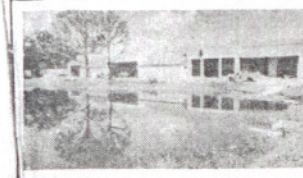


RE: Mazzilli

# the westside Neighbor



## Center will go to 'sea'

The maritime industry — here and elsewhere — should have its eyes on Jacksonville with the opening next month of Florida Junior College's Lawrence R. Geis Marine Center. More details on the facility and its marine-related programs are on an inside page.

Wednesday, August 15, 1984 — 1

# Theater gets new life as office building

By Shirley Rehberg  
Neighbor Staff Writer

The Edgewood Theater is undergoing a face lift that will give the Westside landmark new life and save it from a wrecking ball.

Once the favorite place for Avondale and Ortega children to spend their Saturday mornings, the Edgewood lost out in recent years to more modern, multi-screen theaters and was closed in 1982.

The large theater, built in 1947, is being transformed into a modern three-story office building by ARMS Corporation of Jax Inc. under the direction of Kent Motes. In fact, it was his idea to renovate the theater, and he is responsible for the design work.

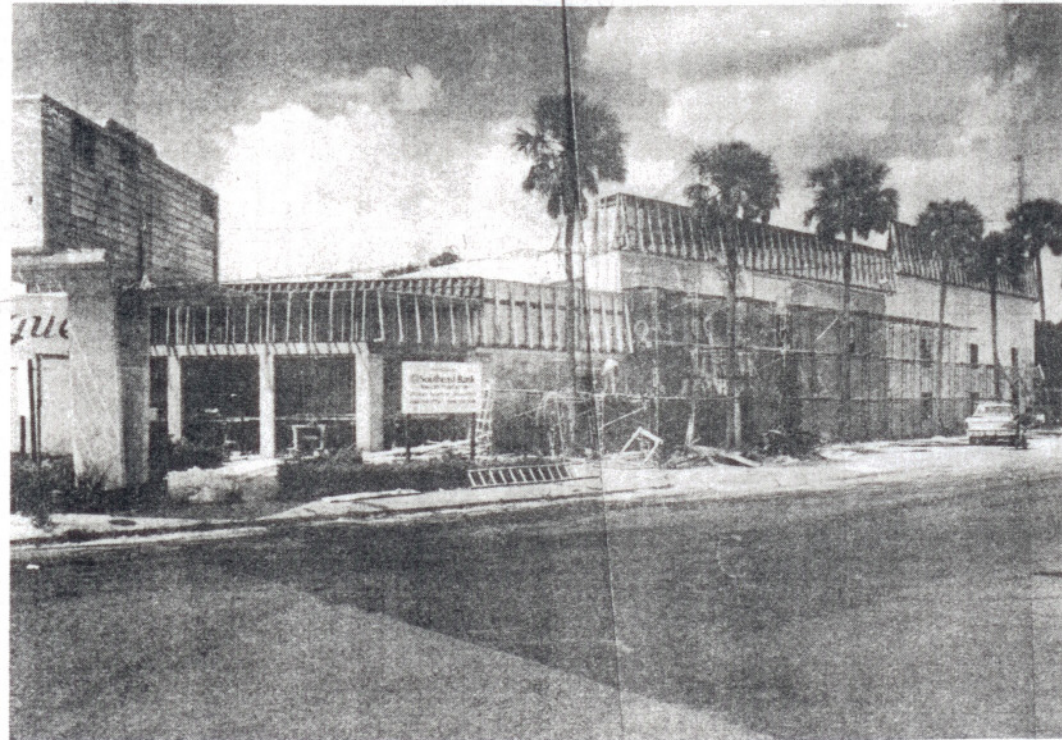
The marquee will remain as a reminder of what the building once was although the catwalk will be taken down.

"We don't really mind the fact that this was once a theater," Motes said. "Instead of having movies advertised, you'll see our name on it."

A vice president of ARMS Corporation, Motes finds projects, obtains financing for them and does the marketing, while Gary Mazzilli, his counterpart on the construction end, does the work. Their most recent teamwork was on the renovation of the Peacock, an Avondale apartment building turned condominium.

One consideration in choosing the Edgewood Theater was the need for ARMS, located just a couple of blocks down the street, to move to larger office space. The company will occupy approximately 60 percent of the building. But most of all, the theater is a good building, Motes says.

The auditorium features steel trusses that sit on masonry walls



Work nears completion on the Edgewood Theater building, soon to be the home office of the ARMS Corporation of Jax Inc.

abandoned, that has no economic value and you say, 'I'm going to come in and make these changes and it's going to have this value.' It takes some imagination and skill and then it's a matter of convincing the landlord," Motes said.

Motes was able to convince Southeast Bank, who is financing the project. He feels that he's proved something that will help others who are interested in renovating business properties.

"A lot of people talk renovation and how wonderful it is," Motes said, "but until somebody proves that it's economical to do this kind of work, it's going to be the developers who turn around the neighborhood in commercial areas such as this."

The cost of the renovation in what he calls "actual sticks and bricks" is \$22 per square foot. The building was purchased at a cost of approximately \$12 per square foot, making a total cost of \$34 per square foot.

"You build new commercial space for somewhere between \$60 and \$70 per square foot and that's not for anything fancy," Motes said.

There's been a lot of interest in the building although there has not yet been an offering of space. Motes says the plan is to lease small space to small businessmen. He believes the area is attractive to business.

"Edgewood has a lot of history," Motes said. "We're close to Riverside/Avondale and nice residential areas. ARMS has been here 30 years and we like it."

Motes believes the entire shopping area along Edgewood Avenue will be renovated. The building directly across Edgewood from the theater has new owners and Faskin Furniture, just down the street, is closing and the building is being purchased.

"The amount of business that's been done last year is im-

office space is not as difficult as it might be.

The first major obstacle Motes and Mazzilli had to deal with was removing the plaster roof in the auditorium. Initially, Motes said, he

ceiling, with workers tearing out the plaster. However, after looking at other, safer alternatives, Mazzilli discovered that the ceiling was hung by wires from the beams.

one great crash. "We got everything we could out of this space," Motes said.

An elevator is being installed at the rear of the theater and the lobby

Metropolitan Title and Mortgage Company's offices.

Obtaining financing was no easy feat, because while there are assistance programs for renovations in certain areas, Edgewood does not

From working

At Arms Corporation, 1983-1985





# Senior living set for Murray Hill

By Shirley Rehberg  
Special Sections Writer

The Florida Christian Center's Edgewood Condominium may just provide the best of two worlds to a specific age group.

Scheduled for completion in January, the 57-unit condominium was conceived by the National Benevolent Association of the Christian Church (Disciples of Christ) to provide comfortable, secure and independent living for older adults.

Located in Murray Hill, adjacent to the Florida Christian Center, the condominium homes are within walking distance of shopping, banking, churches and professional services. Condominium owners also will have direct access to the wide array of services, residential programs and events taking place on the Florida Christian Center campus.

Recreational activities include swimming, cards, bingo, bunco, shuffleboard, croquet, horseshoes and monthly birthday parties. Classes at the center are also varied with subjects such as Bible history, current events and discussion groups with faculty members from Florida Junior College at Jacksonville providing leadership and assistance.

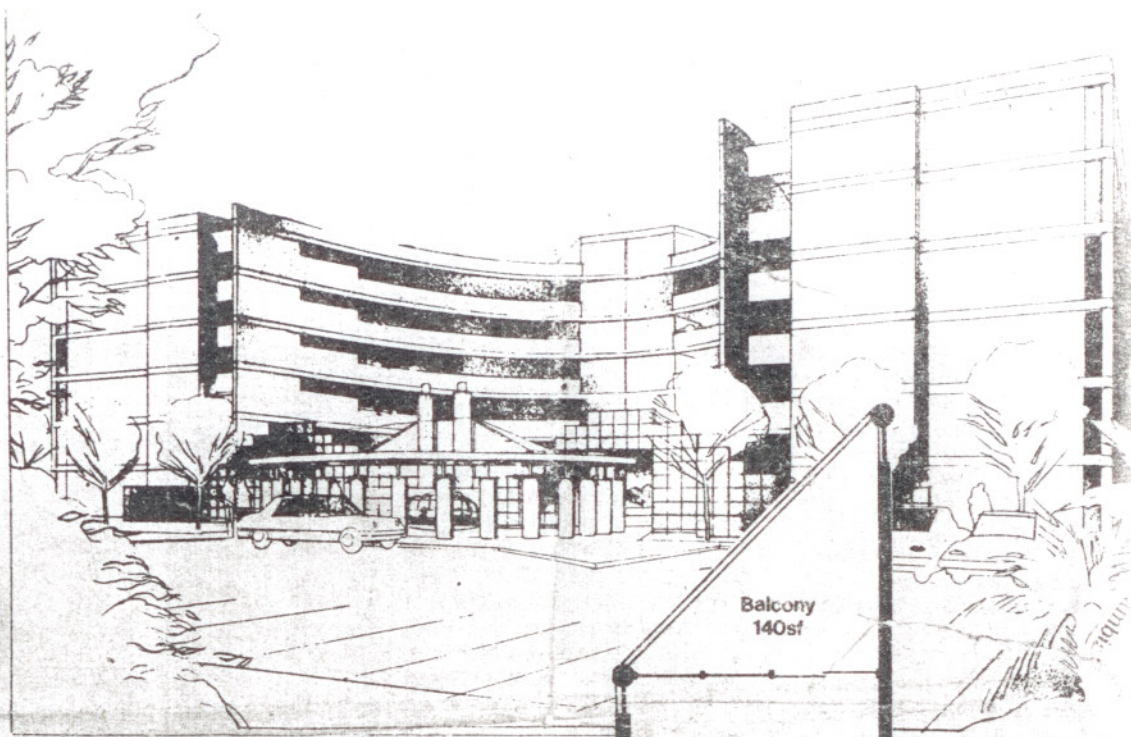
Also available through the Florida Christian Center are special amenities such as a 24-hour security system, ice cream parlor, beauty shop, mini-bus service, health clinic, gift shop, housekeeping service, library and the services of a chaplain.

Edgewood Condominium is not a typical condo project, but an extension of the Florida Christian Center for those older adults who desire a condominium form of ownership. With 42 units already sold, it's obvious that the idea is viable.

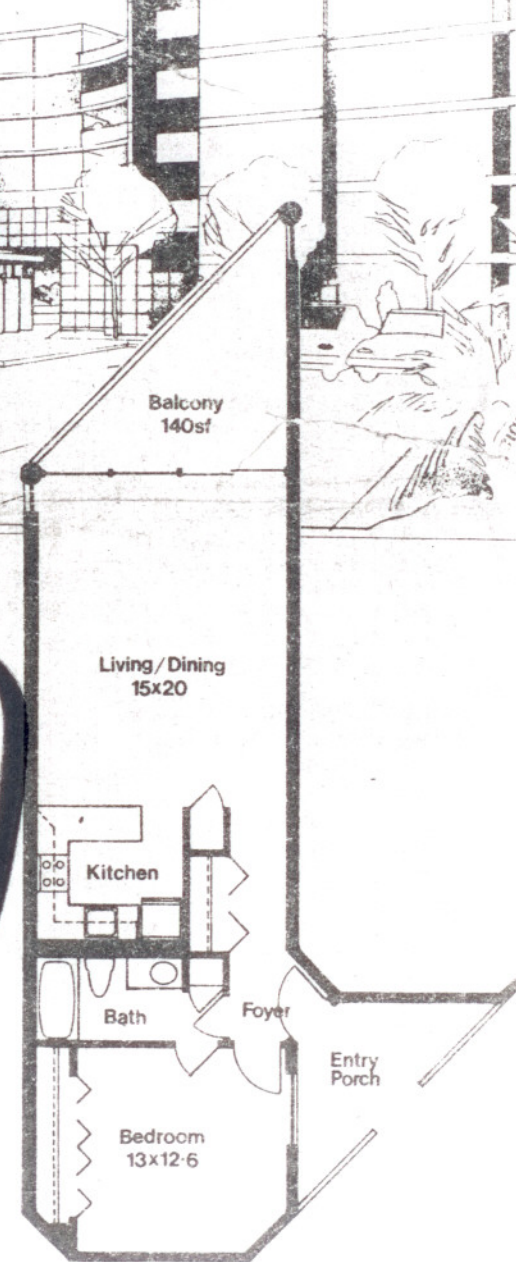
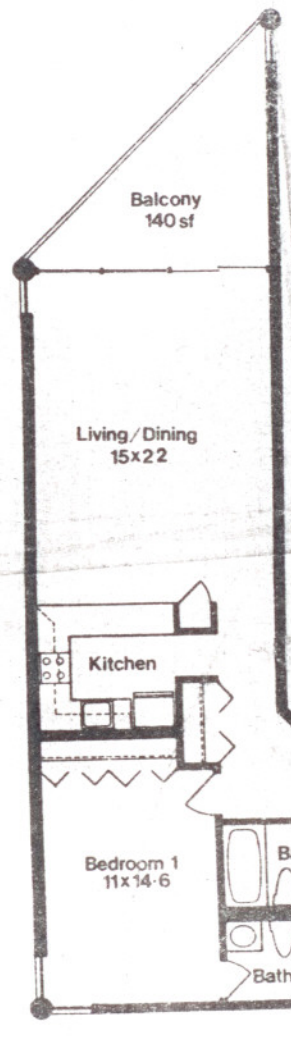
One- and two-bedroom units are available and each unit features a unique floorplan with a large pri-

ivate balcony overlooking the Center's garden campus. In addition to wall-to-wall carpeting and central heat and air conditioning, the units offer insulated windows, oak cabinets, wallpapered kitchens and baths and an entrance security system featuring intercoms.

Everything is geared toward the older person. Even the padding under the carpeting is specially-



Florida Christian Center's Edgewood Condominium will have its first residents in January.



I built in 1984, from conceptual budgets through project completion.  
G

signed to cushion a fall and prevent broken bones. All ceramic tile has a matte finish to prevent slipping. Floor handles are of European style for easy gripping, especially for those who have arthritis. And sink and bathtub faucets offer instant on and off features.

The first floor will include offices for the Florida Christian Center and a covered walkway will connect the

buildings. Set back off the road, the floor features a lawn with a landscaped courtyard area.