

John and Pearl Groy purchased the building with the intention of remodeling it as a movie theater. The Groys moved to Buena Vista from Saguache, with their young son to operate the Pine Theater which was located adjacent the current Town Hall Building at Main and Tabor streets. The Groys rented the theater from a partnership which included the owner of an adjacent confectionary store, Mr. Delongchamp. Rental rates increased on the Pine Theater and the Groys decided to open their own theater.

This building stayed virtually the same until the remodel that was begun in 1951 by John and Pearl Groy. With the change in use, the one-story addition which had served as a warehouse along with, a portion of the storefront, were transformed into the theater seating area. The seating area was sloped and dug out by hand to the north, with a stage built to accommodate the screen at the north end, and a new exit door installed in the east wall. A portion of the storefront was then remodeled to include two bathrooms, one located along the east wall and the other along the west wall. A cry room was also constructed on the west side of the building to accommodate mothers with small children. The balance of the room was devoted to a space for a pop-corn machine, a vestibule, and a ticket booth with a closed doorway. The Groys also added living quarters on the second floor at the front of the building. The apartment for the family of three included two bedrooms, a living area, and a bathroom. Also, in between the first and second floors, a closed room was built to house the projection room. Projection cameras, extra reels and supporting equipment were housed in this space. A large storeroom (original location of a portion of the basketball court) took up the majority of the second floor. Access to this upper story is via a basic wooden stairway that has its own entryway on east side of building.

The main façade of the building underwent major changes to accommodate use as a movie theater. The storefront was changed from large windows to a solid wall and the recessed doorway was removed, replaced with an offset entry way that featured solid wooden paired doors. A solid wooden door was also installed to the second floor. All doors have metal screen doors. The Groys also installed a triangular movie marquee above the main entry. The marquee board has panels for removable lettering, and a neon light on top with "Pearl" in script. There are slender square engaged fluted pilasters with decorated corbels located on either side of the main entry, as well as on the west side of the secondary entry. There are also brick piers at each end of the first floor, but the remainder of the first-floor façade has been filled in with panels. The second floor remains virtually the same except for the replacement of window sashes with 1-over-1 vinyl or metal units that are shorter in height; the upper portion now is infilled with wood. Like most buildings on the north side of Main Street, all the elevations of the Pearl building were covered in stucco in the late 1960's or early 1970's. An

attached garage to the rear of the building was built in the 1970's allowing access from the alleyway.