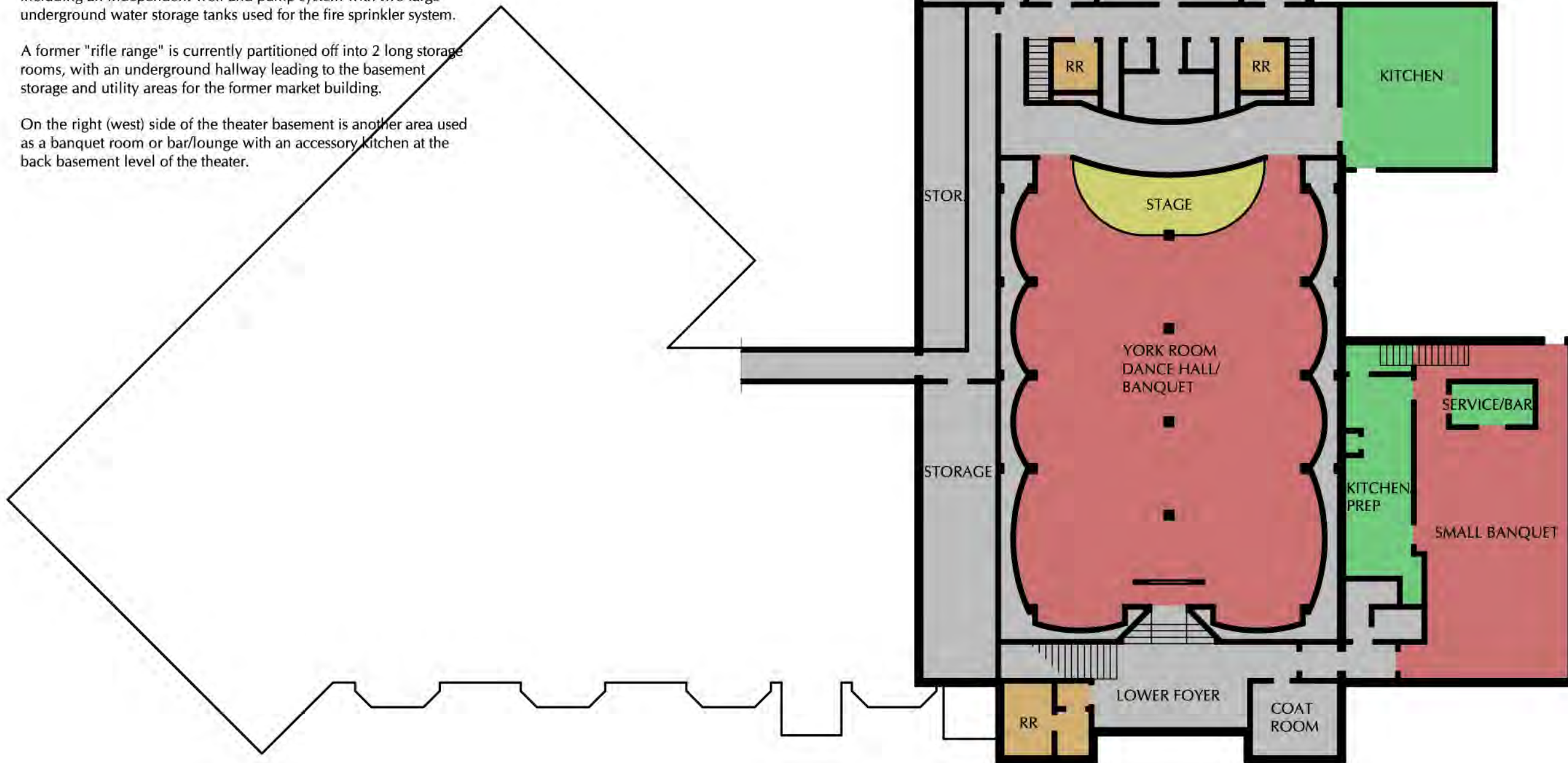
### THE BASEMENT

The theater basement was converted to a dance hall/ bar lounge in the '80's from an original designation as a "recreation area", but changed during construction to become the "York Room" as illustrated here and who's basic shape has been retained since inception.

Rear areas behind the stage hold most of the building utilities, including an independent well and pump system with two large underground water storage tanks used for the fire sprinkler system.

A former "rifle range" is currently partitioned off into 2 long storage rooms, with an underground hallway leading to the basement storage and utility areas for the former market building.

On the right (west) side of the theater basement is another area used as a banquet room or bar/lounge with an accessory kitchen at the back basement level of the theater.



EXISTING BASEMENT PLAN

### THE FIRST FLOOR

This level has the main theater with back stage area. The main fixed seating is on a slightly inclined slope with the balcony level covering almost 1/3 of the main floor. A ticket booth and two small restrooms sit at the front of the theater foyer.

Flanking to the right was a space originally intended for a retail hardware store, but more recently used as a meeting room, bar/lounge or banquet room.

A separate entrance was added between the first and second bay window as an awning covered entrance to the Terrace Restaurant. This foyer and circulation spine had a semi-open kitchen on the left with seating overlooking the cooking, and further kitchen prep and dishwashing areas behind.

A smaller, less formal cafe occupied the two bays to the left of the restaurant entrance.



EXISTING FIRST FLOOR PLAN

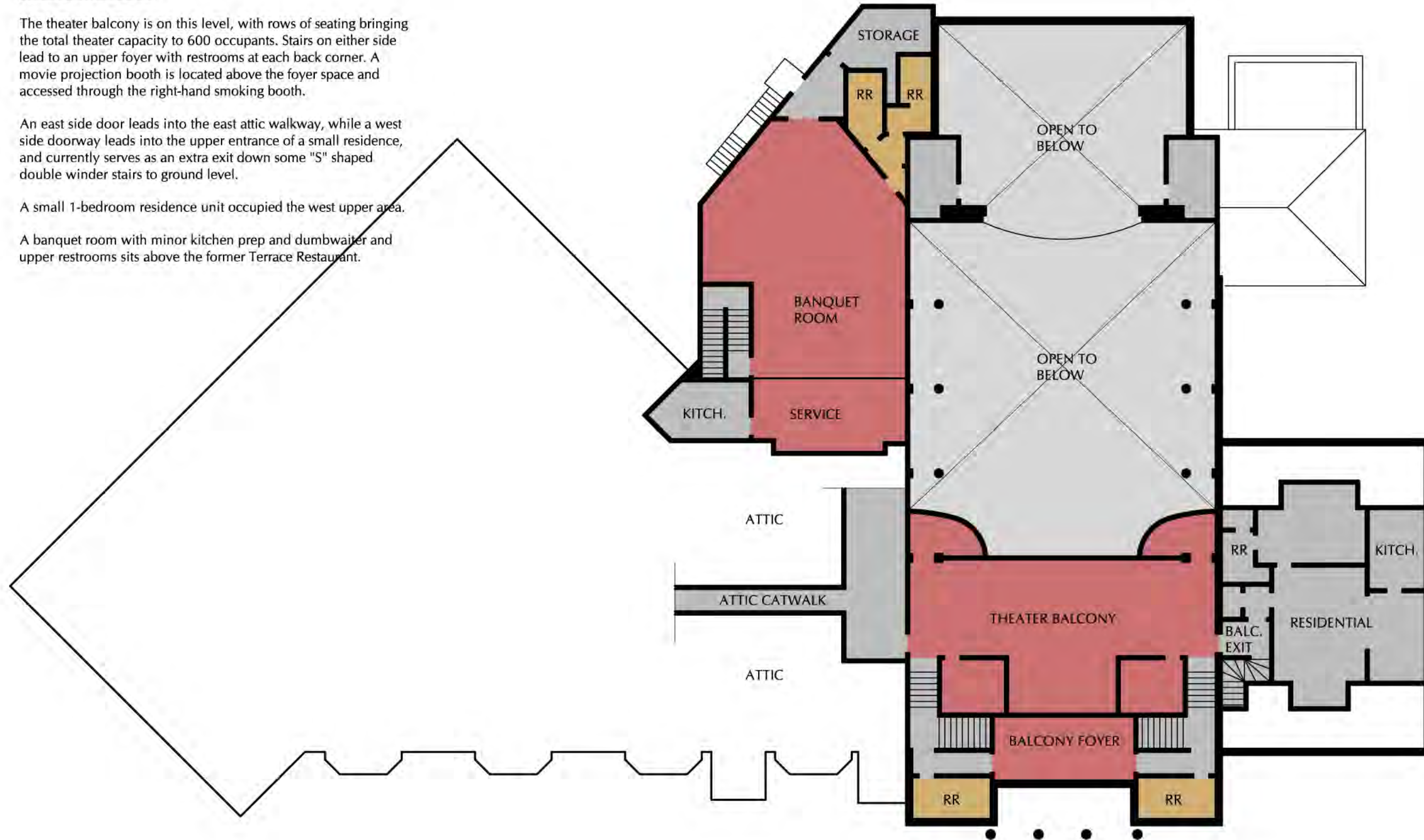
**THE SECOND FLOOR**

The theater balcony is on this level, with rows of seating bringing the total theater capacity to 600 occupants. Stairs on either side lead to an upper foyer with restrooms at each back corner. A movie projection booth is located above the foyer space and accessed through the right-hand smoking booth.

An east side door leads into the east attic walkway, while a west side doorway leads into the upper entrance of a small residence, and currently serves as an extra exit down some "S" shaped double winder stairs to ground level.

A small 1-bedroom residence unit occupied the west upper area.

A banquet room with minor kitchen prep and dumbwaiter and upper restrooms sits above the former Terrace Restaurant.

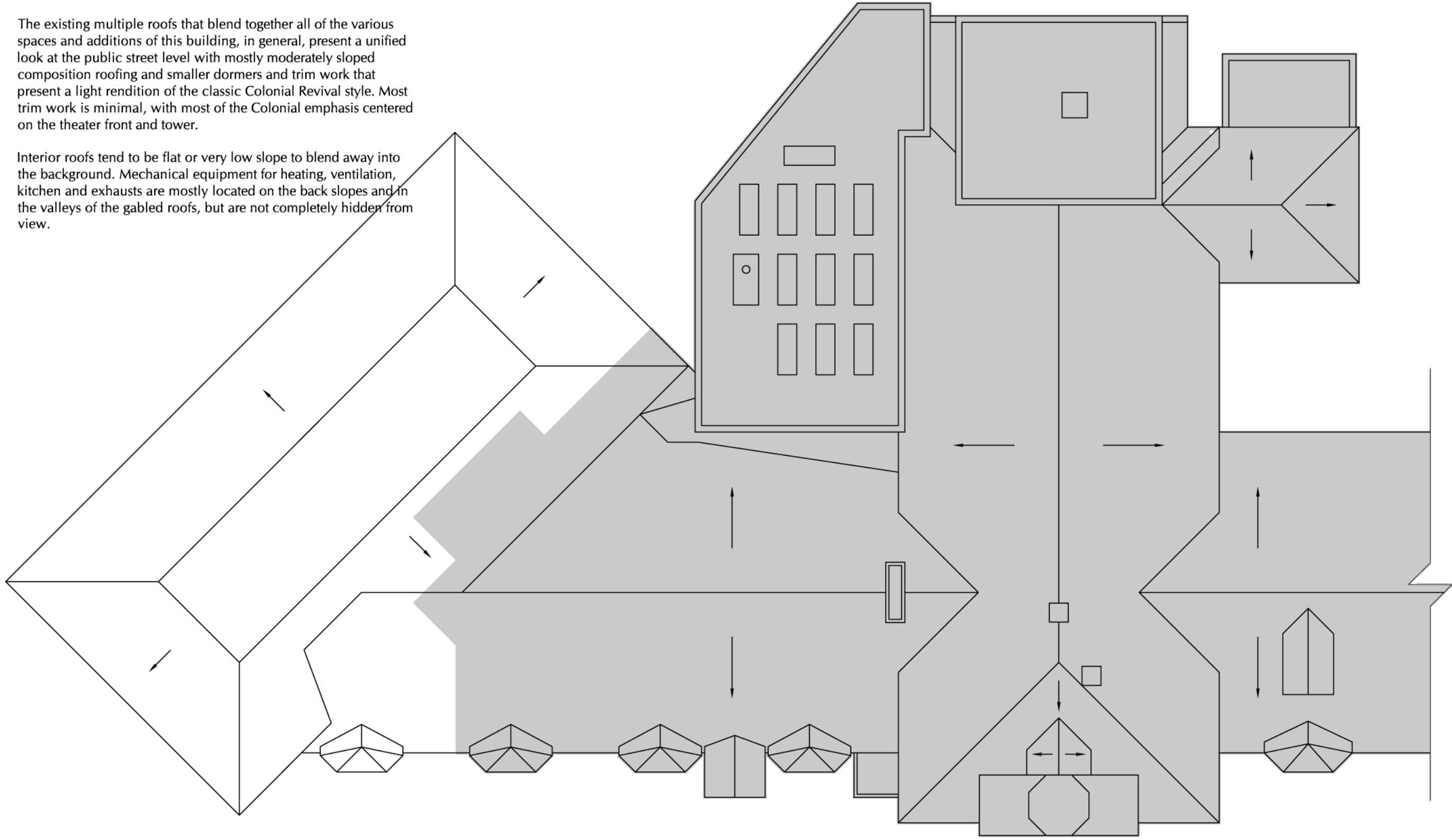


EXISTING SECOND FLOOR PLAN

**THE ROOF LEVELS**

The existing multiple roofs that blend together all of the various spaces and additions of this building, in general, present a unified look at the public street level with mostly moderately sloped composition roofing and smaller dormers and trim work that present a light rendition of the classic Colonial Revival style. Most trim work is minimal, with most of the Colonial emphasis centered on the theater front and tower.

Interior roofs tend to be flat or very low slope to blend away into the background. Mechanical equipment for heating, ventilation, kitchen and exhausts are mostly located on the back slopes and in the valleys of the gabled roofs, but are not completely hidden from view.



**LEGEND**

 PROJECT BOUNDARIES

**EXISTING ROOF PLAN**