



ENEAN THEATER RENOVATION PROGRAM

The Enean Theater, at 325 E. 10th Street, was constructed in the mid-1930s. All of its building systems are outdated by today's standards, including electrical, plumbing and mechanical (heating and air conditioning) systems. In fact, the building has no heating system whatsoever and it never had any real air conditioning. So the Redevelopment Agency's renovation program will include all new building systems, as well as seismic upgrades to make the structure safer in the event of an earthquake. Restrooms also are inadequate by today's standards (too small) and are not handicapped accessible.

Existing small restrooms are now located off the mezzanine, accessible only by the main stairs in the lobby. New handicapped accessible restrooms will be created on the first floor and will be expanded to accommodate more users. In addition, the new women's restroom facilities will be about twice as large as the men's facilities in order to prevent long waiting lines. The entire building will also be made handicapped accessible by the addition of two elevators and other means.

The renovation is geared toward making the building a multi-purpose facility so it will have flexibility to accommodate more uses. As a result, the main auditorium floor, which at some point in time was made level with the stage instead of sloping down for stadium type seating, will remain level. But the stage will be raised by about three feet. This will allow for folding floor seating of 295 persons, or 246 persons if a stage extension is used. This configuration also will allow dinner theater or just dinner seating of 174 persons at 29 tables.

The area of the main auditorium that is under the balcony overhang will be enclosed to create three rooms, one which will serve as a heating kitchen for catered events, one of which will serve as a bar, and the third to act as a vending machine room.

The old dressing rooms underneath the existing stage will be retrofitted and an elevator or lift will be installed to bring handicapped persons from the dressing room to the stage.

A one-story addition will be added on the east side of the theater to accommodate expanded women's restroom facilities, equipment rooms, an elevator, fire exit stairs and the like. A new heating and air conditioning system will be installed on the roof of the one-story addition. A steel structure the height of the existing theater will be erected on

top of the one-story addition. This steel structure is the main component of the seismic upgrade, but it also will house an elevator shaft, fire exit stairs and duct work for the new heating and air conditioning system. The front portion of this new structure, the portion fronting on 10th Street, will be enclosed in e-rated glass with aluminum louvers to create a museum space where old artifacts of the original theater may be displayed.

A portion of the lower balcony will be retained and will contain the only fixed seating in the theater, able to accommodate about 74 persons. The lower balcony also will house a new control booth for sound and lighting. The upper balcony and the old projection booth will be demolished to accommodate a third floor addition that will serve as a sound proofed multi-purpose room. A new elevator on the east side of the building will access the main floor auditorium, the lower balcony/mezzanine and the third floor multipurpose room.

The old mezzanine will be accessible from the balcony and also will be available for multi-purpose functions, such as, maybe, a bride's dressing room during wedding functions. A doorway to the top of the theater marquee will be located on the mezzanine, which could be used for a bride to throw her bouquet to well wishers on the sidewalk below. The marquee itself will be replaced a state of the art full color LED marquee with a resolution capable of displaying both photos and text.

The former small parking area to the east of the building will be converted to a pedestrian gathering area that will contain landscaping and street furniture. Greatly expanded parking will be provided nearby. A roof sign that once graced the theater will be replicated from historical photos and mounted atop the roof at the same location as the original.

Construction drawings for the renovation are anticipated to be complete by the end of 2007. Construction of the \$10 million to \$12 million renovation is expected to begin in 2009.



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