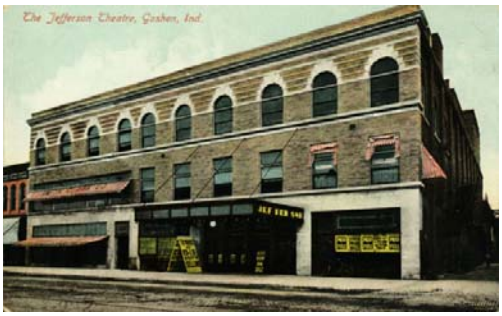
History

On November 5, 1905 the official dedication of the theater took place. The event was attended by Governor Frank Hanly and the Indiana Attorney General. Prominent citizens from all over Southern Michigan and Northern Indiana reserved seats. At 7:30 PM the doors opened and 11 ushers escorted delighted ticket-holders into the lavish theater which featured green and ivory decor with gold leaf trim, red oak and mahogany. Governor Hanly gave the welcoming address and Richard Mansfield a famous actor of the time officially dedicated the Jefferson Theater. The Goshen News-Times reported that in his speech, the Governor noted that 'Indiana has many splendid cities, many splendid communities and many splendid buildings, but no city the size of Goshen have so splendid a playhouse.'



Historic Postcard (post fire)

On December 18, 1906 tragedy struck the magnificent Jefferson Theater. A fire began in the basement of the Stiver and Smith Furniture Store. Despite the best efforts of the Goshen and surrounding fire departments, the flames eventually consumed the building. The next day, residents learned that the Jefferson had been completely destroyed.

Historic Postcard (post fire)

Subsequent to the fire, Patton & Miller Architects, also from Chicago, Illinois were hired to rebuild the theater. On October 10, 1907 the rebuilt Jefferson celebrated its return, opening to another packed crowd of dignitaries and featuring a performance by one of the top actresses and comediennes of the day, Marie Cahill. The Jefferson was off and running in what would be a rich era in its history. For the next several years top notch theatrical troupes made Goshen a stop on their way between New York and Chicago, treating locals to first-rate performances by some of the top actors and actresses of the time. During the off-season the Jefferson remained open, showing silent movies and hosting political and community events.

Historic Photo (fire)

In 1948 the Jefferson was remodeled with new seats and a new, V-shaped marquee. It was during this installation the theater was re-named "The Goshen Theater."

Existing Conditions

The theater located at 216 Main Street encompasses approximately 10,660 square feet. The second and third floors are approximately 3,250 square foot each. At the street level the theater's lobby extends to the street and is marked by a Marquee. The lobby is flanked on either side by commercial storefronts. Each of the storefronts connects to the theater lobby through passage doors. In between the South commercial space and the lobby is the only access to the upper commercial floors on the theater side of the building. The access to the two floors is via an exterior door up a common staircase. At the first landing you arrive at the second floor with the rooms all accessed off of the common corridor.

A second staircase takes you up to the third floor which arrives directly in the multi-purpose space. The building is a masonry bearing structure with heavy timber wood trusses spanning from north to south. The roof is primarily made up of wood plank construction.

Historical Plans (partial set) dated May 11, 1907 are included in the Appendix of this report.


West facade

Architectural General Approach

A building with the storied past of this one usually shows it age through space modifications and worn edges. This building is no different. The general condition of the building is good but some spaces suffered from the major modifications related to installation of mechanical systems and when the film projectors were installed. Other secondary spaces were reconfigured and were less invasive on the overall building.

Marquee

The goal of the project is to restore the exterior of the theater, allow for expansion of the public areas to accommodate current patron expectations, and rehabilitate the auditorium and stage to support the Owner's intended programming. The details of which are further explained in this section. All of the recommendations are considered "wish list" items and are without priority. The prioritization of the recommendations will depend on the Owner's final decisions, the ability to fund the renovations and meeting the Secretary of the Interiors Standards for building rehabilitation.

Marquee (night)

Exterior – West Façade (Primary)

The building that houses the theater is made up of two separated "buildings" that share a common façade. The theater and the flanking commercial retail spaces make up approximately sixty percent of the façade and the adjacent Menno Travel on the interior. Most of the façade of the building reflects the 1907 design except for the first floor commercial areas. The façade is veneered with contemporary field stone below the storefront cornice from the South corner of the building to the beginning of the Menno Travel portion of the building. The small areas from the Menno Travel building to the North corner are original stone and storefront all of which is similar to the original design. All of the storefronts and entries on the primary facade are contemporary aluminum style.


South facade

At the second level, the building changes to a standard face brick separated from the lower portion by a stone cornice. A major distinction between the two buildings is identified by the window pattern. The theater side is characterized by a series of punched openings filled with non-operable windows with a transom above.

These were once all operable one over one windows. Above the Menno Travel space, the windows change to a wide continuous glazed area. This was changed during the reconstruction of the building after 1906. The sill of the windows is the separating cornice, and none have a decorative lintel. The third floor of the façade is again separated by a cornice which also acts as the sill for the windows. At this level the windows are more detailed with half round tops of stone in a keystone pattern. Also at this level stone is introduced in a stripped pattern starting at the spring of the arched windows. The top of the building is capped with a decorative dentil styled stone cornice and corbelled parapet and stone coping.


South façade base detail

Recommendation for West Façade (Primary)

The second and third levels of the building brick and stone façade are in good condition. It is recommended that the upper level brick and stone be cleaned by a non chemical process. Once cleaned the vertical and skyward facing stone joints should be pointed and sealed. The project should allow for 20% of the brick to be pointed, with a mortar to match the color and density of the exiting mortar. On the West elevation there are sixteen window openings (punched) and one continuous glazed unit above the storefront level. Twelve of the windows have been replaced with a single picture style while the reaming four appear to be original to the building. The twelve windows that were replaced would remain and only receive simple repair and paint. The four original windows above the Menno Travel storefront at the third floor would require removal to repair the sashes and frames, and install insulated glass within the existing profile of the window.


South façade window

The veneered “field” stone from the south corner to the Menno Travel section of the building should be removed. It is expected that the removal of the veneer will severely damage any underlying stone from the original building. Care should be taken to save any and all possible underlying stone; however, it should be assumed all of the stone will be replaced with matching color and size to replicate the original design.


South façade door

The knee walls below the aluminum storefront were originally panelized. In addition, the storefronts had transom above the door and window. These two areas will be returned to this original configuration.

It is the intent to retain the existing Marquee. This will require further exploration to confirm the structural integrity of the support structure. At this time an allowance for some repair of the substructure should be identified. In addition to the substructure the marquee will require general repair to the neon, lights behind the lettering and running lights.

Exterior – South Façade (Secondary)

The South elevation (secondary façade) of the building is characterized by a series of masonry bays. Each of the first three bays has windows at each level. Each of the windows is arched top with stone sills. The windows are a variety of styles some openings have been in filled with brick while others are wood panels. Some of this was related to the space within the building above grade. Below grade the windows were probably filled in to allow for the road to be paved. The bottom of the building masonry steps out to meet the alley and steps back to create the bays at approximately three feet. This corbelling also occurs just below the window line and comes out to create the sill which is capped in stone. Each bay resolves at the top of the building with corbelled masonry which is capped in stone.


East façade

Recommendation for South Façade (Secondary)

The masonry along the lower walls of the south façade is in the poorest condition. The stepped detail at the base of the masonry allows water to stand and work its way in to the joints. Additionally the use of salt on the alley is deteriorating the face brick. It is recommended that this practice be stopped to control the deterioration of the brick. The brick under each window sill also shows signs of mortar washout along with the joints at the window header.

The vertical and skyward facing stone joints should be pointed and sealed. The project should allow for 50 percent of the brick to be pointed, with a mortar to match the color and density of the exiting mortar. The alley is crowned in the middle shedding water directly towards the building.


East façade

To control the water infiltration into the basement of the building, the alley pavement must be reworked. It is recommended to reform the alley to allow the water to run in the center and out to the main roads for collection or add drains in the center. Some of the windows and doors have been replaced of the years. Some windows have been in-filled with either masonry or wood to allow for the building to utilize the space within the building. It is recommended to replace the wood in-fill for five of the openings to ensure a weather tight system. Two windows that were not replaced should be repaired and new insulating or laminated glass should be installed. All of the doors along the alley should be replaced to ensure proper function and door seal.

The two fire escapes along the alley should also be completely replaced with stairs to grade.

Exterior – East Façade

The East façade or rear of the building continues the details of the South façade but has few windows most of which have been covered over.

This side of the building is mostly related to delivery and service. Many of the building mechanical units and utility services enter the building from this side.

Recommendation for East Façade (Rear)

The same issues occur at the lower three feet of the building, where the stepped masonry coursing is in need of repair. This elevation is the most damaged by water. It is estimated that 50% of the lower three feet of the wall should be rebuilt with the remaining pointed. Also to control water into the basement all of the access panels into abandon coal rooms and fuel oil should be removed and filled in. The upper portions of the façade related to the Menno Travel space have windows and doors that are either filled or boarded over to control air infiltration and damage. There are also two levels of fire escapes from the third and second floors from the Menno Travel side of the building. When the upper areas of the Menno Travel side of the building are reopened, these fire escapes will require replacement. The doors and windows should be repaired or replaced. Neither of these items is recommended at this time.

Exterior – Roof

The current roof was installed within the last ten years. No recommendation other than maintenance is suggested at this time. Any work required to penetrate the roof membrane would require appropriate details to maintain integrity of the surface.

Exterior – North Façade

The North façade of the building was originally designed as a common wall between zero lot-line buildings. However, the adjacent building was not but the full depth of the Goshen theater. This left a large portion of the façade exposed. This side of the building is unadorned and built with a simple common brick has a few windows openings and is devoid of decorative detail.

Recommendation for North Façade (Common Wall)

Although this façade is the common wall between two buildings, the condition of the brick along the lower portion of the wall is poor. The major concern is the water infiltration that has occurred over time. The mortar is washing out of the joints creating a pathway for water. It is recommended to point approximately the lower 24 inches of the building and around the east entry door. The upper windows are covered over for protection. These should remain in place until renovation of the upper floor is considered.

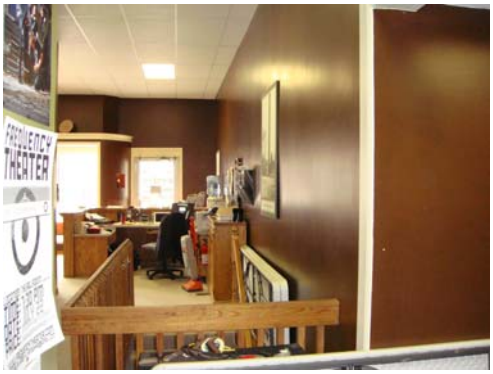

North façade (East entry)


Main Lobby


Main Lobby

First Floor – Lobby and Storefronts

You entry into the theater is through a pair of aluminum storefront doors on either side of the abandon ticket booth. Once you arrive in the theater lobby, the major characteristics are the pressed metal arched ceiling the lighting fixtures and entry doors in to the auditorium. Also within the lobby is a small concession counter with doorways leading into the adjacent North and South commercial spaces. The concession counter made of plywood and profiled molding seems to be made of contemporary materials. The area where the counter now occupies was enclosed and noted as the box office in historic plans. The side walls of the lobby are painted with a profiled decorative molding just above the doors openings and a painted profiled base. The space is defined by a flat ceiling at the front of the lobby and transitions to series of arches as you move towards the auditorium entry.



South Storefront


North Storefront

The lobby is small relative to the 750 seat capacity of the auditorium. The concessions counter also reduces the area for patrons to wait during a preshow or intermission. The main toilets for the theater are located in the adjacent commercial space. The men's toilet room is accessed from the lobby and the women's is accessed through the auditorium space. The total water closet fixture count of three (one for male and two for female) is below the required amount to meet today's code standards. By today's standards the total water closet fixture count at minimum should be nine (three for men and 6 for women for a facility of this seating capacity. However, theaters have a need for a higher water closet fixture count do to the short show intermissions and quantity of people needing to utilize the facility. Additionally some attempts have been made to provide accessibility to these water closets but this access needs more improvement.

The adjacent south commercial space is currently utilized as the business office for the theater. It is accessed from both the street and the lobby. This space has been changed many times over the years and does not reflect any major decorative details from the period of significance.

The North storefront can also be accessed through a doorway within the theater lobby. This is currently used by the theater during religious services for young children. The space has been changed many times over the years and does not contain any character defining details within the space other than the window and door to the street.


Historic Photo

From this floor you can also access the upper levels through the staircase. The staircase connects to the lobby via a doorway in the entry vestibule. It can also be accessed from the exterior. The second and third floors are not ADA accessible at this time.

Recommendation for First Floor – Lobby and Storefronts

The theater lacks the necessary patron amenities to support the types of programming that they desire to offer. The biggest deficiency is the toilets for patrons. The recommendation is to develop these services into the rear portion of the North commercial storefront. The expansion would include new toilets for both men and women that are ADA compliant and at a quantity to support the capacity of the theater. These would be accessed through an opening in the wall between the two spaces. The lack of space within the lobby is also of concern. To remedy this the recommendation is to remove the concessions counter that is within the main lobby and relocate this to the rear of the
North storefront commercial space and provide an opening with a counter from the storefront to the lobby. With the commercial space and South storefront already connected, we are recommending the storefront to be redeveloped to act as an extension of the current lobby for patron overflow and other pre and post show events.

To increase the accessibility to the building on the upper floors an elevator with a 2500lb. capacity is recommended. The location is within the North storefront at the common wall between the Menno Travel side and the theater side. This will allow for both parts of the building to utilize the elevator. The elevator will go to the basement and all the upper floors within each side of the building. These areas are detail in the conceptual plans.

Auditorium/Balcony and Stage

The auditorium is a proscenium end stage configuration with seating at the orchestra level divided into three seating sections. The seating sections are accessed via two main aisles and two side aisles. The overall seating capacity is 750 with approximately 450 at the orchestra level and the reminder in the balcony. A third balcony once existed but has been completely removed.

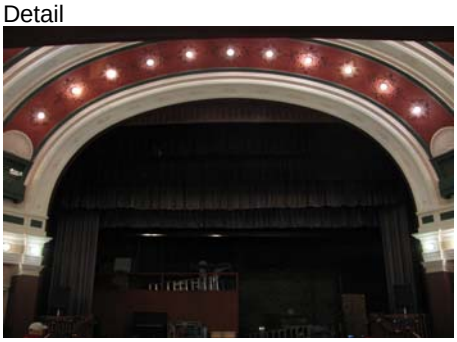
The main auditorium volume is characterized by high ceiling broken into three section defined by ceiling beams. The rear section is higher and panelized.

The proscenium is a large double arched opening with ornate detail at the banding and cornice. Both arches and the face of the balcony are encrusted with lights. These lights along with the lines of lights that are on the ceiling beams illuminate the space. The side walls are a series of framed fabric panels surrounded by painted plaster. Each frame is surrounded in plaster detail. The underside of the balcony is mostly flat plaster with a small raised frame detail along the perimeter.

Historic Photo (audience chamber)


Rear Audience Chamber


Detail


Proscenium

The balcony has not been utilized for seating because of the current condition of the wood flooring and the seats. The balcony is accessed via two stairs located in the rear and to either side of the audience chamber. The balcony seating can accommodate approximately 300 patrons. Some of the seating has been removed to allow for a technical lighting and sound control position.

The stage is adequately sized for the programming anticipated. The current rigging system is hemp style with a wood grid at 60 feet above the stage. The current stage has an extension built beyond the plaster line and is stepped down from the level of the main stage. This extension is built partially over the original orchestra pit. The orchestra pit is accessed by small stairs that flank the stage. The only access below the stage is from the stage. The basement houses the mechanical rooms and a few old dressing rooms.


Balcony


Rear of Stage

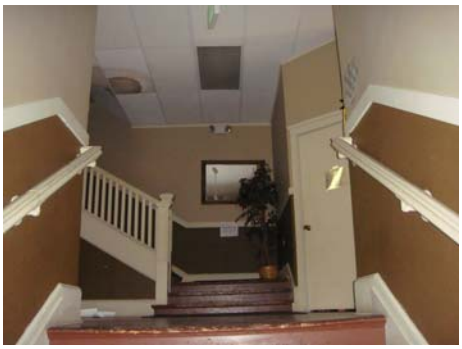
Recommendation for the Theater/Balcony and Stage

The audience chamber is generally in good condition. The seating capacity if all seats were usable would meet the needs of the program. However, the location for wheelchairs is not ideal. We are recommending the orchestra seats to be refurbished and at the rear of the seating area spaces should be left to allow for wheelchair locations. Additionally, the floor at the center section of the seating should be reinforced from below to reduce the spring in the floor. With the program variety the floor under the seats and the aisles could be painted or carpeted. At this time we are recommending the aisles be carpeted and the area under the seats be painted. This would also occur at the balcony; however the seat would be new based on the condition of many of the seats at that level.


Area below Stage

The side walls and ceiling of the chamber require minor to medium level repair. Most of the side wall is covered in fabric panel; this should be replicated and replaced with sound insulation behind to control the acoustics of the room. It is not known if the colors in the space are original, this should be further investigated to confirm historic color palette. At the time of this report it is assumed the colors are not original. The remainder of the space should be painted.

The final colors would be reviewed with the historic preservation office. All system upgrades are noted in the engineering narratives.


Stair to Second floor

Many programs are anticipated for the theater. To accommodate their needs the stage floor should be replaced with a working stage floor. This would include wood sleeper with resilient pads underneath spaced between 16 and 24 inches. This is covered by two layers of plywood and cover by painted double tempered hardboard. The remainder of the upgrades is noted in the theatrical narrative.

A major deficiency in the theater is accessible actor or talent support areas. These are the spaces where talent prepares for a show and gathers between acts or intermissions. To provide this much needed spaces we are recommending expanding into the rear of the adjacent Menno Travel side of the building. This would be accessed via a door on stage right. The space would include two dressing rooms, a green room, toilets and shower, and production manger office at the stage level. This expansion would also happen at the basement level. This area would include two larger chorus rooms, toilets and shower. These areas are detail in the conceptual plans.


Second floor conference room

Second and Third floors with Recommendations

The second and third floors of the commercial space are accessed primarily from the East street entry. The second floor is currently used for rental office space and support for dance classes. The original plans show the space at the second floor subdivided into six offices. Over time the floor plan has been modified and reconfigured. The stair to the third floor was moved to accommodate the theaters projection room located at the third level. Other modifications included combining office to create one large conference room. More than 50 percent of the floor has been affected by these changes. However, some detail remains within each of the current offices in the cornice detail and interior windows.


Third floor multi-purpose room

This floor plan will be adjusted to accommodate the addition of the elevator in the northeast corner. We will also reconnect to the once abandoned stair to allow for better egress from this and the third floor. The remainder of the floor will undergo minor renovation limited to painting and plaster repair. The use of the space will remain as office space rental and as the theater administration needs grow this will provide much needed office space.


Projection Booth

The third floor is a large multi-use assembly space. The space is subdivided to allow for a warming catering kitchen and general storage area used to support the various functions. Also at this level are a small toilet room and the projection booth for the theater.

The primary character of the space is the size. In the original drawings the space was noted to be a lodge hall with an adjacent ante room. We believe the multipurpose room is within the original lodge hall space. It was not confirmed but the original metal ceiling may still survive above the contemporary acoustic tile ceiling.

At this level the intent is to keep the space functioning as an assembly area for various programs. This would keep the warming catering area and the storage space. The major adjustment is the location of the elevator and a separation of the stair an elevator from the main room.

This would provide the appropriate ADA accessibility to this level. The space would also get new flooring and repainted walls. As for the ceiling, the recommendation is to remove the acoustic ceiling tile system to reveal the original metal ceiling. The lighting could be pendent fixtures with the HVAC ductwork running above the ceiling.

The projection room would remain but would be converted to a theater control booth.

Basement floor with Recommendations

The basement of the theater and commercial spaces may have originally been a commercial office area. However, through time this basement level has been reconfigured into a series of small rooms dedicated to educational space, a youth organization and mechanical equipment. Staircases located in each of the commercial spaces and one in the lobby provides access to this lover level. The historical drawings note this lower level as a restaurant with the kitchen area located under the South commercial space. Any remnants of this program or detail related to that program are no longer evident in the space today. The recommended reuse is to keep a social space available for the theater for pre and post show events. It will also house the mechanical equipment for the commercial portion of the building. The details of this area are included in the conceptual plans.

End of Architectural Narrative.