

exterior conditions

Emergency exits are rusted out and have become unsafe for use.



The west elevation has several issues. This picture represents missing downspout which is destroying the brick face.



exterior conditions



The rear elevation has a slight bow. Refer to structural report.



The north elevation or rear also has a missing portion of a downspout which is rapidly deteriorating the masonry.



Masonry stains are tell tale signs of water penetration from the roof area.

exterior conditions

East elevation
masonry cracks.



Windows have
deteriorated and are
allowing water and birds
to enter the building.



Rusted out
emergency exits.



exterior conditions



East side repaired
downspout and stained
masonry.



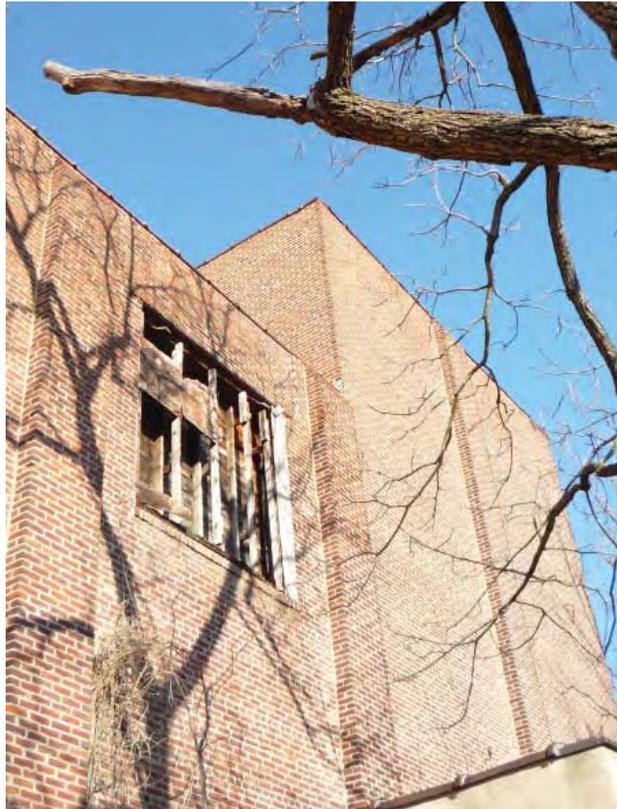
One story mechanical
equipment room.

exterior conditions

UST vent along the east side.



Missing upper story window. This is one of two entry points for birds and water.



exterior conditions



Note cracks in northeast addition .



Note vertical cracks, efflorescence bloom and wall mounted steel plates in back wall. The east side wall has several minor vertical cracks (including at the base of a pilaster) with several areas of missing mortar. The front wall has vertical cracks at the bottom southeast corner.

exterior conditions

The first floor of the Front Elevation has been covered with metal panels and has damaged the beautiful deeply raked masonry. Some of the panels are coming loose and pose a safety threat to pedestrians.



The canopy roof has completely disintegrated and is now exposing all the structural steel.



exterior conditions



The 'bas-relief' precast stone work is still in very good condition.



Exquisite brick detailing with deep joints.

exterior conditions

Soffit modillions are starting to rust out.



Ticket booth projects into sidewalk.



The main building is approximately 45 feet in height and rectangular in shape. The structural frame is load-bearing brick masonry stiffened with integral brick pilasters on both sides and the back of the building. The front of the building uses decorative brick pilasters as well as stone decorative trimming. The brick pilaster's project out from the exterior brick façade and not from the interior brick face leaving the interior brick face an unbroken plane surface. The load bearing masonry walls support the roof framing as well as second and third floor framing in the front of the building and the stage grid at the back of the building.

A one story storage addition is located at the northeast corner building (the front of the building is south for reference).

Roof Framing (Main Building):

The Roof framing is comprised of steel “Howe” trusses. The trusses use back to back steel angles for the vertical and diagonal struts as well as the top and bottom chords. The individual truss components are connected with steel gusset plates using steel rivets. Lateral bracing of the individual trusses is achieved by using horizontal and vertical steel rods connected to the top and bottom chords with steel clip angles.

Wood rafters, supporting wood sheathing planks and roofing are supported by the top chord. The wood rafters are connected to the top chord of the truss with steel clip angles using steel through bolts.

End-notched wood attic joists are supported on the bottom chord flange of the truss and partially stabilized against rotation by top-mounted wood planks. The attic joists support a ceiling and allow access to attic HVAC ducts and equipment.

A wood catwalk system provides visual access to about two thirds of the roof attic space.

Floor/Balcony Framing (Main Building):

The second floor, third floor and balcony are framed by a combination of masonry-bearing walls, wood framing, concrete-encased steel beams and steel columns.

building structure

DESCRIPTION & ANALYSIS

Ground Floor (Main Building):

The ground floor appears to be a concrete ground slab.

Exterior Egress Stair (Main Building-West Side):

A steel egress stair supported by the exterior of the building provides access from the second floor through a wall mounted door way (now boarded up) to the ground level. The stair has two landings. The stair system is mounted to the building exterior brick bearing wall by four steel knee braces. The connections incorporate steel bolts.

Exterior Platform (Main Building-East Side):

A second floor steel landing, supported by the building exterior, has railing on two sides and in such a way that suggests originally it provided access to the ground level from a wall mounted door way (now boarded up). The lower landings and stairs are no longer in place. The steel landing is mounted to the building exterior brick bearing wall by two steel knee braces. The connections incorporate steel bolts.

Exterior Marquee Awning (Main Building-Front Side):

A large marquee awning is located at the front of the building. The primary frame for the marquee is comprised of cantilevered structural steel beams supported by the front masonry wall and extending back into building to steel framing. The marquee signage is framed in wood.

One Story Northeast Addition:

Observed from the exterior only.

This report contains our findings from the survey and review of the drawings regarding the mechanical and electrical systems in this building. In addition, we are providing order-of-magnitude estimates of probable construction costs for implementing our recommendations for renovations and repairs and/or replacements.

MECHANICAL FINDINGS

The original heating and ventilation system primarily consisted of one large air handling unit, located in the back of the stage area. Supply air ductwork was run from the unit to the ceiling above the original theatre. Supply diffusers are located in the original ceiling. Air was circulated back to the air handling unit through several large return air grilles located near and on the stage area. Heat was provided by a steam boiler that was located in an adjacent boiler room attached to the outside of the building. Large steam coils were mounted in the supply air ductwork to provide heat to the majority of the theatre. Supplemental heat was provided by steam radiators that are located throughout the theatre in the office, projection room, toilets, etc. There appears to be the remnants of a cooling tower on the roof of the boiler room, suggesting that cooling was incorporated into the original HVAC at one time. This original system was abandoned some time ago and is now completely inoperable. The original HVAC system components, along with the rest of the building, should be examined for any possible asbestos contamination. Further, it should be determined that any underground storage tanks that may have served the boiler have been properly removed.

In the late 1990's the main level of the theatre was divided in two and used for different purposes. Two, self contained air conditioning units, with direct expansion cooling and gas fired heating sections, were installed at grade in the rear of the building. Nameplate data on the units indicated that they were installed in 1998 and 1999. The larger of the two is sized for 30 tons of cooling and was utilized to heat and cool both theatre spaces. A single thermostat controls heating and cooling in both spaces. The smaller of the two is sized for 10 tons of cooling and was utilized to heat and cool the lobby, new projection rooms and offices. The smaller unit is completely destroyed and inoperable. The larger unit appeared to be in operable condition, but we could not observe any operation, as the power to the theatre is shut down. Ductwork has been installed from both units to the spaces they serve. Our observations indicated that there are excessive lengths of flexible duct being

mechanical electrical plumbing systems

FINDINGS & ASSESSMENT

utilized, which will result in high pressure drops.

Since the boiler is no longer in operation, those areas that were served by the steam radiators currently have no direct means of heating. In addition, the toilets, offices and storage spaces have no direct means of heating or ventilation.

Mechanical Assessment

It is the recommendation of this assessment that all existing HVAC systems and equipment be demolished and removed, after a complete analysis for asbestos and other hazardous materials is conducted.

A completely new HVAC needs to be installed. The final configuration of the new system will need to be appropriate for the ultimate use and occupancy of the rehabilitated building. At a minimum, new self contained HVAC units, ductwork, diffusers, registers, controls, etc. must be installed. A new ventilation system must be installed in the toilet rooms and storage areas.

ELECTRICAL FINDINGS

The electrical service to the building is provided by a three-phase service brought overhead into the building from pole mounted transformers on Haddon Avenue. Given the fact that the individual transformers are rated for 50 kVA, the total service capacity is approximately 150 kVA.

A three phase, four wire 120/208 volt service enters the building at the second floor level and is connected to a 600 amp main disconnect switch and main distribution panel. Power is then distributed to branch circuit panels, the original projector room, the HVAC equipment, etc. It was found that the majority of the wiring, panels, devices, etc. are at least 50 years old. For the most part the large distribution panels utilize cartridge-type fuses and the branch circuit panels utilize screw-type fuses.

The majority of the lighting was found to be incandescent with only a few fluorescent type fixtures to be found. Battery operated emergency lighting fixtures were found at the majority of the exits, however, we could not determine their operating condition or the adequacy of their coverage.

Electrical Assessment

We are of the opinion that the age and capacity of the existing electrical service will not be able to meet the power requirements of a renovated building use. New air conditioning loads and a much higher power density

mechanical electrical plumbing systems

FINDINGS & ASSESSMENT

requirement will dictate that a new electric service be run into the building. The existing incoming electric service and distribution must be replaced with a new single disconnect and main distribution panel. All of the existing distribution wiring and panels are obsolete and unsafe and must be replaced. We further recommend that all existing branch circuit wiring and devices be demolished and replaced with new wiring and devices, configured for the new building occupancy.

All existing interior lighting should be replaced, configured in accordance with the new occupancy and room layouts.

Additional exterior lighting must be added for occupant safety and security.

Emergency lighting and exit signs must be replaced, due to their age and to accommodate the new interior layout.

The installation of new fire alarm system components, consisting of ADA compliant pull stations and strobe/horns, smoke detectors and programmable fire alarm control panel, must be completed as it will be a condition of occupancy for any new tenant by the municipality.

All of the existing IT and phone cabling must be replaced to accommodate the new interior layout.

PLUMBING FINDINGS

Men's and women's toilet facilities are located on the lobby level and balcony level of the building. Each of the men's toilet rooms are configured with two water closets, two urinals and two lavatories. The lobby level women's toilet is configured with four water closets and two lavatories. The balcony level women's toilet is configured with three water closets and two lavatories. The original projection room is equipped with one water closet and one lavatory. All water closets and urinals are vitreous china and are in poor condition. The toilet fixtures and toilet room layouts are not ADA compliant.

Waste and vent piping is original and generally cast-iron. Water piping is generally copper. We did not observe any means of providing hot water to the toilet fixtures. We did not observe a domestic hot water heater during our survey.

mechanical electrical plumbing systems

FINDINGS & ASSESSMENT

Sanitary sewage exits the building to a connection to a main in Haddon Avenue.

There are no fire protection sprinkler systems in the building.

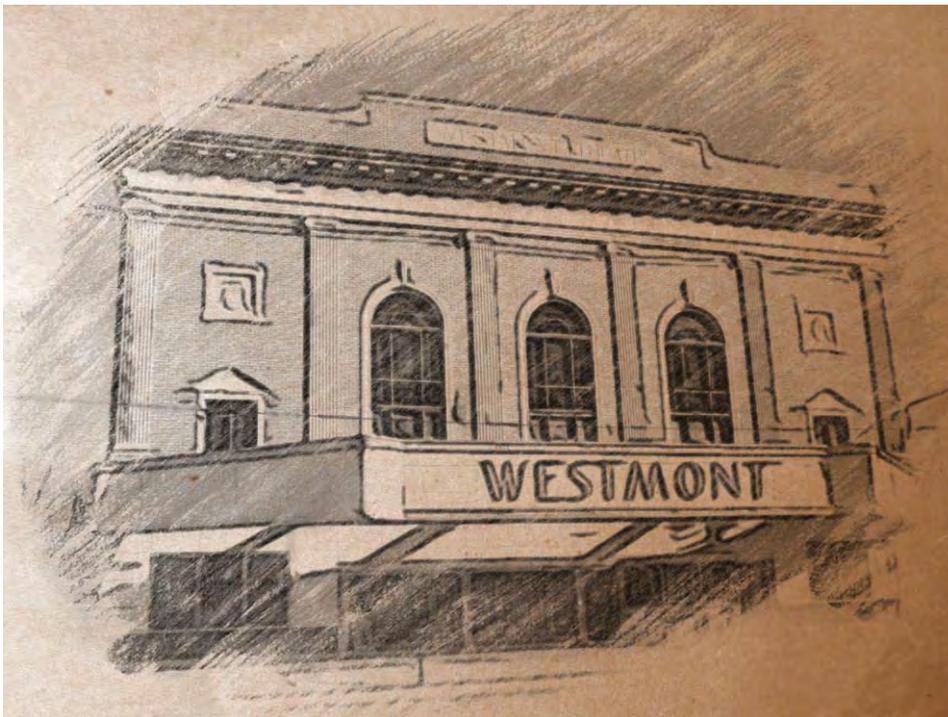
Plumbing Assessment

Given the age and condition of the existing plumbing fixtures and the need to provide ADA compliant facilities for any anticipated renovation, it is the recommendation of the report that the entire existing plumbing system be demolished and replaced with new fixtures, piping, domestic hot water system, etc., configured for the new occupancy and use.

In addition, it will be necessary to install a fire protection sprinkler system throughout the building, also configured for the new occupancy and use.

A new natural gas service and piping system will be necessary to handle the anticipated new HVAC units, domestic hot water heater and other requirements.

The design team believes that our work is directed at enhancing the historic character and dramatically improving the existing conditions of the building by conserving as much of the original historic fabric of the building as possible. The restoration of the exterior of the building will result in an exterior as near to its original appearance as possible. The restoration of the original fabric of the exterior in an authentic way will enhance this symbol and its meaning to Haddon Township and its community for many years to come.



exterior repair recommendations

- 1. Canopy:** Documents revealed that the canopy does not reflect the one in the 1927 original building. The canopy should be removed and replaced with an appropriate flat electronic sign that would reflect the proposed use. The size should not exceed the width of the 3 central bays. The front façade should then be repaired with the same bricks and care taken to ensure a perfect match with the Portland cement mortar.
- 2. Front Façade:** Following the removal of the metal panels, the building should be cleaned with an approved detergent. The bricks that have been damaged, removed and new bricks installed; windows to be replaced. Depending on availability of funding, a review of the entrance system could be undertaken together with the rationale for keeping or removing the ticket booth structure.
- 3. Sides and Rear:** Damaged brick is to be removed and replaced with matching brick; joints to be raked and repointed with Portland cement mortar to match as close as possible to the existing mortar, downspouts to be replaced with a dark brown color. Emergency exits should comply with current codes and be rebuilt. New windows must be installed.

The review of the interior did not reveal any special areas or portions of historical significance that need to be preserved and maintained. There is one mural located in the corridor behind the lobby area which, depending on its application, could be preserved and re-installed.

The main issue deals with the new poured concrete construction of the table seating areas done as part of the renovated dinner-theatre. Regardless of what uses are contemplated, these areas will need removal or modifications. The main direction for the reconstruction of the interior spaces will be guided by the ultimate use of the facility and projected occupancies.

1. **Parking:** Haddon Township current parking requirements, for business uses, are defined at four spaces per 1,000sf. For theatre, nightclubs one space per three seats for patrons and one space per two employees at peak hours. The current site can accommodate 154 spaces. Including the 3 lots the number jumps to 190 spaces. If only Lots A + B are used having 154 spaces with some as tandem spaces, this translates into a theatre's seating capacity of 450+ seats. (Refer to following site plan).

In addition, there is street metered parking and public transportation. These would support a seating capacity in the 600 range.

2. **Adaptive Re-Use:** Should the theatre option become unfeasible, the structure could be renovated to add a mezzanine level or intermediate level, introduce new windows along the sides and create space for office, medical or professional uses.
3. **Complementary uses:** Another option is to consider developing the adjacent lot C into a community arts center, restaurant, gift shop or other compatible uses. The availability of surplus parking will be a consideration.
4. **Development (Lot C):** We have explored maximizing the potential parking availability to ensure that it would accommodate any future demands of the theatre. We are proposing that a 9,800 sf per floor office building can be accommodated on the 3 currently vacant lots to the east of the theatre. The advantage of an office use is that the surface parking can become available during evenings and weekend uses of the theatre.
5. Without the theater footprint, the 1.63 acre site could accommodate a mixed-use development consisting of 10,000 sf of retail space along Haddon Avenue with an additional 10,000 sf of offices on the 2nd floor and a 2-story (10-12 units/floor) residential complex at the rear of the site.

development options

PARKING STUDY



Site Area
(Excluding Lot 'C')

70,993 sf or 1.63 acres

development options

RESTORING THE OLD THEATRE

We have reviewed the existing conditions of the Westmont Theatre. The theatre is currently in a non-operational state and lacks the direction of a valid program to propel its reuse. The general configuration of the building, its elegant façade, and the ample opportunity for adjoining space will allow a very successful renovation.

We suggest the following options as a starting point to consider the reuse and renovation of the Westmont Theatre:

Option a - “Vanilla Box”

Renovation of the building, including stabilization, demolition of the added center wall and removal of decayed finishes. Installation of base building systems to bring the building up to code and safety compliance. Construct a basic addition to the East to allow for an elevator, stairs, and restrooms to meet code and ADA requirements. This would allow the building to be acquired or leased by a tenant for their vision.

Option b - Theatre

Renovation of the building as indicated above and a build-out of the venue as a performing arts theatre. Two initial options are depicted in the attached drawings see Appendix 2.

Option c - Theatre Arts Center

Renovation as described in B above, including an addition to include visual arts and/or other expanded programs to situate the Westmont as a community arts center. A restaurant on the East corner may be considered.

Option d - Events Center

Renovation of the building and repositioning as a special events center. This could include flexibility to use as a music and drama cabaret venue as well as an event hall for expositions, weddings, meetings, etc. As a special events center, support for catering or kitchen facilities and additional storage will be required. A wide variety of layouts could be accommodated to allow for 8 person dining tables, cabaret tables for jazz or other music presentations, and night club and dance floor layouts. The balcony could also benefit from flexible layouts to include a lounge, VIP area, meeting rooms and theatre seating.