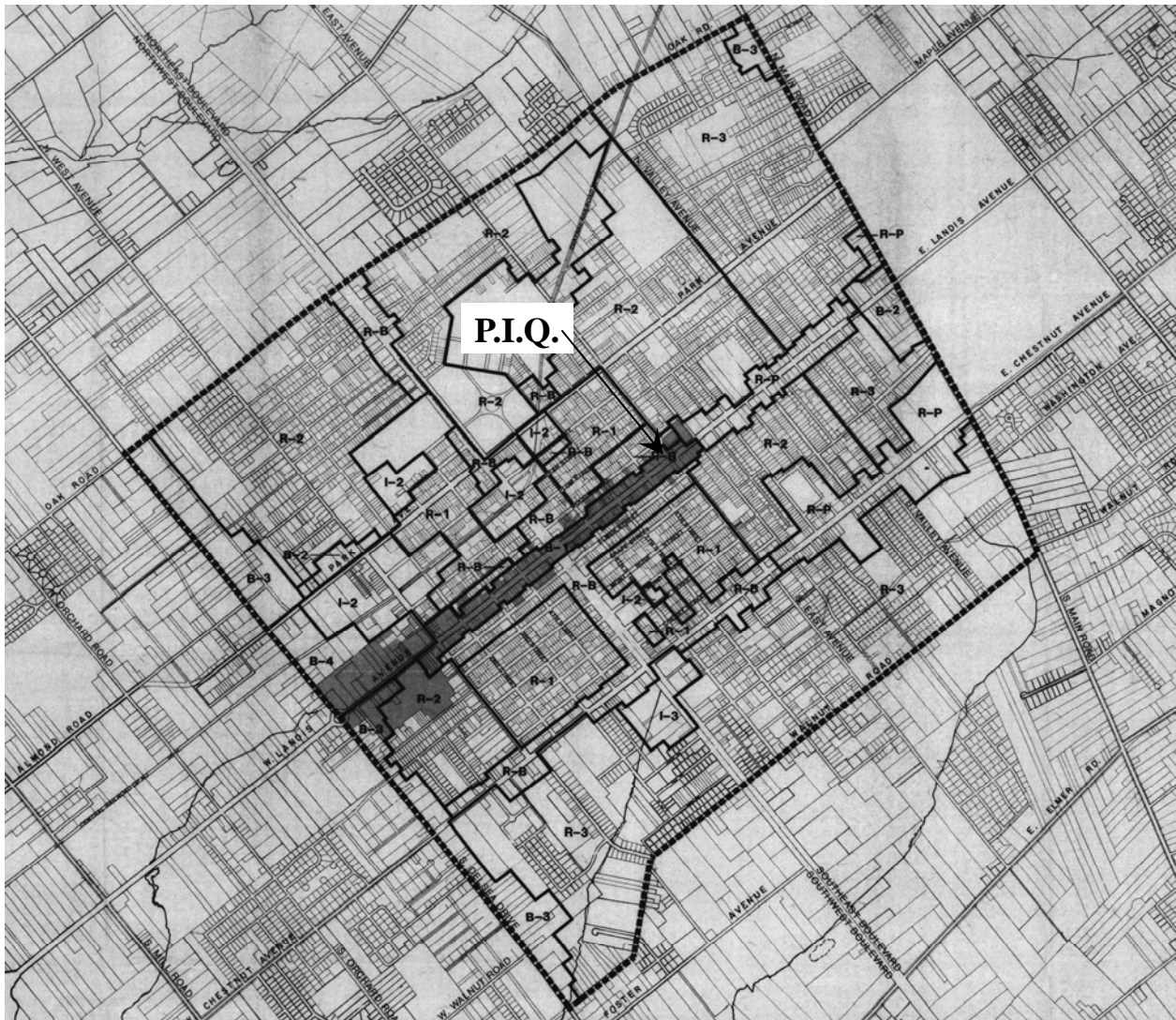
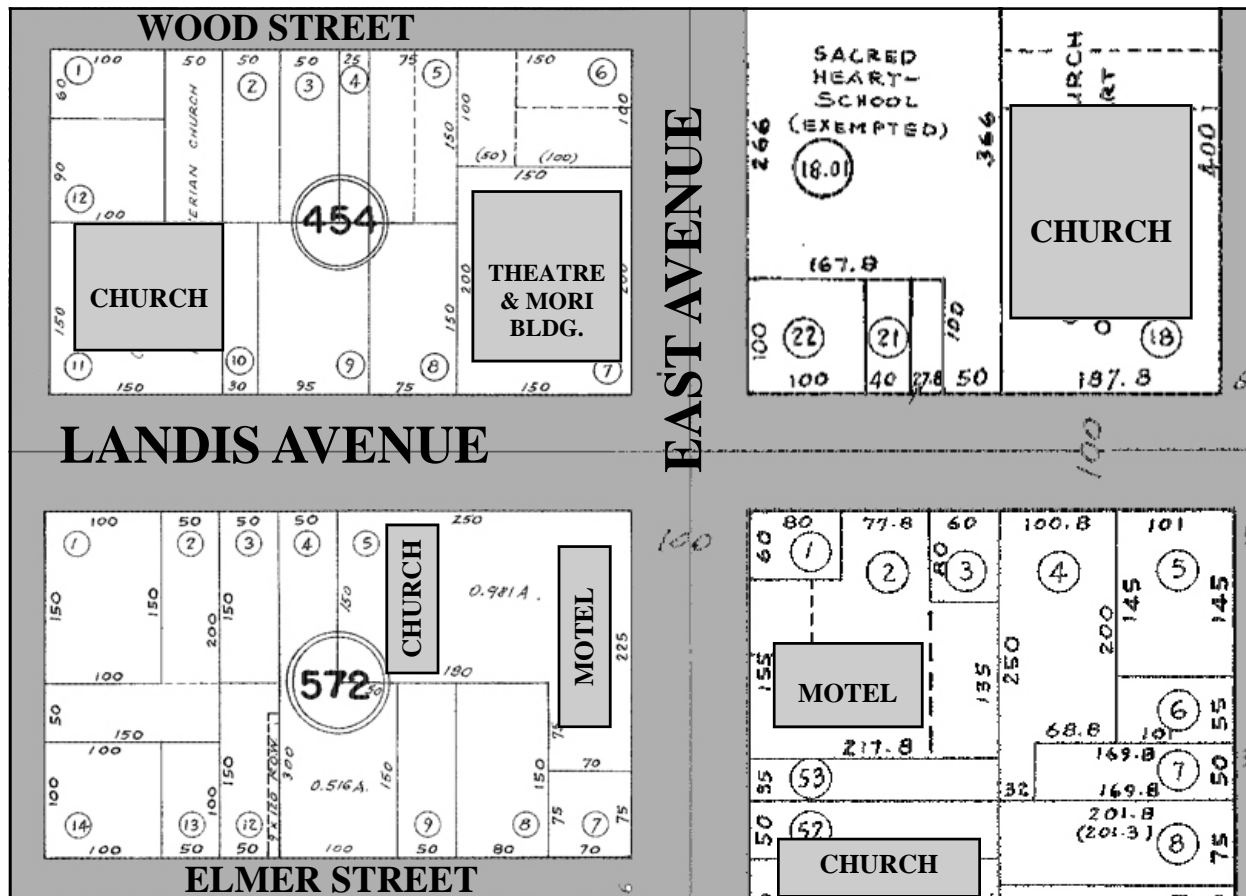


City of Vineland Proposed Zoning Map—Last Revision: March 2007



City of Vineland—Center city zoning map



Partial City of Vineland Tax Map of immediate area

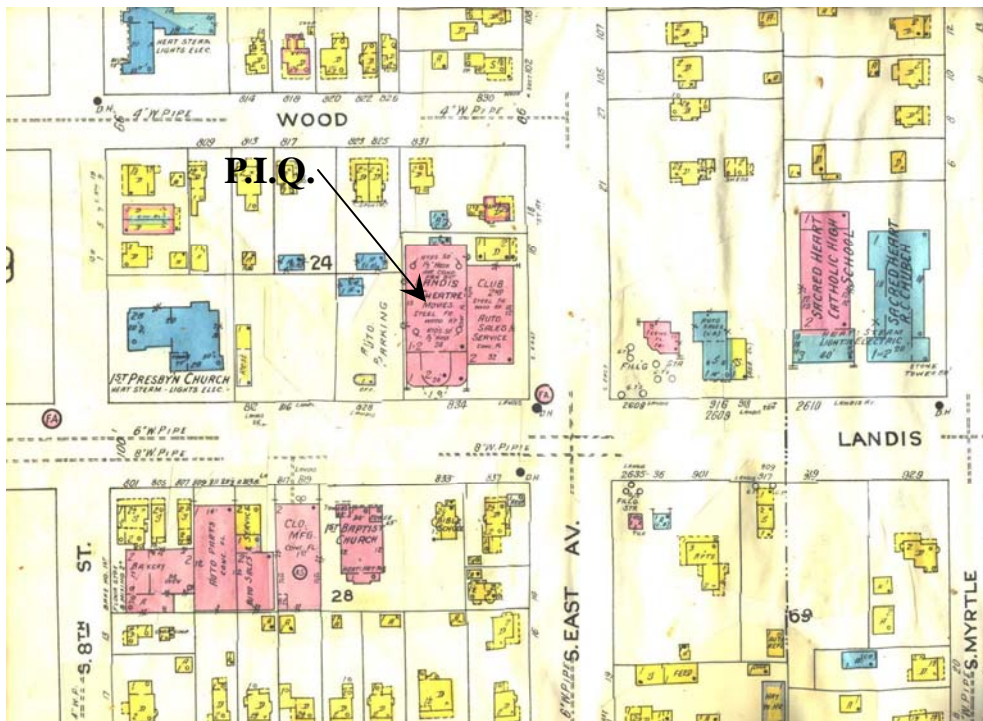
The Landis Theatre / Mori Brothers Building complex is located on the southwest corner of Landis and East Avenues. City of Vineland Tax Maps indicate the property as Lot 7 of Block 454. The physical address of the property is listed as 834—836 E. Landis Avenue.

| | |
|-------------------------------------|----------------------------|
| NORTHWEST CORNER (BLOCK 454) | |
| LOTS 2 - 5 | <i>PARKING</i> |
| LOT 6 | <i>FIRE HOUSE/ NURSING</i> |
| LOT 7 | <i>LANDIS THEATRE</i> |
| LOT 8 | <i>PARKING</i> |
| LOT 9 | <i>BANK</i> |
| LOT 10 | <i>PARKING</i> |
| LOT 11 | <i>CHURCH</i> |
| SOUTHWEST CORNER (BLOCK 572) | |
| LOT 1 | <i>RETAIL</i> |
| LOT 2 | <i>RETAIL / RESTAURANT</i> |
| LOT 3 | <i>RETAIL (NAPA)</i> |
| LOT 4 | <i>LAW FIRM</i> |
| LOT 5 | <i>CHURCH / MOTEL</i> |
| LOTS 7-9 | <i>RESIDENTIAL</i> |

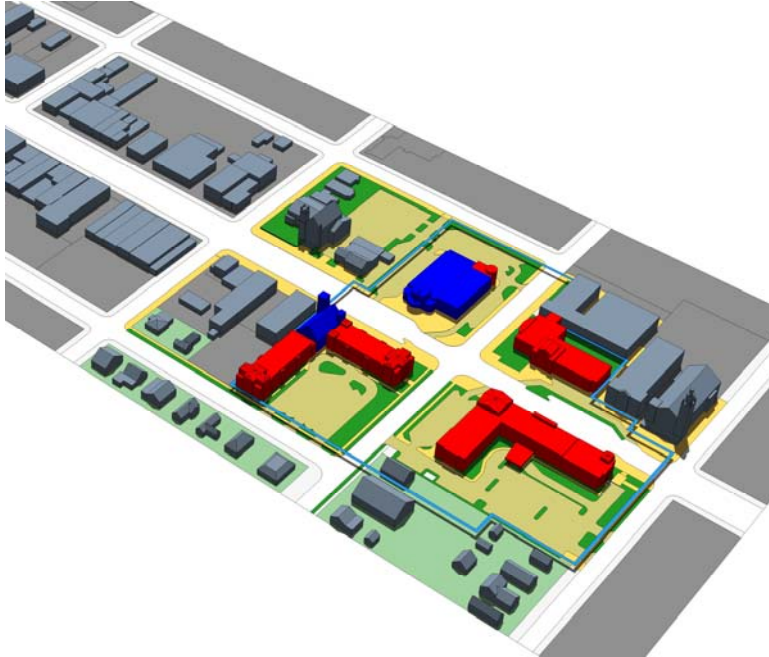
| | |
|---|-------------------------|
| NORTHEAST CORNER (BLOCK 459) | |
| LOT 18 | <i>S.H. CHURCH</i> |
| LOT 18.01 | <i>S.H. SCHOOL</i> |
| LOT 21 | <i>RETAIL / DENTIST</i> |
| LOT 22 | <i>AUTO DETAIL</i> |
| SOUTHEAST CORNER (BLOCK 598) | |
| LOT 1 | <i>RETAIL (PIZZA)</i> |
| LOT 2 | <i>MOTEL</i> |
| LOT 3 | <i>VACANT LAND</i> |
| LOT 4 | <i>RETAIL</i> |
| LOT 5 | <i>WAWA (CLOSED)</i> |
| LOTS 6-8 | <i>RESIDENTIAL</i> |
| LOT 52 | <i>RESIDENTIAL</i> |
| LOT 53 | <i>RETAIL (CLOSED)</i> |
| <i>(Italics represents usable lots)</i> | |



Aerial Photograph of property and surrounding areas

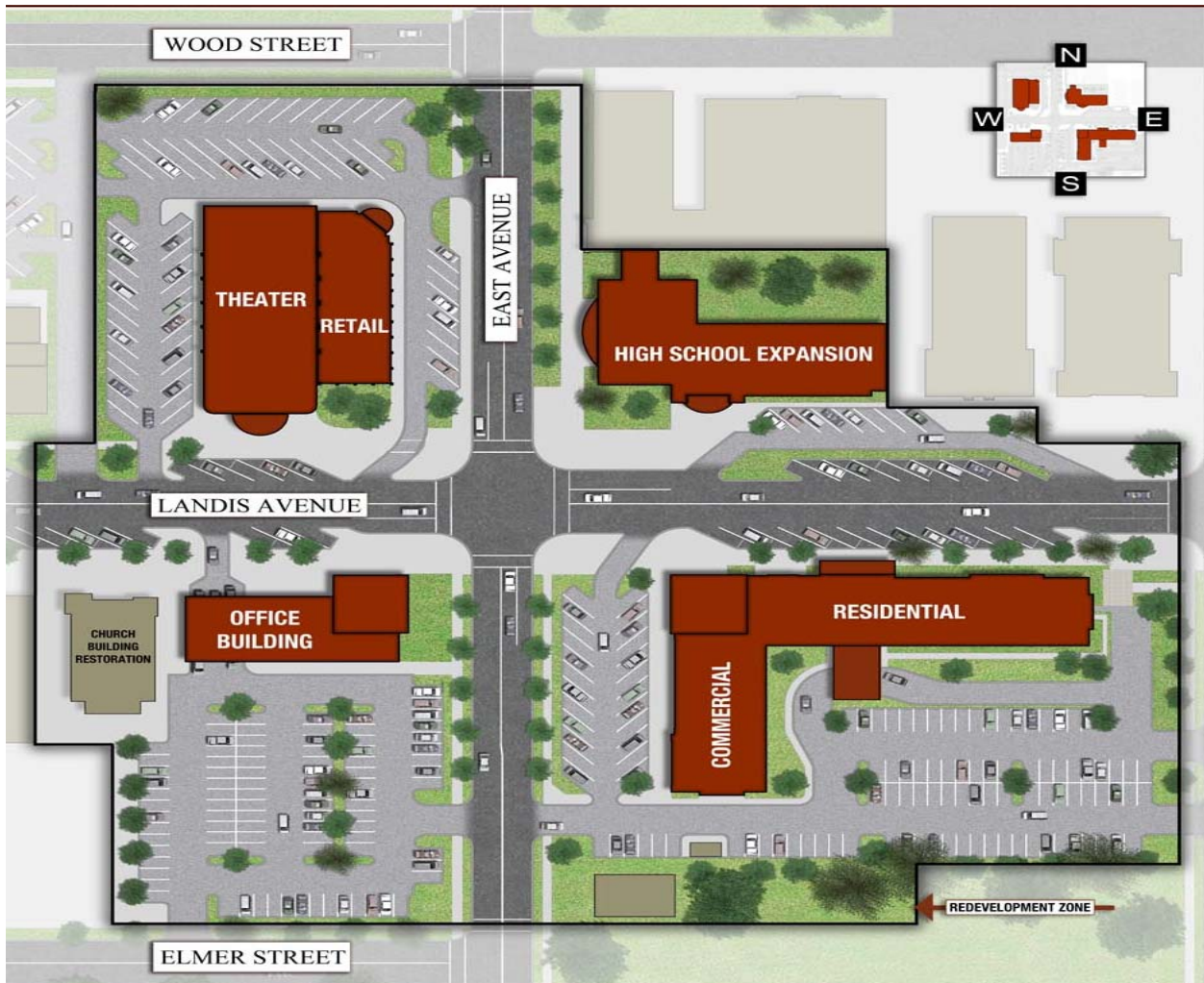


Sanborn Atlas—circa 1940



The rehabilitation of the Landis Theatre / Mori Brothers Building complex is the anchor of an aggressive redevelopment plan instigated by the City of Vineland Municipal government through the form of a development proposal request. Included in the redevelopment of the four corners of Landis and East Avenues are a two-story high school addition for Sacred Heart and multi-storied mixed use structures on the remaining corners.

Proposed aerial site plan of Landis Theatre and proposed surrounding redevelopment



Proposed site plan of Landis Theatre and proposed surrounding redevelopment



Exterior doors, note fire damaged ceiling and walls



Angled side wall with display cases, note metal air register

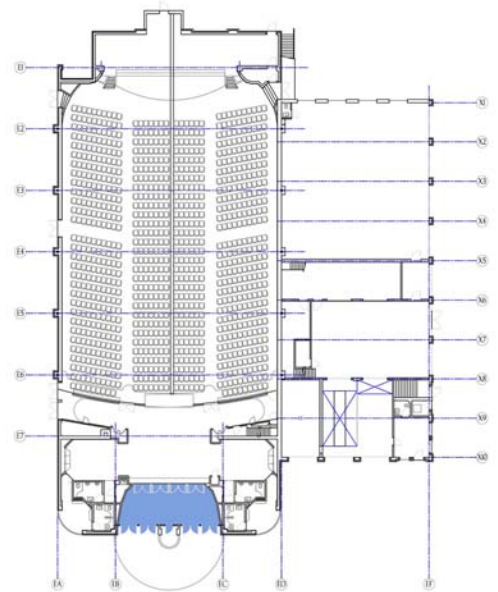


Interior doors to foyer, note colored metal panels



Exterior metal and glass doors and door to ticket booth

Outer Lobby



Outer Lobby—

The outer lobby is accessed from the exterior through the two inner most sets of doors. A circular patterned two-color terrazzo floor guides patrons into the main foyer through 4 sets of wood veneered doors. Both side walls are angled towards the inner doors. The ceiling is 10'-0" high and consists of painted plaster with no additional detail. Walls are covered in blue colored metal panels with stainless steel trim bands framing the panels. One larger display case is flanked by two smaller cases on each side wall. A custom linear pendant light fixture with glass rod tubing runs approximately 21' in length at the center of the lobby. A wood veneered door provides access to the remote ticket booth under the outdoor canopy.

Conditions of the space in general are poor to fair. The interiors of this particular space are in better shape than most in the theatre. Metal wall panels are mostly intact as is the stainless trim. The plaster ceiling shows some damage due to moisture, major damage due to an electrical fire from 1994. Portions of the terrazzo flooring are intact though carpeting was at one time glued directly to the terrazzo finish. The existing light fixture is intact although re-lamping will be required for reuse. The existing exterior doors are functioning. Glass panels should be replaced as well as damaged hardware. The interior doors have been covered over with carpeting and show signs of wrapping due to moisture. The show-cases are intact for the most part although there is substantial damage at the location of the 1994 fire.



Custom hanging light fixture with glass rods



Glass rod light fixtures at soffit above lobby doors



Light fixture at inner foyer, note curved plaster soffit with trim

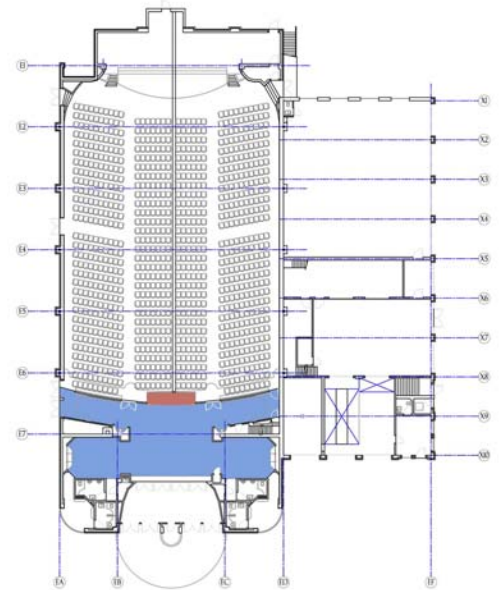


Wood veneered mechanical shaft, note failed plaster ceilings



Backlit glass louver with planter box, note missing ceiling

Main Foyer



Main Foyer—

The main foyer consists of two distinct spaces. The outer foyer is 15 feet wide and extends the length of the theatre. Originally, a red and grey “modern whirligig design” carpet was installed in the foyer. Gumwood paneling, in opposing patterns, covered the walls throughout the foyer with the exception of painted plaster above a plaster trim band at the inner foyer. The wall dividing the foyer from the auditorium originally consisted of a stepped half-wall with angled glass panels extending to the mechanical soffit. The plaster ceilings in this area were originally painted in a deep aquamarine. Lighting for the outer foyer was provided by custom glass rod quarter circle soffit fixtures located directly above the 4 sets of doors leading to the lobby. Additional lighting was provided indirectly through floor to ceiling glass louvers at either end of the outer foyer. The inner foyer originally contained continuous cove lighting at the underside of the half-wall dividing the foyer from the auditorium. Custom glass rod pendant lights were hung at either end of the inner foyer. Lastly, the drinking fountain alcoves were illuminated through frosted glass panels flanking each fountain. Distinct architectural features in this area include the quarter circle soffit and lighting above the main entry doors and lighted glass louver panels with planter boxes at either end of the inner foyer. Plaster louvered wood veneer shafts dividing the inner and outer foyers are duplicated towards the lobby with one “shaft” utilized as a telephone booth. At the inner foyer, the identical drinking fountain alcoves terminate the wood veneered shafts. The inner foyer contains a plaster drop soffit which curves at either end of the space. This soffit is accented with 18” “portholes” along the wall dividing the foyer from the auditorium. These portholes served as mechanical registers fed by ductwork running through the lowered soffit. There is no original documentation describing a concession stand in this area.

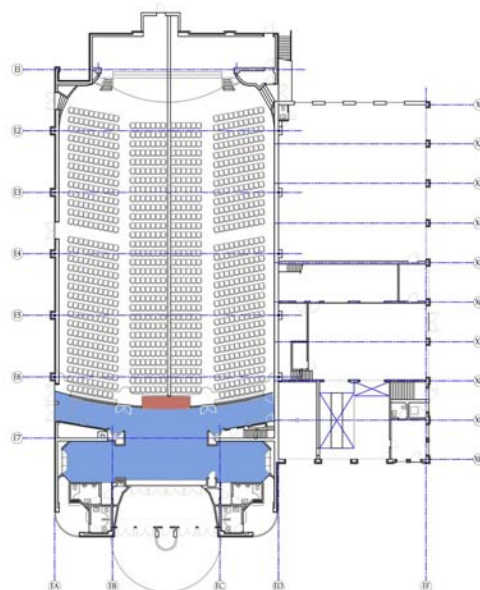


Drinking fountain alcove with movable mirrored sides



Original telephone booth at east side, note exposed framing

Main Foyer



Wood veneered shaft with louver, note bare concrete walls

Main Foyer—

The existing conditions of the main foyer are a direct result of water penetrating through the failed roof system. In general, all finishes have suffered extensive damage and are considered unsalvageable as the remaining finishes pose a hazardous condition due to extreme mold growth. There is no evidence of carpeting as all existing floors are exposed concrete slabs. The gumwood veneered wall panels that remain (approximately 15%) are delaminating and show signs of moisture damage. The ceilings are in very poor condition with a majority of the damage located at the outer walls of the outer foyer and more extensive damage in the inner foyer below the mezzanines and outer walls. The wall dividing the foyer from the auditorium has been modified numerous times and in its current state, this wall is structurally unsound due to rotted wood framing and failed plaster. A concession stand was carved out of the foyer at some point in time, destroying a portion of the original half-wall. There is no evidence of the glass panels above the half-wall, having been replaced with a solid wall after the original construction. Doors to the auditorium are in poor condition and are not original to the theatre. The mechanical port-holed plaster soffit has suffered extreme damage. The pendant light fixtures in the inner foyer are intact as are the quarter round soffit light fixtures above the main entry. The glass louvered end of the outer foyer are in poor condition though a majority of the panels and framing are salvageable. Metal steps located in the eastern shaft leading to both the basement and second floor are rusted and are not code compliant. Exit doors on the west side of the inner foyer are severely damaged with missing hardware.



West side of outer foyer with glass louvered wall

An overall assessment of the foyers is very poor. All finishes have suffered extensive damage and considered unsalvageable in their current state. In addition, the existing construction will not meet current building standards and need to be modified.



West side hallway to men's room and janitor's closet



Inner foyer, note porthole soffit, missing ceilings and fifth build wall



Failed plaster ceiling at east side of auditorium



Original fire hose cabinet at front of auditorium



Plaster banding at sidewalls, note missing wood veneer

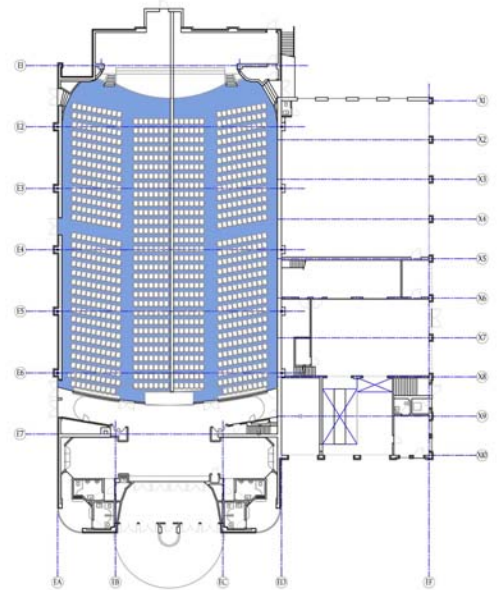


Mechanical soffit at rear of auditorium with hanging light fix-

Auditorium

Auditorium -

Originally there was one main auditorium with approximately 1200 seats. The floor sloped from the foyer to the stage at a constant 1:12 slope. Chairs were upholstered in red leather and some featured hearing aid devices. The color scheme for the space was aquamarine and red. The side walls consisted of Duali veneered wood panels that terminated at a continuous stepped trim band. Three rows of banding divided the lower veneered paneling and the upper plaster wall finish. The upper walls were originally painted in a raspberry with striped with aquamarine and bronze banding. The curved mechanical soffit located in the foyer extends into the auditorium with similar port-holed mechanical registers evenly spaced along the entire length. Within this soffit there are four large half and quarter circle light fixtures with glass rods. These fixtures are located at the four main access points into the space. It is assumed that the same carpeting was used throughout the theatre. The ceiling of the auditorium has multiple stepped curved soffits, designed specifically for acoustics. The soffit at the second floor was finished in a “special acoustic material” designed to absorb sound. Each break in the ceiling was decorated with trim and finished in bronze. The second soffit served as a mechanical chase providing air supply through “portholes” at the face of the soffit and return air through screened silver finished grillwork. Three sets of exit doors are located on the west side of the auditorium with one set at the rear not requiring a grade change. There is one set of exit doors within an alcove on the east side of the auditorium adjacent to the stage. From this alcove, one can access the backstage. The main stage is flanked by curved assemblies which were said to contain “rainbow lights”. Additional lighting of the space included the four fixtures in the mechanical soffit at the rear of the space and banks of “rainbow lights” to either side of the projection room at the mezzanine level. The rainbow lights were located behind textured glass panels which diffused the various colored banks of lights mounted directly behind.



Arched soffit with sound blocks at edge of proscenium



One of four glass bar light fixtures at rear of auditorium



Mechanical diffusers and portholes at 2nd soffit step

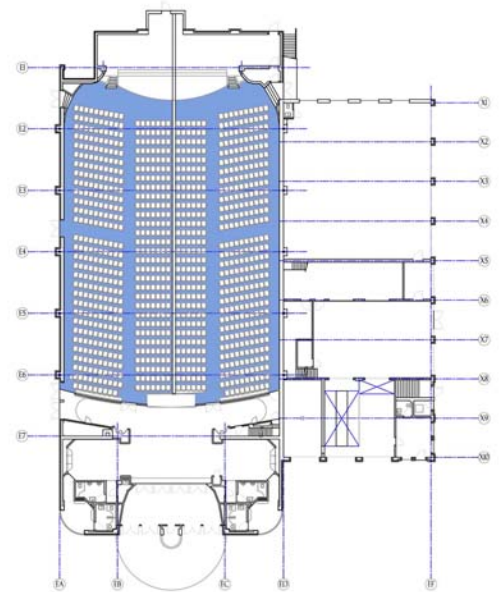


Exit alcove at west side of auditorium adjacent to stage



West auditorium with fifth build demising wall at left

Auditorium



Auditorium—

The main auditorium of the theatre has sustained severe damage as a result of water penetration through the failed roof system at internal gutters on either end of the space. The three rows of stepped plaster banding are badly damaged in various areas. A wall dividing the space was constructed in the 1970's without concern of preserving the original construction. Additionally, a concession stand was carved out of the central rear portion of the auditorium, removing a large portion of the original rear wall. Seating arrangements were modified with only 800 total seat spaces provided. Floors are exposed concrete, exterior walls are void of wood paneling and failing plaster above. The ceilings are severely damaged at the side walls, as are the soffits and additional plaster trim. All ornamental elements have been painted over showing no evidence of the original bronze coloring. The banks of rainbow lights in the mezzanine are covered over, exposed areas show missing glass panels. The four glass rod soffit lights are intact for the most part, although one is hanging in mid-air from the flexible metal conduit attached to it's rear. There is no evidence that the vertical assemblies at either side of the stage housed additional rainbow lighting elements. Plaster ceilings below the mezzanine are failing as water has worked it's way through the upper concrete floors. Evidence of at least two small fires in the auditorium have further damaged the interior finishes as well as multiple seats. As constructed, the east side auditorium violates code in terms of egress.

As a whole, the auditorium is in poor to very poor condition. Side wall finishes and trim require total replacement as does approximately 25% of the plaster ceilings. Ceilings below the mezzanine require total replacement. The existing sloped floor does not satisfy today's requirements for sight lines as well as handicap accessibility as there are no landings provided as required. Electrical and mechanical systems require total replacement. Additional electrical components required to operate the theatre have been removed prior to obtaining access to the facility.

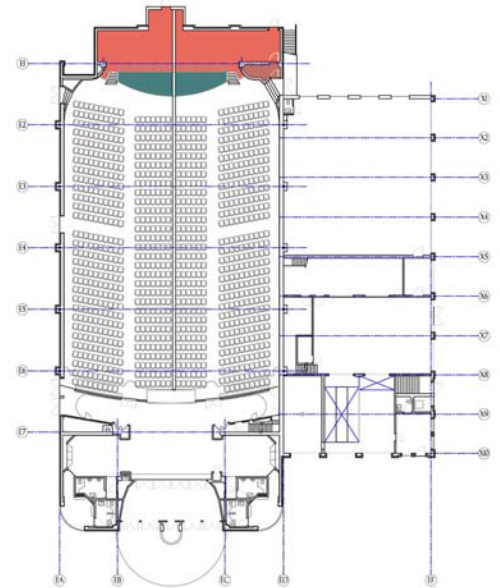


Failed plaster ceiling below mezzanine, note porthole diffusers



Failed roof system at fly gallery

Stage Area / Orchestra Pit



Stage annex , addition to main structure

Stage Area / Orchestra Pit -

The existing stage area consists of an elevated platform approximately 10'-6" deep and slightly shorter than the overall width of the theatre. A small concrete block addition was constructed between concrete piers at the rear of the stage. The flooring of the stage consists of tongue and groove wood planking. There is no evidence of a finished ceiling in this area. A lighting cove which contained footlights is located across the front of the stage between twin steps at either side of the proscenium. Suspended stage lights directly behind the proscenium completed the lighting package for the stage. The width of the proscenium is 44 feet with a height of approximately 24'-0". The original screen was located behind a rust colored curtain which matched the sounding board above.



Remaining light fixtures over proscenium

A small waiting / storage room is located within the east vertical 'pier' assembly. This area appears to have been left unfinished with a bare concrete floor and no ceiling.

Access to the stage proper is provided by two curved steps on either side of the arched orchestra pit. The pit is approximated 30" below the floor and extends 8'-0" beyond the lip of the stage at it's apex with the arching returning to the steps. Additional access to the stage is located at the east exist alcove through the waiting / storage room.



Extensive water damage at stage floor and structure



Rotted structure and veneer at small green room at stage east



View of rotted platform and steps from stage



View of steps and exposed brick at vertical assembly

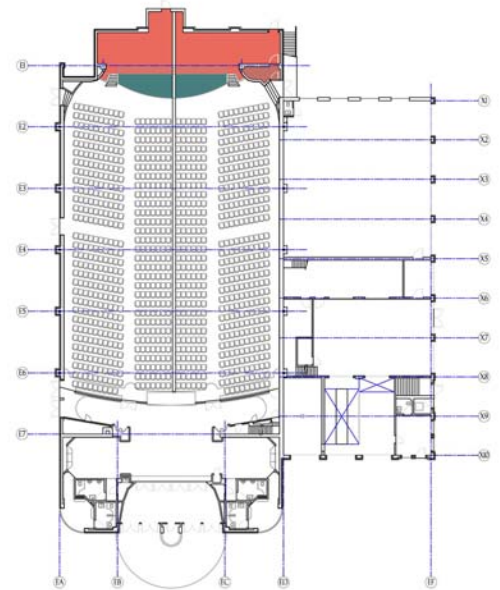


Vertical assembly with missing veneer, original trim remains



Exposed wood framing at vertical assemblies flanking stage

Stage Area / Orchestra Pit



Stage Area / Orchestra Pit

The main stage area has suffered extensive damage as a result of water penetration through a failed roof system. The wood floors have rotted away at the exterior perimeters of the stage and structural framing stability is suspect, creating a hazardous condition. The footlights are missing as is the original ruby colored fabric curtain. The roofing over the stage is deteriorated and large openings to the exterior have allowed major water penetration and damage to this area. The original suspended stage lights are still in place although all wiring to these fixtures are missing or deteriorated.

The storage / green room area is in very poor condition with rotted wood framing, exposed electrical wiring and a moldy bare concrete floor. The concrete steps leading to this area are not code compliant as are the access doors between the auditorium and the backstage.

The steps leading to the stage directly from the auditorium are structurally unsound as are the platforms flanking them. The orchestra pit has been filled in with light framing. The pit is undersized for today's needs with room for approximately 4 individuals.

Overall, these areas are considered to be in very poor condition as a direct result of water infiltration. The size of the stage area is non-usable for performing arts. There is little backstage area with just one flanking wing to the east approximately 13'-6" wide by the width of the stage. Accessibility to the stage is limited to three sets of steps from the main auditorium. There is no handicap accessibility to the main stage.

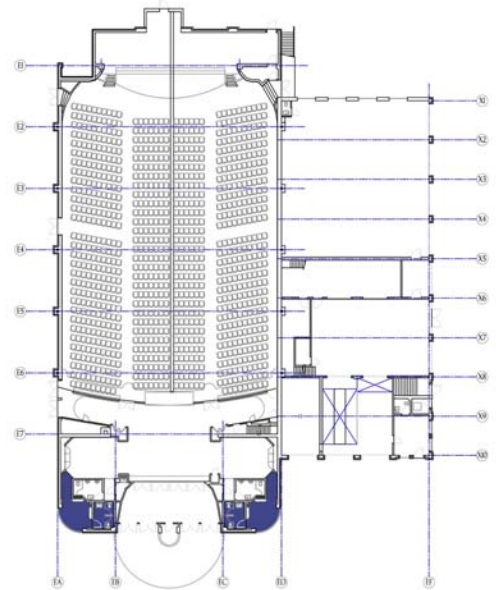


Orchestra pit with wood framed platform



Triple mirrored wall at lounge, note failed plaster ceiling

Women’s Restrooms & Lounges (mirrored spaces at each corner)



Curved glass block wall at lounge

Lounge—

Original conditions included carpeted floors (assumed), birds-eye maple veneered wall paneled walls, triple mirrors with etched boarders and wall hung counters opposite a curved wall with glass blocks to the exterior. The ceiling was painted plaster at 8-’0”.

Existing conditions at both lounges is very poor. Clogged and/or failed internal roof drains within wall cavities have caused multiple roof failures in the immediate area. Additional roof issues will be discussed in the exterior portion. Wood wall framing is rotting due to constant water penetration. The minute amount of remaining paneling is not salvageable. A majority of the pink plaster ceiling is missing and the floor is bare concrete. The laminate counters are missing and the remaining mirrors appear not to be original. There is no evidence of how the space was lit as no fixtures were encountered. No mechanical equipment remains. The curved glass blocks will be discussed in the exterior portion.



Access hallway to lounge, note missing paneled veneer

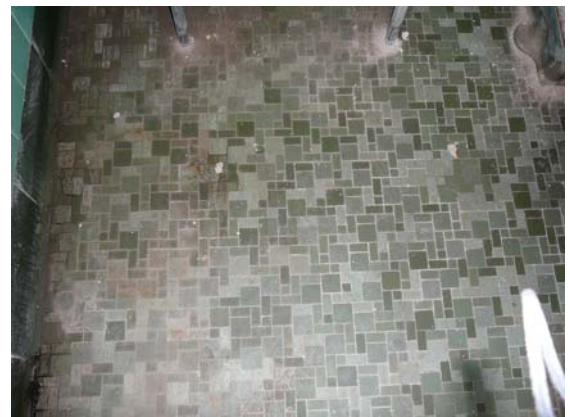
Women’s Restroom-

Consisting of two water closets with metal toilet partitions and one wall hung sink. The existing restrooms had an aqua 4x4 ceramic tile wainscot below a painted plaster wall and ceiling. The floor is a multi-colored multi-sized mosaic tile.

Existing conditions at both restrooms is very poor. Tile wainscot and it’s plaster backing have peeled away from the walls, plaster ceilings are missing, plumbing fixtures are non-functional and the metal toilet partitions that remain are rusting. There is no accessibility for the handicapped with the current fixture arrangement. There are no remaining light fixtures.



Rusted toilet partition and failed plaster wall at restroom

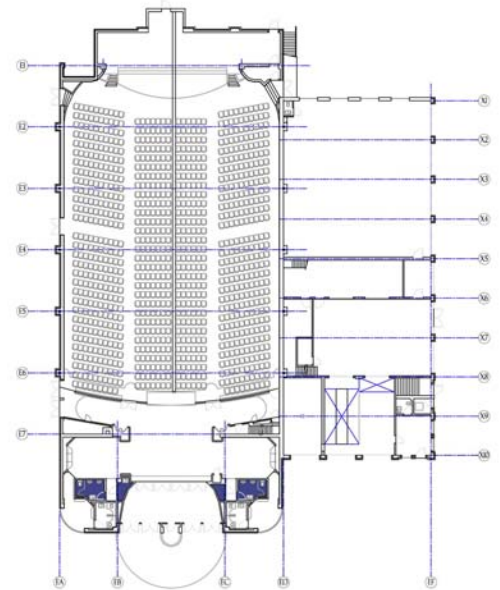


Ceramic tile floor at restroom



Wood veneer paneled door w/ half-circle laminate decoration

**Men's Restrooms (mirrored spaces at each corner),
Janitors Closet**



Floor mounted urinals

Men's Restroom-

There are two men's restrooms mirrored at either side of the lobby adjacent to the women's lounges. Consisting of one water closet with a metal toilet partition, two floor mounted urinals and one wall hung sink. The existing restrooms had an aqua 4x4 ceramic tile wainscot below a painted plaster wall and ceiling. The floor is a multi-colored multi-sized mosaic tile. An original exhaust fan hangs in the ancillary space above each of the restrooms.

Existing conditions at both restrooms is very poor. Tile wainscot and it's plaster backing have peeled away from the walls, plaster ceilings are missing, plumbing fixtures are non-functional and the metal toilet partitions that remain are rusting. There is no accessibility for the hand-capped with the current fixture arrangement. There are no remaining light fixtures.



Failed plaster and rotting wood framing at entrance

Janitor's Closet-

Located opposite the west side men's room, the janitors closet consisted of a small space with a wall hung mop sink and wood shelving. Walls and ceiling were finished in painted plaster. A lone, non-descript, ceramic incandescent light fixture remains in place.

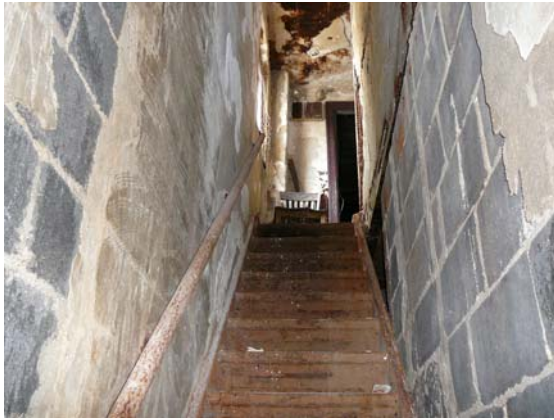
As with most of the secondary spaces below the low roof portion of the structure, the condition of this space is very poor. Plaster walls are failing, there is bare concrete on the floor and the mop sink is non-functional.



Rusted toilet partitions, failed plaster ceiling

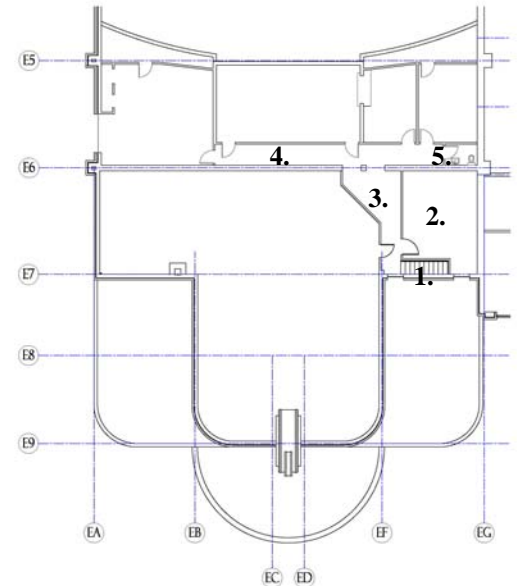


Mop sink and mechanical duct at Janitor's closet



1. Metal stair to mezzanine

Second Floor



2. Theatre office

Second Floor—

Access to the second floor is provided with metal stairs on the east side of the inner foyer. (photo 1). At the top of the stairs there is a full size door that opens into an ancillary space above the foyer. All spaces in the mezzanine are finished with painted plaster walls and ceilings.

Office (image 2): The office is located immediately to the right as you enter the mezzanine level. A window to the exterior is provided on the south wall beyond the stair shaft.

Corridor #1 (image 3): The first corridor in the mezzanine provides access to the main corridor penetrating through a steel roof truss.

Corridor #2 (image 4): The main corridor provides access to the remaining mezzanine spaces including the projection room.

Employee toilet room (image 5): the employee restroom consist of a wall hung sink and a floor mounted tanked toilet. There is a skylight which straddles the wall between the toilet room and the employee lounge which provides natural lighting into these areas.



3. Corridor #1



4. Corridor #2

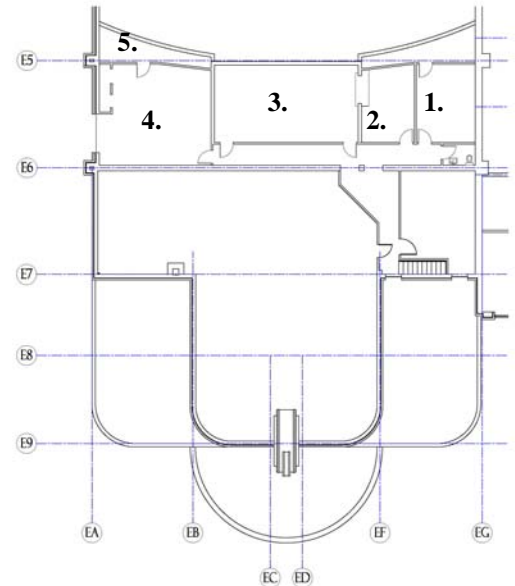


5. Employee toilet room



1. Employee lounge

Second Floor



2. Generator room

Second Floor (continued) -

Employee lounge (image 1): An employees lounge is located on the eastern side of the mezzanine. An access door to the rainbow lighting system is located in the front left corner.

Generator room (image 2): The generator room is located adjacent to the projection room. The rear end of the electrical control center is accessible from this space.

Projection room (image 3): Originally, the projection room housed one projector. A master control board is located within the room and controlled all lighting throughout the facility. Film reel winding equipment and reel storage bins were also located in this space.

Storage room (image 4): The storage room is located at the furthest end of the main corridor. This area is open to the underside of the roof structure, providing access to a catwalk above the main auditorium. There is a large window on the east side just above the fresh air duct intake below. A closet takes up the remainder of the exterior facing wall.

Rainbow lights (image 5): The rainbow light banks were originally used to illuminate the main auditorium. There are located just beyond the north walls of the storage room and employee lounge in curved alcoves.



3. Projection room

In general, the second floor is in very poor condition. The stairs are in need of replacement and are not code compliant. The plaster walls are failing where not backed with concrete block. Plaster ceilings are deteriorated in most areas suffering mostly from water damage. Plumbing fixtures are non-functional and are in need of replacement. The generator room has been stripped of most electrical equipment and is missing a large portion of its ceiling. Rainbow lights are inoperable with many fixtures missing as well as the colored lenses. The projector room is void of necessary equipment to function as a movie theater. All electrical components are outdated and in need of replacement.



4. Storage room at east side of mezzanine



5. "Rainbow Light" bank at east side of mezzanine



1. Metal stair from basement



2. Upholstery area adjacent to electrical room, door to right



3. Main mechanical system



4. Portion of original mechanical system

Basement

The basement of the theatre is located below the main foyer and is accessed through metal stairs located at the eastern portion of the inner lobby. A large portion of the basement is dedicated to the mechanical system. A reupholster area is located on the east side of the main basement. An electrical room is located in a secondary space below the eastern women's lounge with an access hatch to the sidewalk just outside the building. This room is accessed through a metal fire door and contains a trough floor drain down the center. Below the west women's lounge is a well which was utilized by the original geo-thermal mechanical system. The main mechanical system sits in the center of the main space of the basement with additional equipment located in a space behind this area at the eastern side.

The general conditions for the basement are to be considered poor. Metal stairs are rusted and in need of replacement. The mechanical systems are original to the building and are non-functional. Electrical equipment is missing and remaining equipment and wiring are in need of replacement. Structurally, the basement is in good condition with no visible signs of failure. All mechanical, plumbing and electrical systems are antiquated and should be abandoned. The original mechanical system with through-floor plenums is not code compliant, nor are the duct chases which supply air to the entire facility.



5. Electrical room below eastern restrooms



1. Southwest view of building



2. Main elevation of theatre



3. Southeast view showing theatre and Mori building at corner



4. Side view of theatre showing curved walls and glass block

Exterior

Exterior of Theatre—

The exterior of the Landis Theatre is composed primarily of cream colored smooth faced brick set in Portland cement based mortar. The brick walls are capped with a pre-cast concrete coping. A structural terra-cotta water table wraps the southwest and southeast corners of the theatre portion of the building. The two corners of the theatre are further accented with structural glass block.

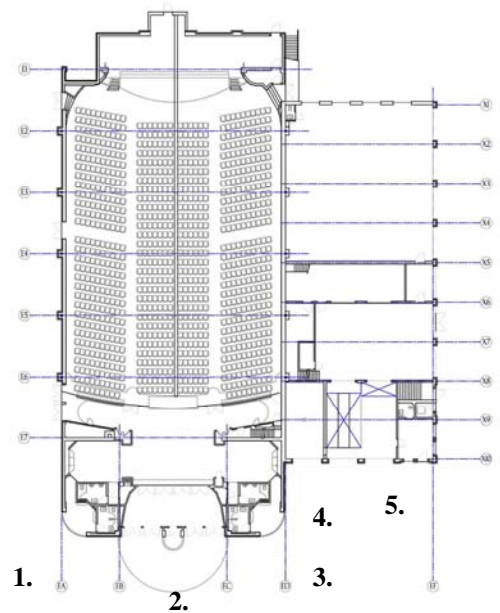
The theatre’s front façade is comprised of two distinct levels with the lower levels creating wings flanking the main entrance. Stainless steel “bumpers” wrap the upper and lower curved walls and integrate with the half circle canopy above the ticket booth.

The canopy and smaller marquee extend 20 feet beyond the face of the building and are finished in stainless and galvanized steel with backlit curved translucent panels and metal tracks which hold display lettering. The soffit below the canopy is stepped with rows of lighting bands separating the various levels.

The original ticket booth is tucked under the canopy and sits between the four sets of entry doors. There is a half circle curved glass window at the ticket booth. Entry doors are stainless steel with ornamental pull bars. The ticket booth is clad in colored metal panels with stainless steel trim similar to the lobby.

Above the canopy sits the main two-tiered marquee. The marquee’s main body is painted blue with the secondary curved element painted red. A combination of red and blue neon (reportedly a mile’s worth) was installed to further accent the theatres main façade. Neon was located within the ‘bumpers’, around the canopy and up through the two-tiered marquee.

The south façade of the Mori building is composed of the same cream-colored brick veneer. The façade is divided into 4 distinct bays by elevated piers capped with ornamental concrete coping. The first three bays adjacent to the theatre house overhead garage doors with a man door and window comprising the last bay.



5. Landis Ave. façade of Mori building

Exterior



1. Southeast corner of Mori building



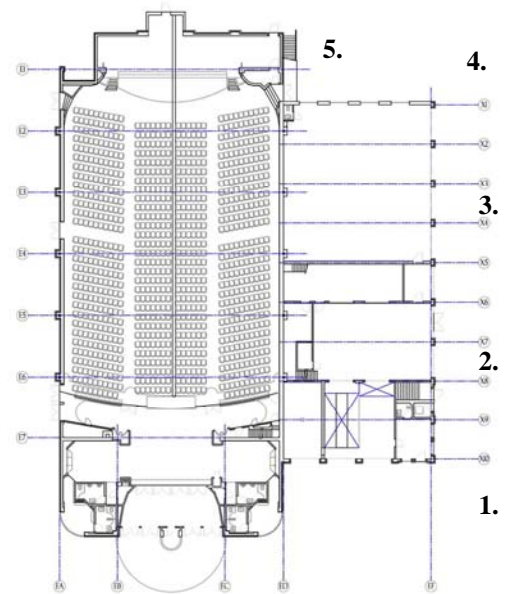
2. Southern portion of east facade



3. Northern portion of east facade



4. End of east façade of Mori with theatre component beyond



Exterior of Mori Building—

The east façade of the Mori building is divided into nine bays by elevated brick piers. The southern two bays are dedicated to the service station, a mechanical room (accessed from the exterior) and vertical circulation. The next three bays were the original showroom for Mr. Mori’s automobile dealership. The last four bays were used as service bays for the car dealership with sectional overhead doors. There is an elevation change between the service station and the dealership with a small retaining wall located beyond the doorway to the stairs.

The second floor windows (16 in total) are divided into 40 individual lights, 20 on either side of a center vertical muntin. Patterned brick panels separate the upper windows from the garage bays below and are accented with concrete squares.

The rear of the Mori building is finished in stucco over masonry units with a masonry coping. There is a steel emergency stair located at the west corner of the building against the rear of the theatre. A set of exit doors from the theatre’s auditorium is directly below the stair. The east end of the theatre in the rear is finished in the same cream-colored brick as the rest of the structure.



5. North façade of Mori building with exterior stairs



1. North façade of theatre showing stage with shed roof



2. Rear of west façade of theatre

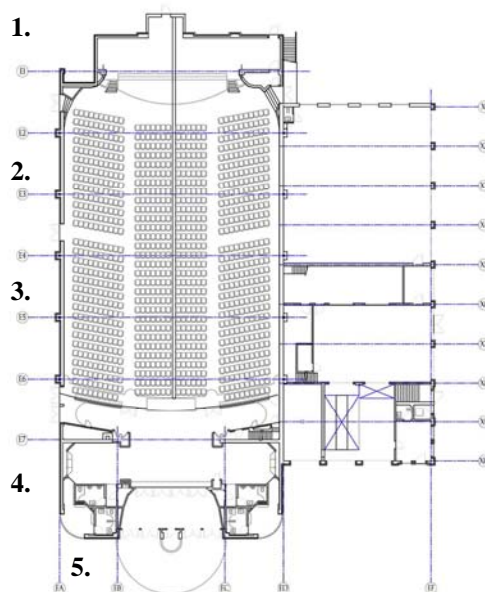


3. Portion of west façade of theatre



4. front portion of west façade of theatre

Exterior



Exterior of Landis Theatre—

The rear of the Landis Theatre is finished in standard red brick. The stage alcove is stucco over masonry units with a wood framed single-sloped roof. A small addition to the stage area is located off center at the rear of the stage between two built-out piers. There is a small exterior alcove at the northwest corner of the theatre.

Exit doors from the auditorium are located on the west façade of the theatre. The metal doors are covered with small single sloped metal canopies. Built-out brick piers encase the structural steel columns at the exterior of the building. The brick façade steps a total of three times at every other pier. There are two sets of exist doors towards the front of the building. A large metal hood provides protection over these doors in addition to providing fresh air for the mechanical system. A large single window is located directly above this canopy.

Overall the exterior of the facility is in good condition structural. The lack of control joints have caused cracking in the brick veneer in various locations. All metal accent trim at the front façade of the theatre is in poor condition. There is no evidence of neon lighting on the façade. The structural glass block are in fair condition with some damaged units. The pre-cast coping joints have failed. The canopy is structurally sound although much of the trim work need repair or replacing. The soffit below the canopy is failing. The marquee’s sheet metal is rusting and major portions are missing. The framework for the marquee is intact. The windows of the theatre are non-existent. Overhead doors at the Mori building are boarded up and non-functional. The smaller windows on the ground floor of the Mori are also boarded up. The upper windows are in various states of deterioration with rusted and missing metal frames and broken / missing glass panes.

Stucco at the rear of the Mori is failing due to moisture penetration. The entire roof of both buildings need replacement. The roof structure of the Mori building requires total replacement. Portions of the roof structure of the theatre must be replaced.



5. West corner of theatre showing display cases and entry doors