

January 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 1/22/2021 12:18 PM

To: Keesecker, Kurt <kkeesecker@brucewardell.com>

Certificate of Appropriateness Application

BAR 21-01-04

301 East Jefferson Street

Tax Parcel 330204000

Beth Israel Temple, Owner

Kurt Keesecker, BRWArchitects, Applicant

Entry renovations

Dear Kurt,

On Wednesday, January 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion:

Jody Lahendro moves:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations at 301 East Jefferson Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Tim Mohr seconds:

Motion passes (8-0)

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
January 20, 2021**



Certificate of Appropriateness Application

BAR 21-01-05

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Kurt Keesecker, BRW Architects

Project: Renovations to 3rd Street NE and East Jefferson Street entries



Background

Year Built: In 1882, the Late Gothic Revival temple was built in the 200 block of East Market Street. In 1904 it was moved and reconstructed at the current site. (The east and north additions are contemporary.)

District: North Downtown ADC District

Status: Contributing

Prior BAR Reviews

- December 2005 - BAR approved CoA for reconstruction of entrance stairs
- January 2009 – BAR approved CoA for replacement windows
- January 2017 – Preliminary discussion re: Temple addition.
- January 2019: BAR approved proposed security upgrades including new fencing and modification to the courtyard and concrete benches.
- July 2019 – BAR approved wood caps for courtyard benches.

Application

Application Submitted: BRW Architects drawings Congregation Beth Israel - Door Replacement Board of Architectural Review Booklet, dated December 21, 2020: Sheets 1 through 15.

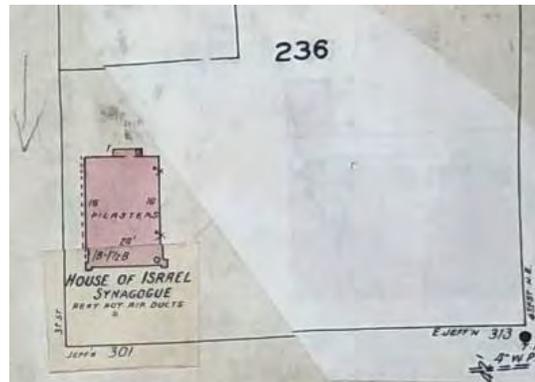
Request for a CoA for alterations to three entrances:

- 3rd Street NE, side entrance: Replace the entry doors.
- East Jefferson Street, Lobby entrance: Replace the entry doors.
- East Jefferson Street, Sanctuary entrance: Replace the entry doors and reconfigure the stairs.

From the applicant's submittal: As a result of a security study conducted, the current operation of the doors has been highlighted as a point of concern. Some of the issues that the existing doors have are: locking issues due to their thermal instability, the sanctuary doors swing inwards into the sanctuary space, potentially impeding the exit during an emergency, the sanctuary doors have been pointed out as a potential weak point for unauthorized entry.

Discussion and Recommendations

3rd Street side and East Jefferson Lobby entrances. Neither entrance is historic, relative to year built and to the historic temple. (See below from the c1965 Sanborn Map.) With that, staff reviewed these using the design guidelines for New Construction and recommends approval as submitted.



Sanctuary entrance. Staff applied the design guidelines for Rehabilitation. Replacement of historic elements should be avoided; however, the existing doors are not believed to be original and the proposed new doors are consistent with the guidelines. Staff recommends approval.

Direction is less clear for the proposed railing extensions, which might damage the historic material. Staff reviewed the Secretary's Standards; however, that guidance addresses these situations only relative to building and safety code compliance, which is not the situation here. Ideally, the solution is a second railing that is not anchored onto/into the original rail or the historic brick. Otherwise, staff recommends approval with a condition that the new railing be attached to the original in a manner that minimizes damage to the existing.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations at 301 East Jefferson Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

...application as submitted with the following modifications...

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations at 301 East Jefferson Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons BAR approves the application as submitted....

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Chapter 3 – New Construction and Additions

I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.

- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

Pertinent Guidelines for Chapter 4 – Rehabilitation

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a) For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b) On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.

...

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 301 East Jefferson Street
Map and Parcel: 33- 204
Census Track & Block: 1-105
Present Owner: Beth Israel Temple
Address: 301 East Jefferson Street
Present Use: Worship
Original Owner: Beth Israel Temple
Original Use: Worship

BASE DATA

Historic Name: Beth Israel Temple
Date/Period: 1882-1903
Style: Late Gothic Revival
Height to Cornice: 43
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 101 x 100
Assessed Value (land + imp.): 21,670 + 21,900 = 45,570

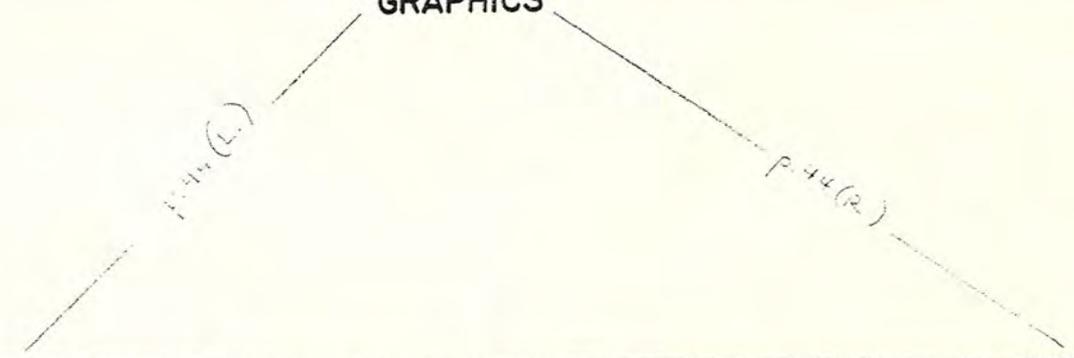
ARCHITECTURAL DESCRIPTION

The Beth Israel Temple is an example of the late Gothic revival popular for religious buildings in the nineteenth century. The fact that Gothic architecture was seen appropriate only for Christian churches, a founding principle of the whole Gothic Revival movement, had long been forgotten by 1882 and the style was adopted by all faiths. The most prominent architectural feature of the exterior are the five low pinnacles supported by corbels and square piers. The entrance door is set into a splayed reveal under a pointed arch. Within the range of tall lance windows is contained much of the Temple's original art glass.

HISTORICAL DESCRIPTION

The Beth Israel Temple was built in 1882 on the site now occupied by the Federal Post Office on Market Street. In 1904 it was moved to its present location on Jefferson and rebuilt. The congregation dates from 1863. (City Deed Reference: 14-72).

GRAPHICS



CONDITIONS

Good

SOURCES

City Records



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Diane Hillman Applicant Name Karim Habbab
Project Name/Description CBI - Entry Renovations Parcel Number 330204000
Project Property Address 301 EAST JEFFERSON STREET, CHARLOTTESVILLE, VA 22902

Applicant Information

Address: 112 4TH ST NE, CHARLOTTESVILLE, VA 22902
Email: KHABBAB@BRW-ARCHITECTS.COM
Phone: (W) 434-971-7160 (C) _____

Property Owner Information (if not applicant)

Address: 301 EAST JEFFERSON STREET,
CHARLOTTESVILLE, VA 22902
Email: DGHILLMAN612@GMAIL.COM
Phone: (W) 434-295-6382 (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Karim Habbab 12/21/2020
Signature Date

KARIM HABBAB 12/21/2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Diane J. Hillman 12/21/2020
Signature Date

DIANE HILLMAN 12/21/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

A RENOVATION AND REPLACEMENT OF THE 3RD STREET ENTRY, ENTRY DOOR TO LOBBY AT JEFFERSON STREET AND A
REPLACEMENT OF THE SANCTUARY DOORS AND RECONFIGURATION AT THE STAIRS. SEE ATTACHEMENT.

List All Attachments (see reverse side for submittal requirements):

15 PAGE 11X17 BOOKLET

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

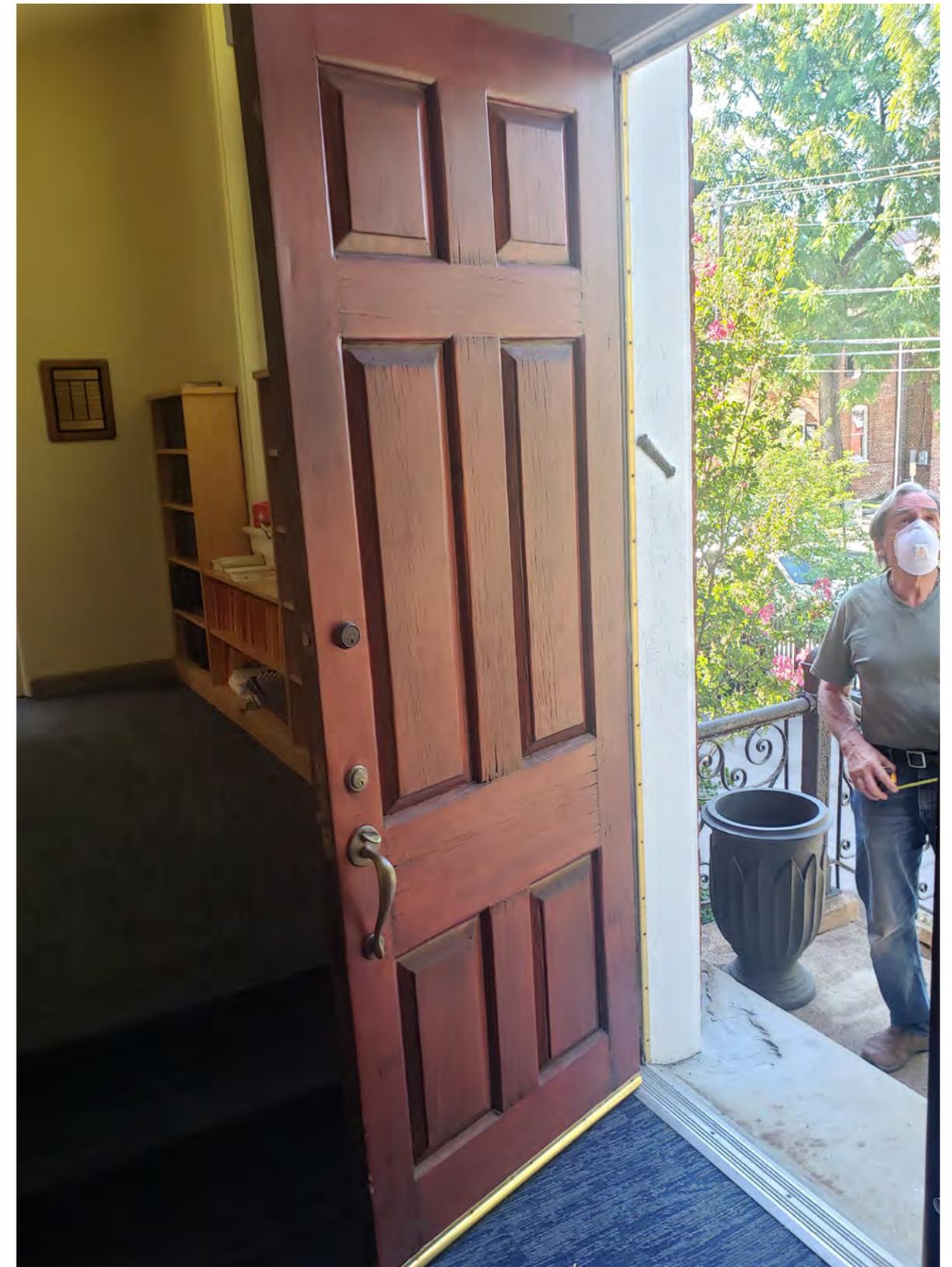
APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



BOARD OF ARCHITECTURAL REVIEW BOOKLET

CONGREGATION BETH ISRAEL - DOOR REPLACEMENT

JANUARY 20 2021



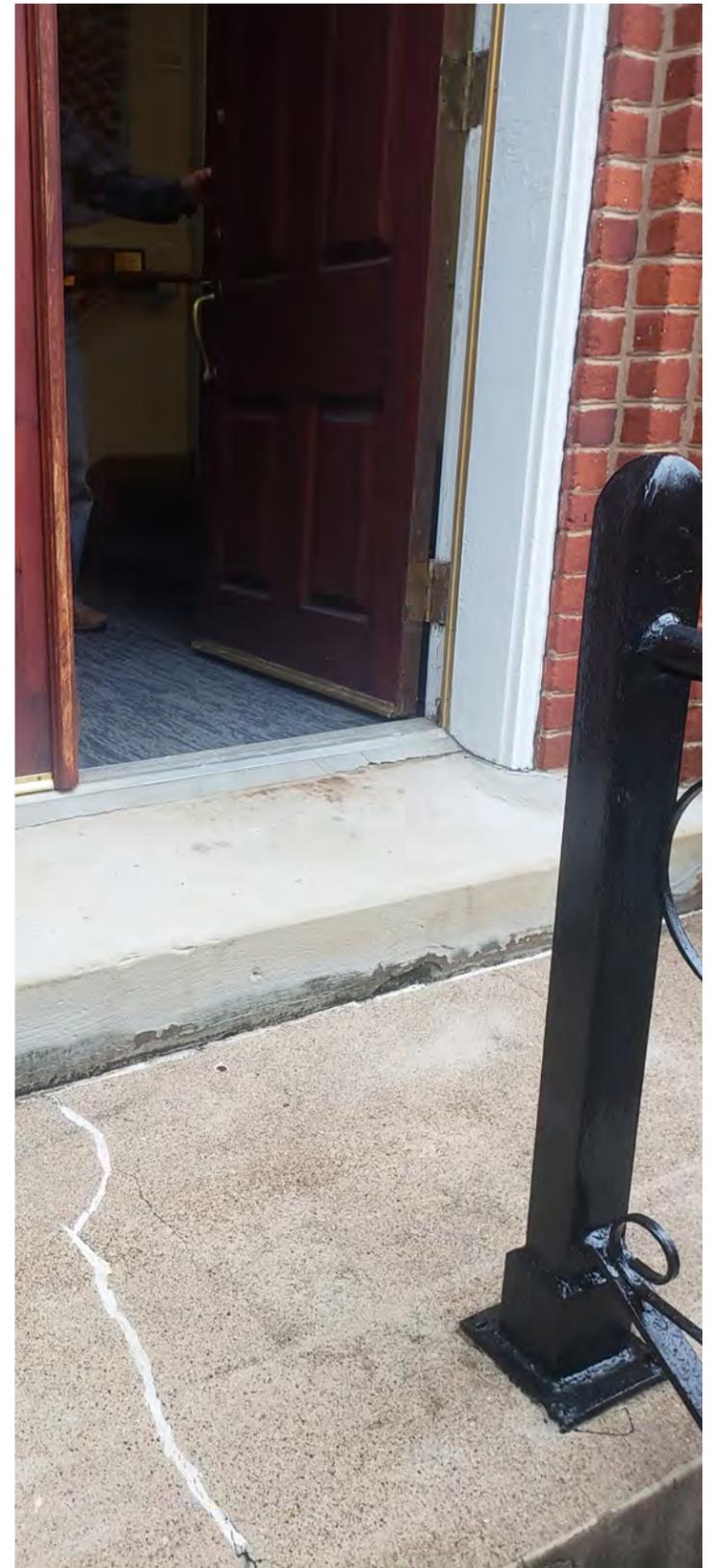
EXISTING SANCTUARY DOORS - PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



EXISTING SANCTUARY DOOR LANDING

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



EXISTING SANCTUARY DOORS - PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



3RD STREET ENTRY



LOBBY ENTRY



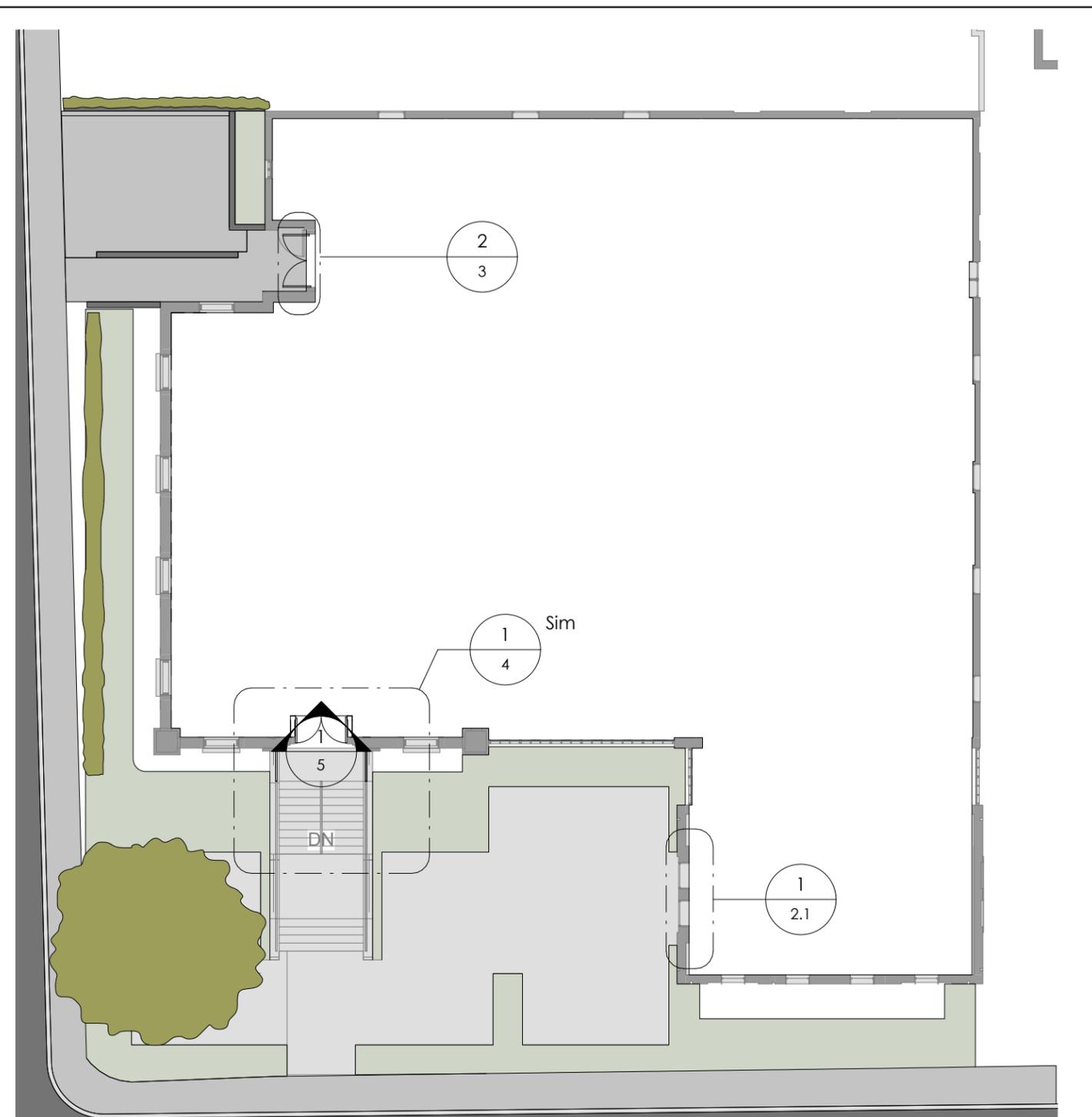
EXISTING PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



As a result of a security study conducted, the current operation of the doors has been highlighted as a point of concern. Some of the issues that the existing doors have are: locking issues due to their thermal instability, the sanctuary doors swing inwards into the sanctuary space, potentially impeding the exit during an emergency, the sanctuary doors have been pointed out as a potential weak point for unauthorized entry. The below drawings depict proposed changes to three entry locations at the congregation. At the 3rd street entry, the current doors are to be replaced with new doors. At the lobby entry, the doors are to be replaced with new doors and the glass at the entry to be replaced with new glass. At the sanctuary entry, the doors are to be replaced with new doors that are recessed in and swing outwards, with revisions to the landing and installation of a new railing at the revised landing area. The design of the new sanctuary doors is reflective of the historic design found in a photograph circa 1917.

New glass in doors at the entries shall adhere to BAR guidelines. Glass shall be clear.



ENTRANCE LAYOUT SITE PLAN

1/16" = 1'-0"

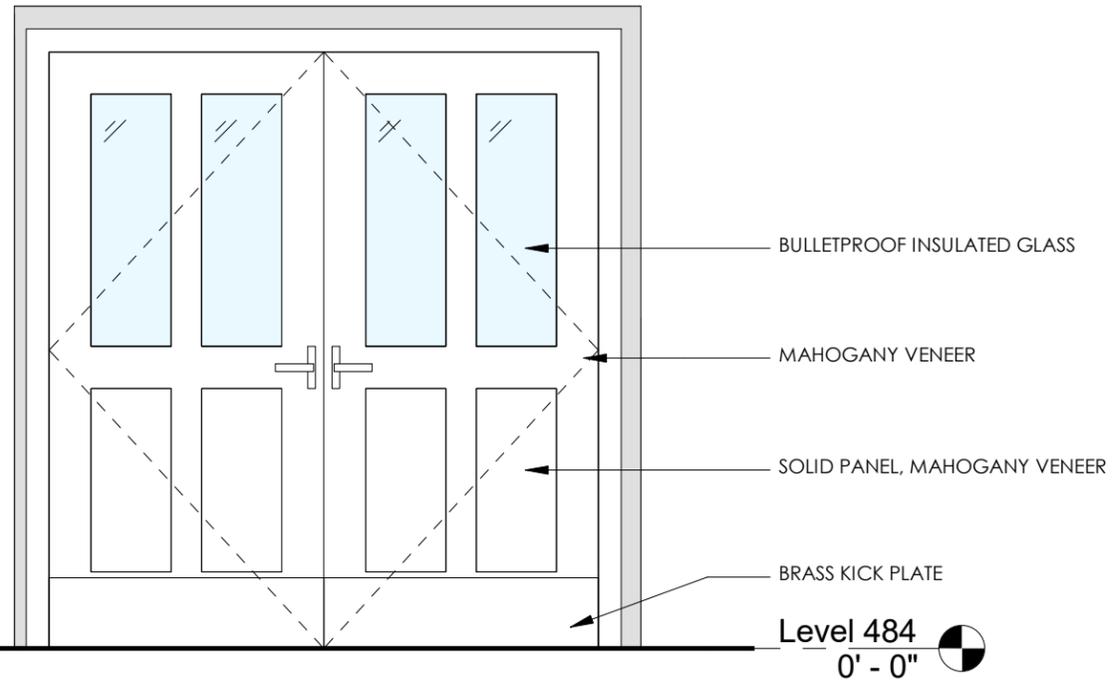
SANCTUARY DOOR SITE DIAGRAM

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



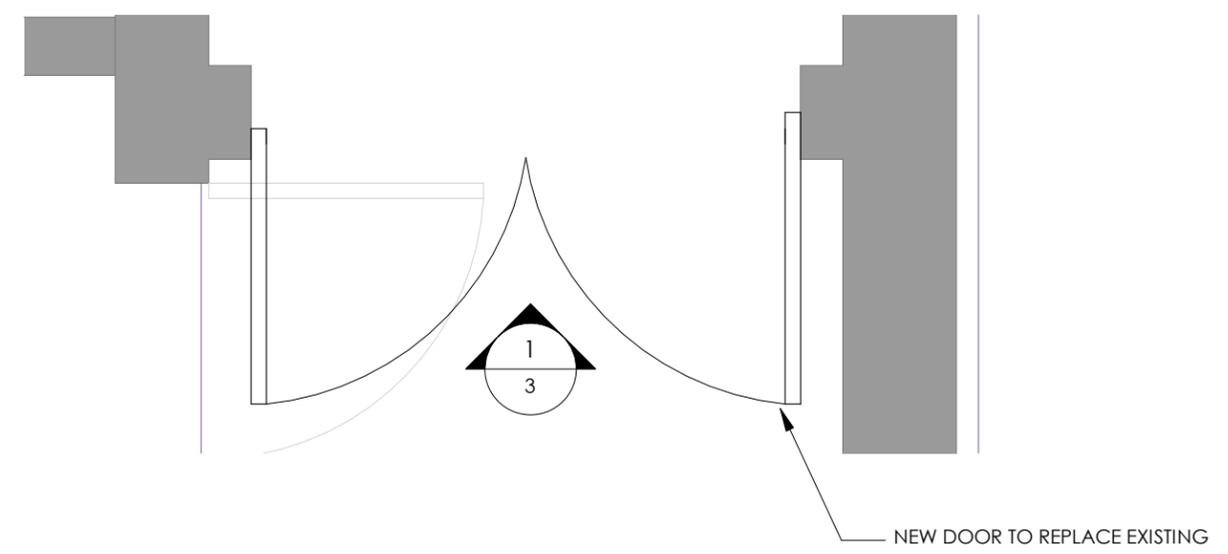
HISTORIC PHOTOGRAPH OF SANCTUARY

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



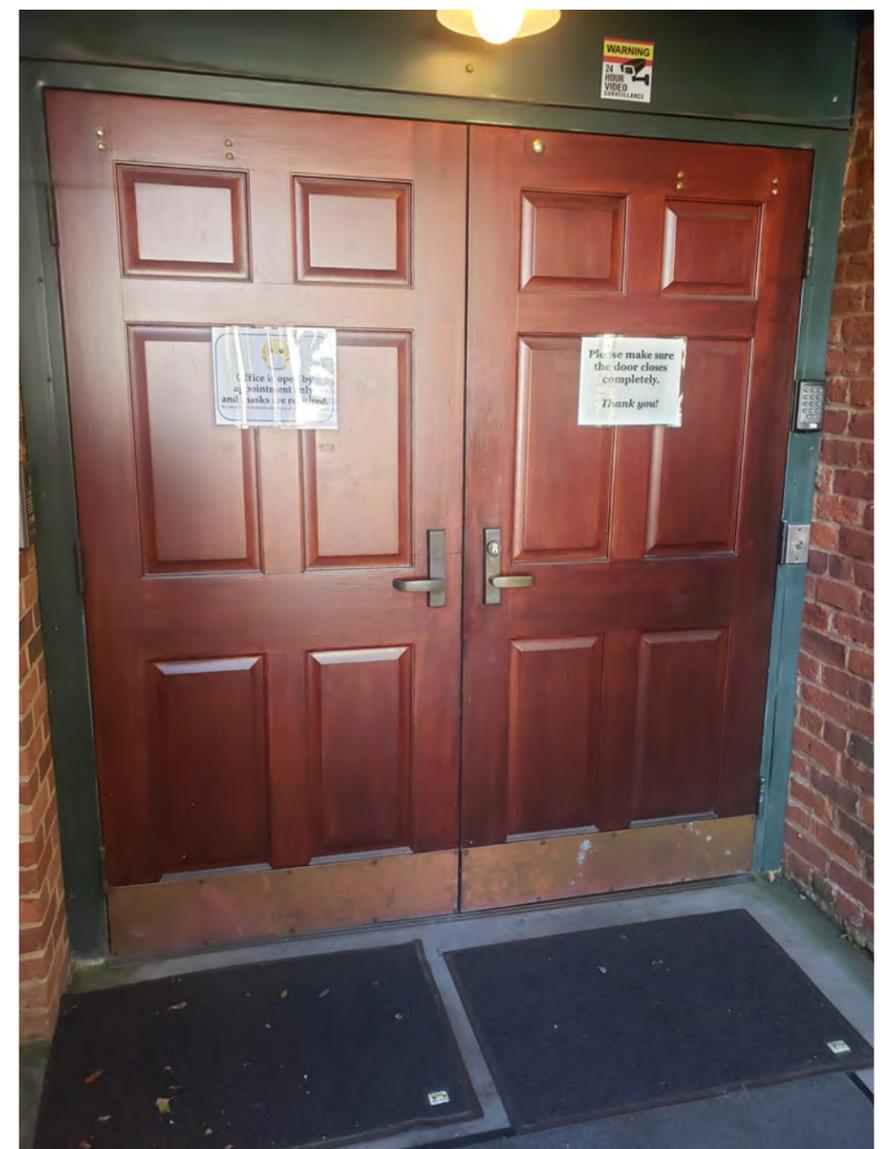
3RD STREET ENTRANCE - ELEVATION

1/2" = 1'-0"



3RD STREET ENTRANCE - PLAN

1/2" = 1'-0"

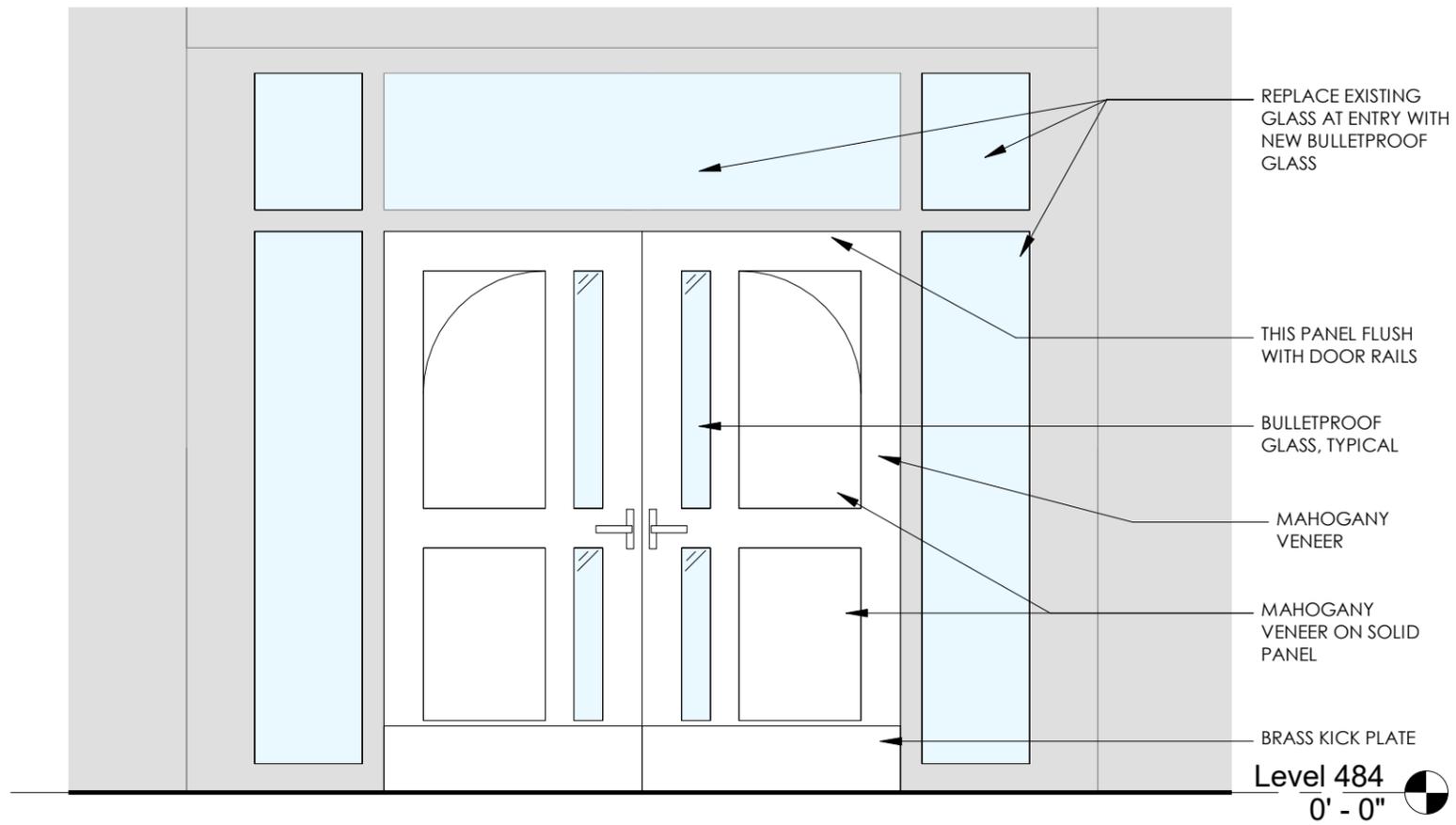


EXISTING DOOR



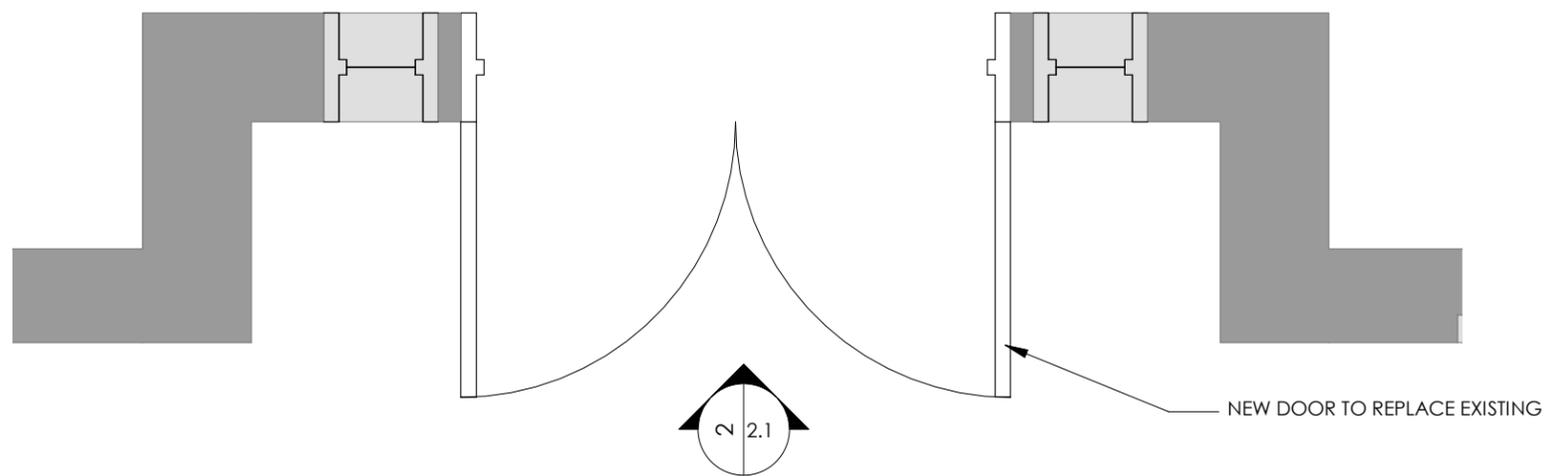
NEW 3RD STREET ENTRY

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



LOBBY JEFFERSON ST ENTRANCE - ELEVATION

1/2" = 1'-0"



LOBBY JEFFERSON ST ENTRANCE - PLAN

1/2" = 1'-0"

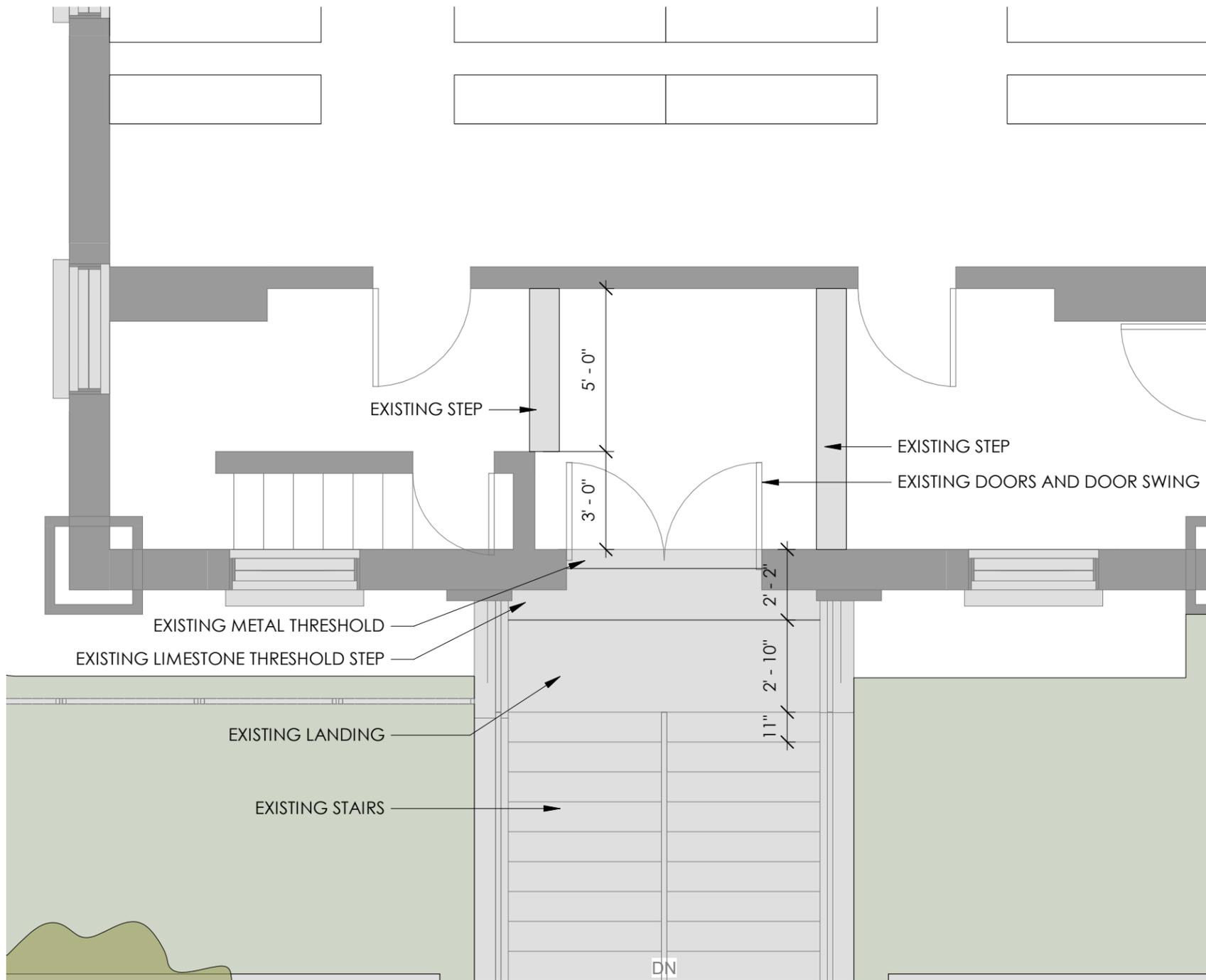


EXISTING DOOR

NEW LOBBY ENTRY

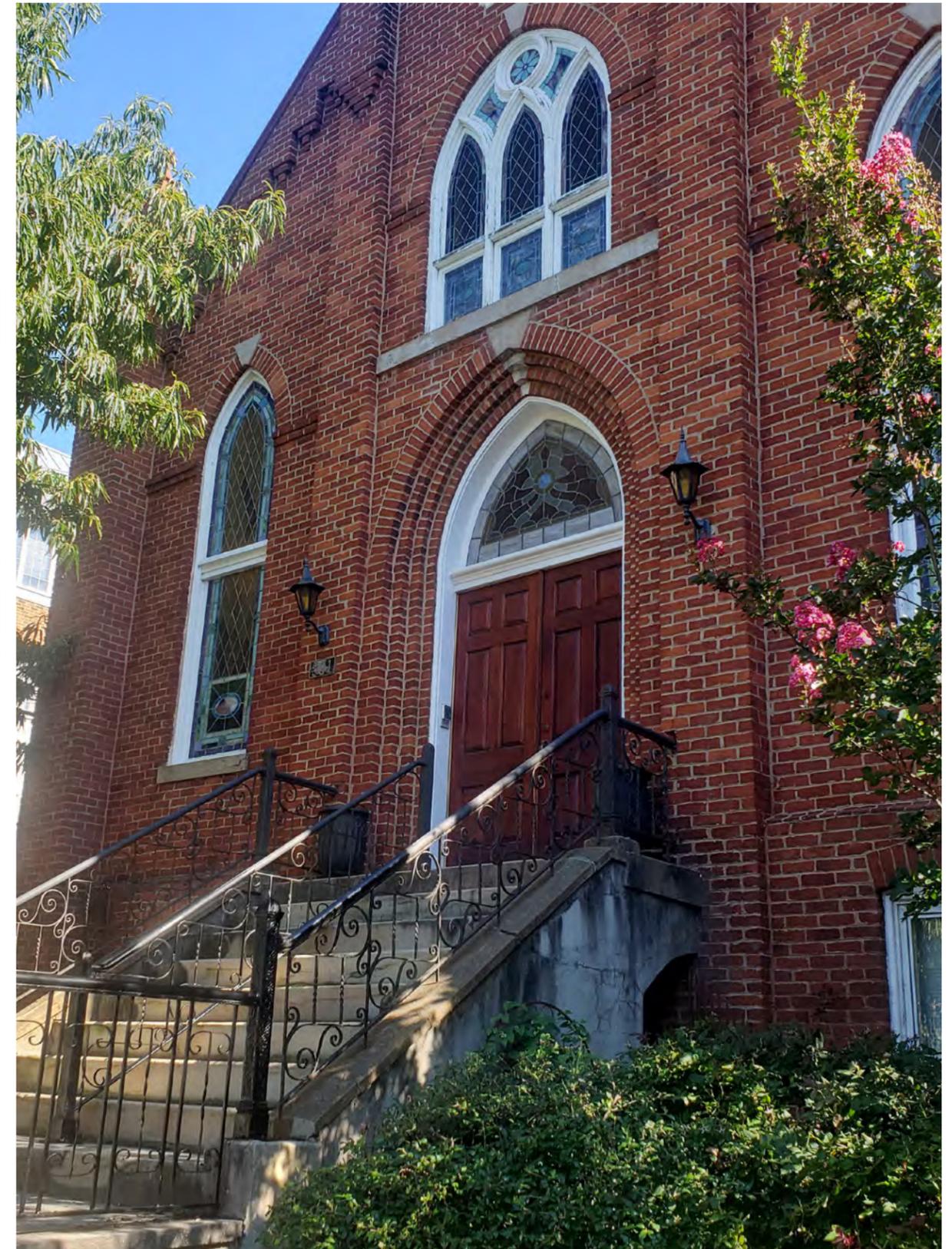
Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021





Dimensions on plan need to be verified in field.

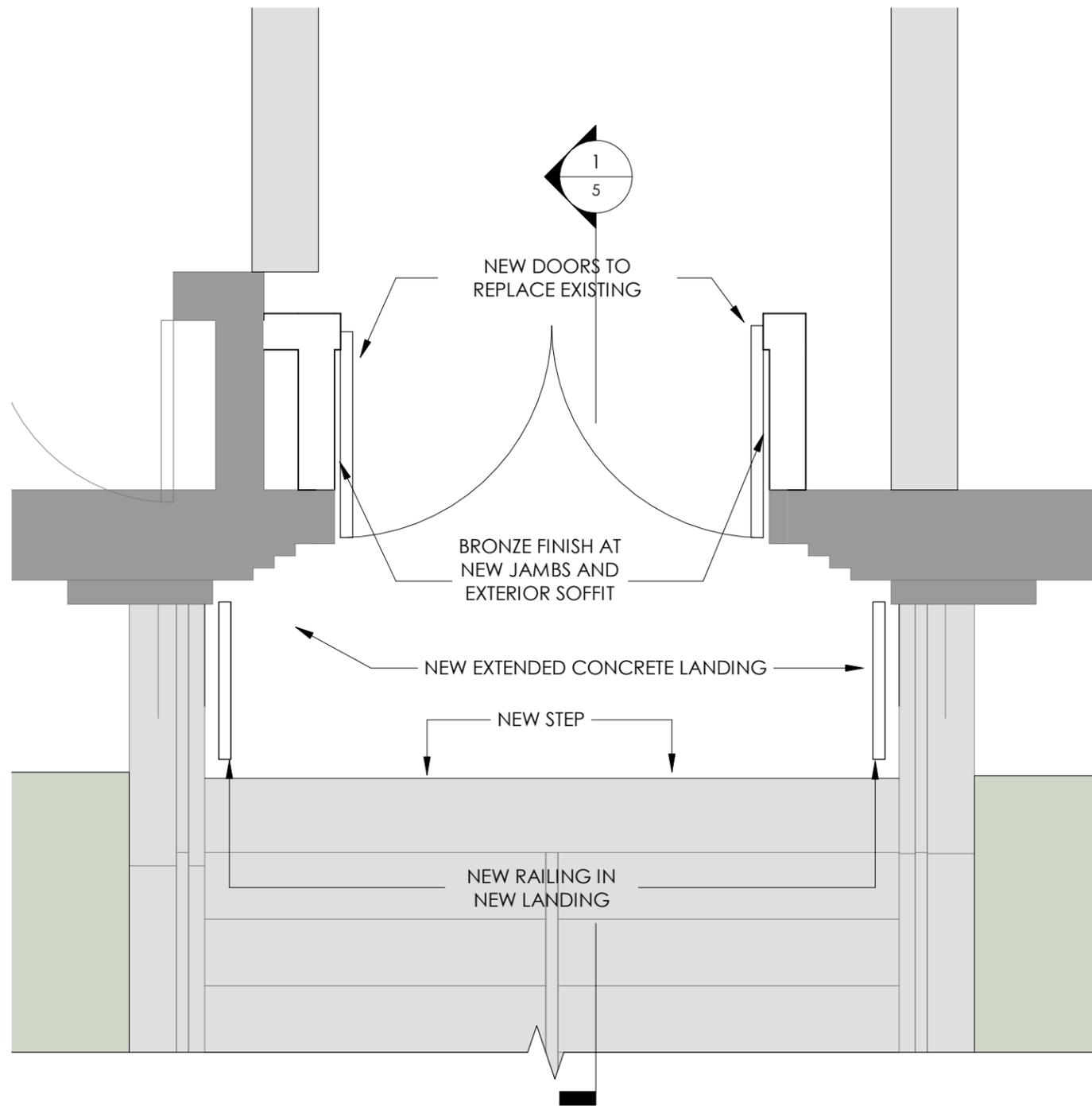
EXISTING SANCTUARY DOORS PLAN - 1/4" = 1'-0"



EXISTING SANCTUARY ENTRY

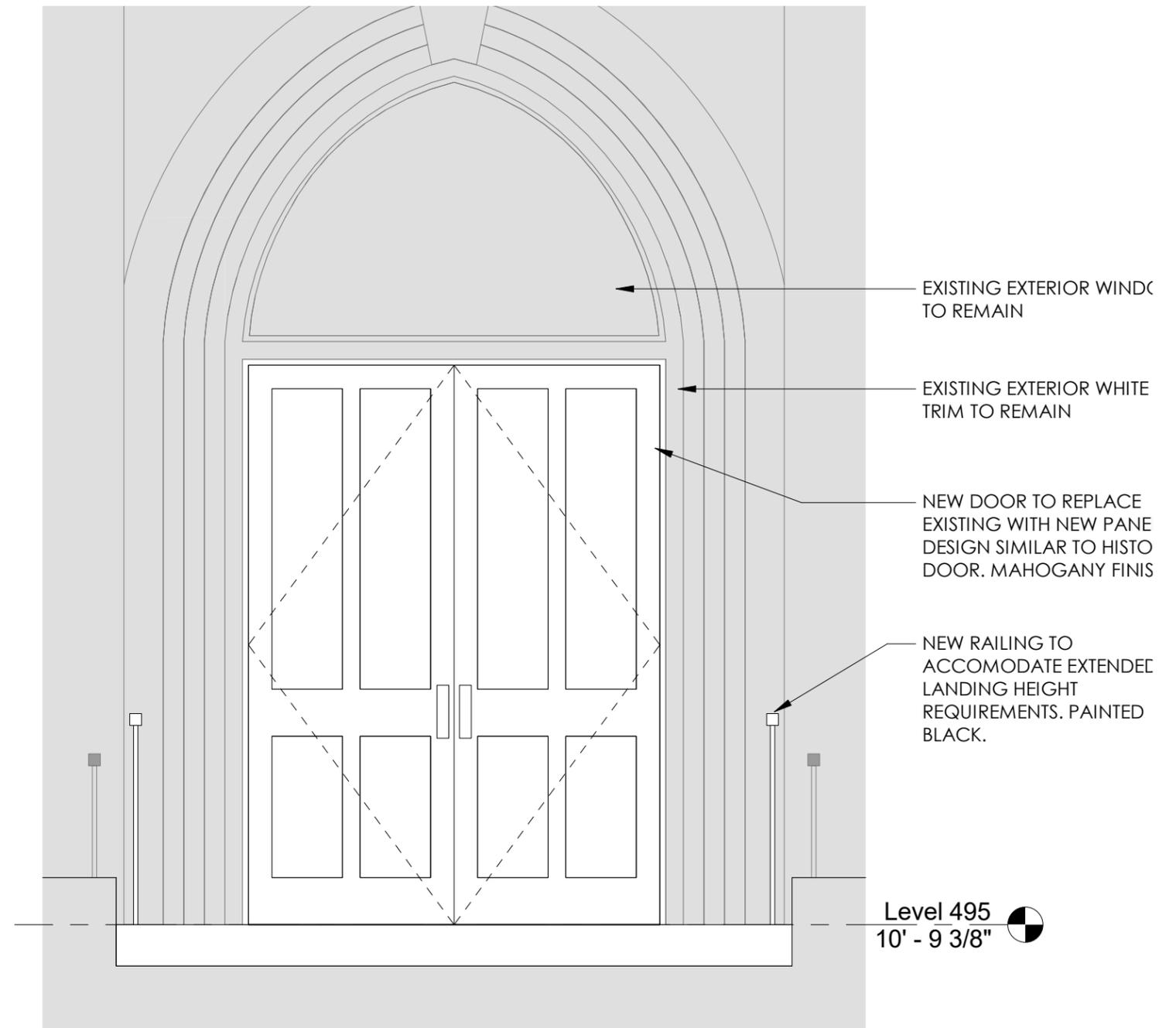
Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021





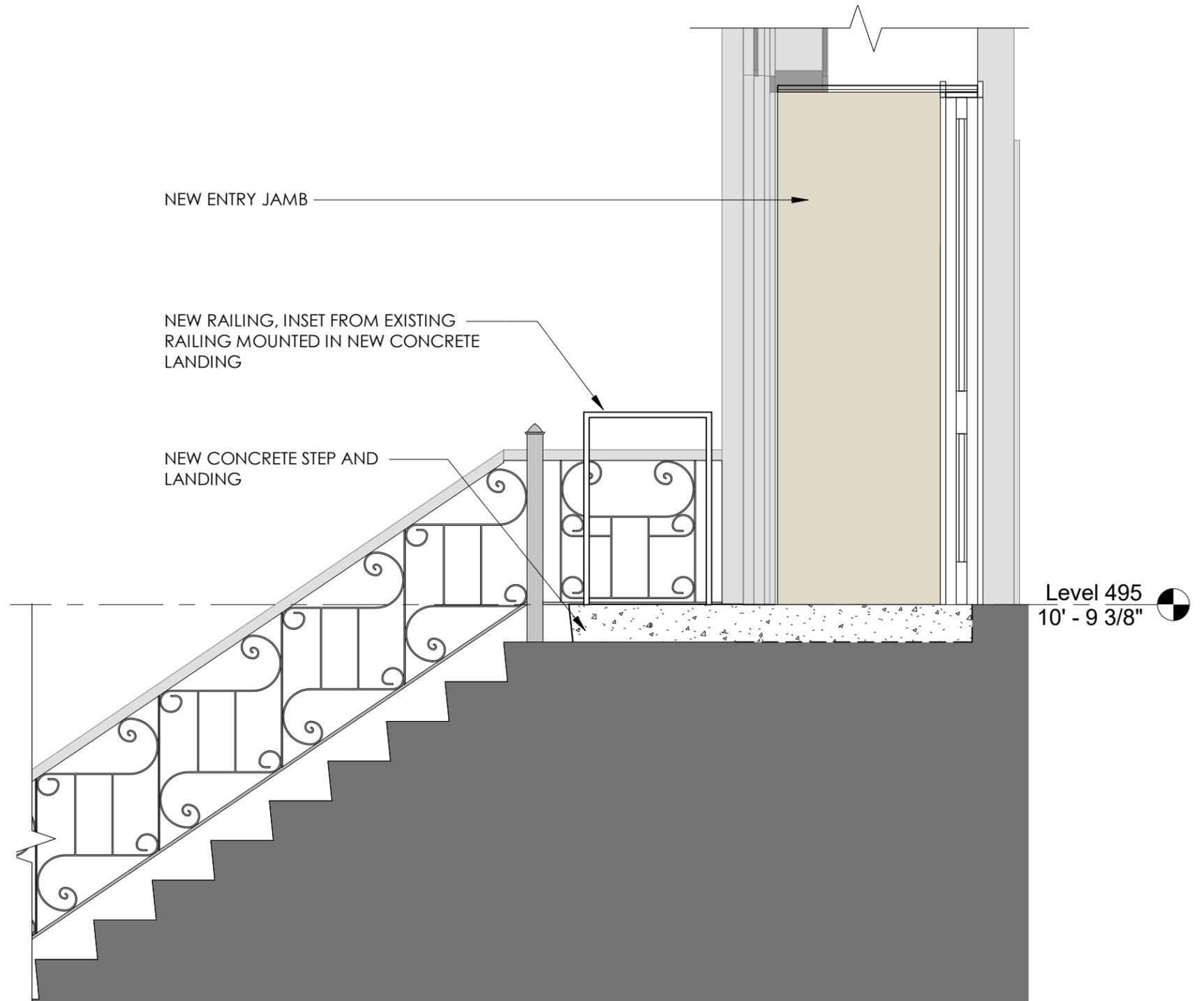
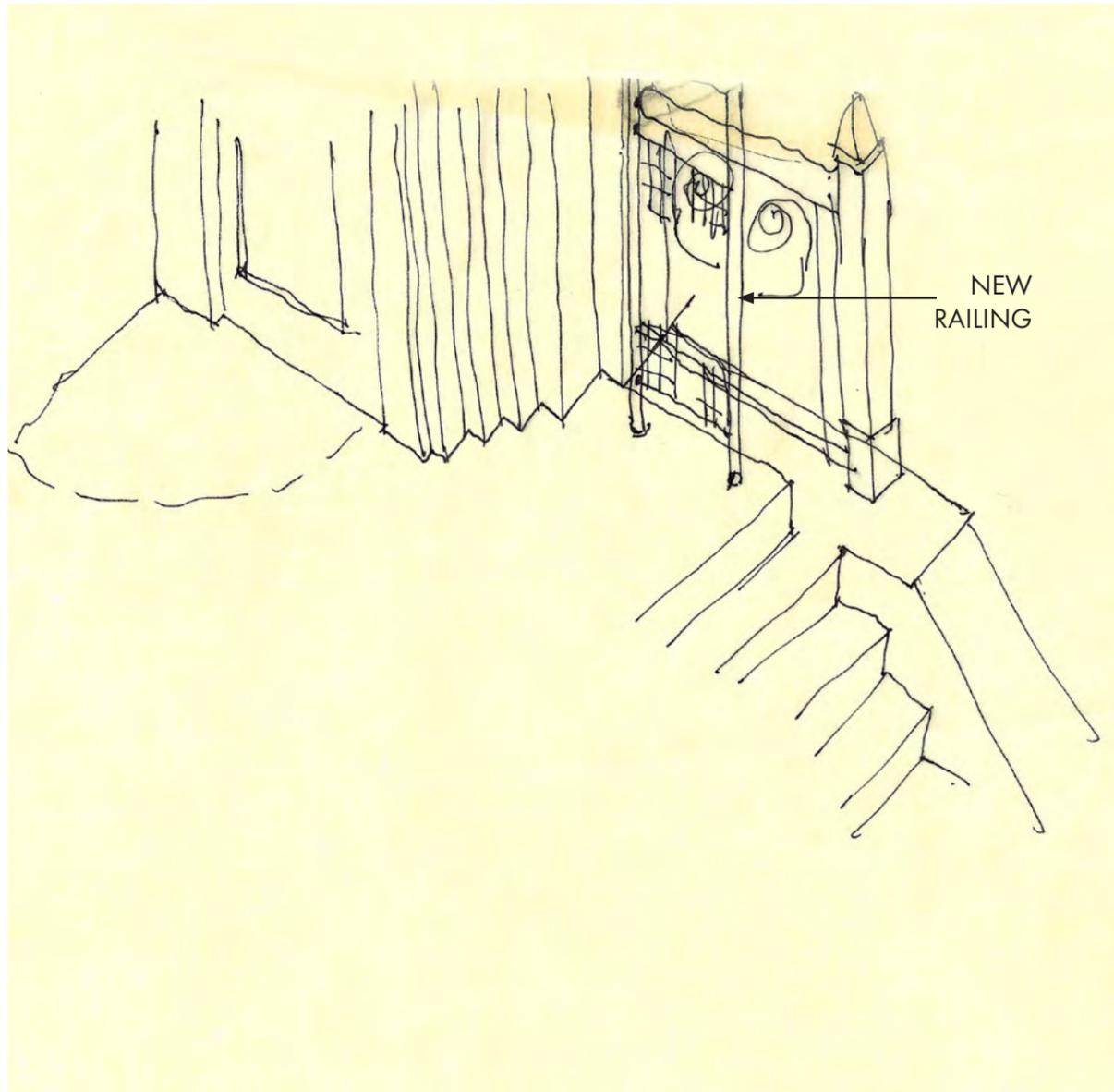
SANCTUARY ENTRANCE - PLAN

1/2" = 1'-0"



SANCTUARY ENTRANCE - ELEVATION

1/2" = 1'-0"



SANCTUARY STAIRS SECTION

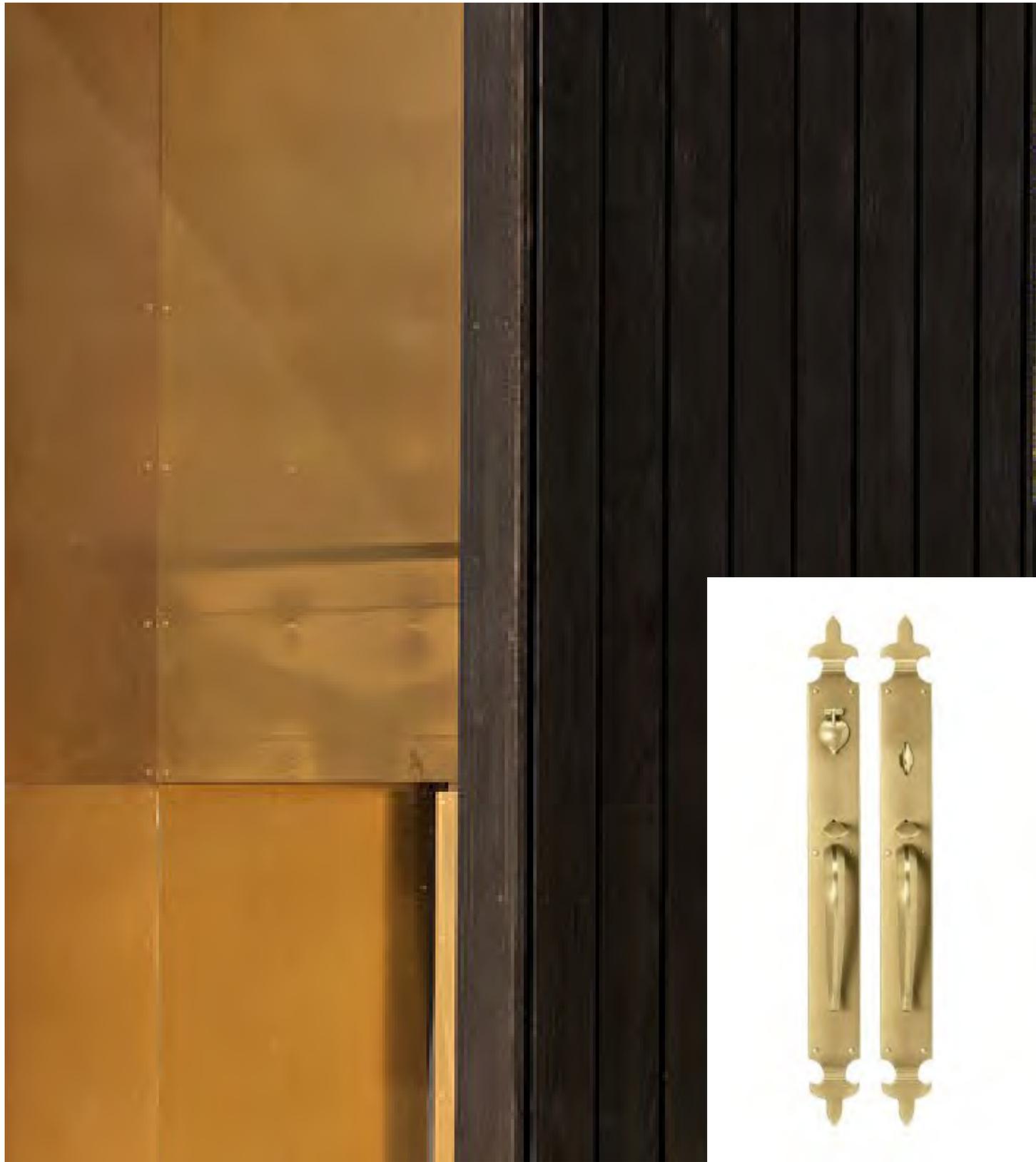
1/2" = 1'-0"

CONCEPTUAL SKETCH OF NEW RAILING



NEW SANCTUARY ENTRY

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



MATERIALITY PRECEDENT PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



RENDERING - SANCTUARY ENTRY

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



RENDERING - SANCTUARY ENTRY

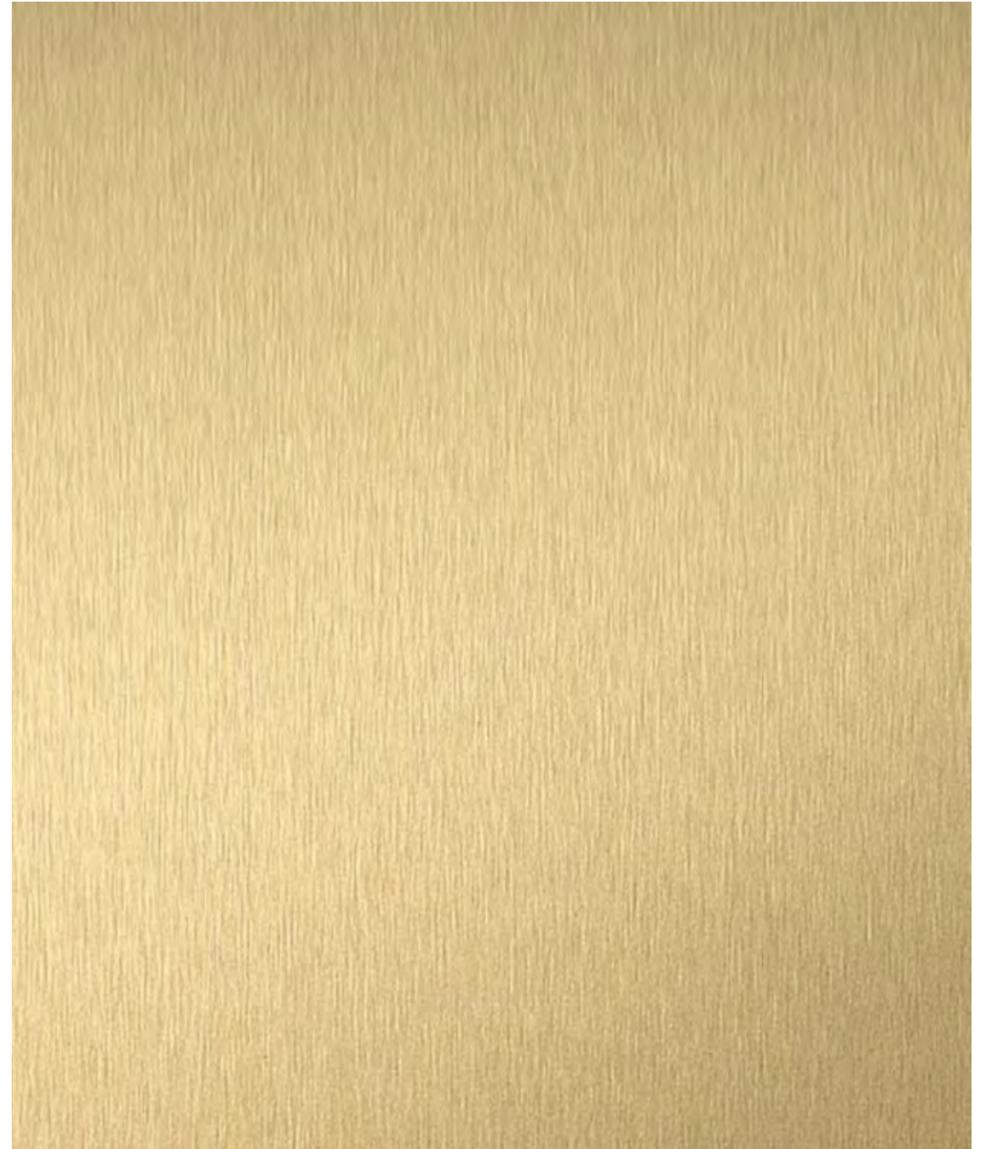
Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



DARK WOOD FINISH (MAHOGANY)



BRONZE (OVER TIME)



BRASS



MATERIALS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021