

April 9, 2002

**State Theater Use Recommendations
35 Washington Ave. East
Hutchinson, Minnesota**

Second Floor:

Apartment: The second floor could accommodate 4 or 5 apartment or condominium units. The two larger units facing Washington Ave. would be the most desirable. Continuation of the original residential use of the second floor would most likely require the least amount of building code upgrades and would not require installation of an elevator. We would recommend continued occupancy of the second floor for residential units as the best use of this portion of the building.

Office: Conversion of the second floor to office use would require the installation of an elevator and any other code upgrades that would be required for a change in use. The cost of the elevator would probably not make office use economically feasible.

Ground Floor Theaters:

Theater: The original theater space works best as a single screen theater. The current two-screen configuration has created an undesirable exit route through the apartment corridor for the upper theater. The third screen in the original lounge has had the floor sloped for theater use that would make continued theater use the most economical means to utilize this space.

Since the Park Elementary School auditorium has been identified as the desired community performing arts space, use of the State Theater as a theater would have to be as a movie theater that shows films after the first runs are completed, classic or art films, or films with dining and drinking. These options are dependent on locating an operator and may require mothballing the theater space for now.

Other Commercial Uses: Conversion of the original theater space to other uses would require structural work to level the sloped floor slab to the ground floor level. This would probably be too expensive since the floor is a structural concrete floor system. Another possibility would be to create tiered platforms for use as display areas. This approach would be less expensive than leveling the floor.

Ground Floor Commercial:

Retail or Office: Elimination of the third screen in order to create one large 4,900 square foot lease space could be the best use of the ground floor commercial space. The space has good street visibility and would work well for retail use or an agency such as the Chamber of Commerce that requires good street exposure. The space could also work for a service use such as insurance office or travel agency. The third screen sloped floor was created by excavating below the existing ground floor level. It would not be that difficult to fill in the sloped area and install a new concrete floor slab to recreate a level floor. Another alternative would be to create tiered platforms in this space that could be used for a variety of uses.

Theater: The third screen theater could remain if an operator was found who wanted to use the extra screen.

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