

## **Lasley, Timothy G**

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**From:** Lasley, Timothy G  
**Sent:** Thursday, October 18, 2018 12:08 PM  
**To:** Ball, Mike  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - October 16, 2018 - 110 East Main Street

October 18, 2018

### **Certificate of Appropriateness Application**

BAR 18-10-05  
110 East Main Street  
Tax Parcel 280060200  
Jefferson Theater Holdings, LLC, Owner/ Mike Ball, Applicant  
Replace windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following actions were taken:

**Motion: Balut moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacements satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. Mohr seconded. Approved (6-1, with Miller opposed).**

This certificate of appropriateness shall expire in 18 months (April 16, 2020), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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### **Tim Lasley**

Intern | Historic Preservation and Design Planning  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

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Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)



**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 16, 2018**



**Certificate of Appropriateness Application**

BAR 18-10-05

110 East Main Street

Tax Parcel 280023000

Jefferson Theater Holdings, LLC, Owner/ Mike Ball, Applicant

**Replace windows**

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**Background**

110 East Main Street, the Jefferson Theater, was constructed in 1901--with renovations in 1912, 1915 and 1920—and is designated as contributing structure in the Downtown ADC District. (Historic survey is attached.)

**Previous BAR Review:**

September 18, 2018 – BAR held a preliminary discussion on this application. No action was taken.

**Application**

Applicant's submittal:

- Element Construction turned in an application dated October 2, 2018: overview of roof windows (page 1-8), new window image details (page 9).

Requesting approval for replacement of the 28 windows on the rear walls of the building's upper two stories—labeled 2<sup>nd</sup> and 3<sup>rd</sup> floors in the attached.

- 2<sup>nd</sup> Floor: Replace ten 1/1, double-hung windows with fixed sash, full-lite windows. The existing are installed in five pairs. At four of the pairs, a single window will replace each pair; filling the existing wall opening. At the fifth pair, each will be replaced with an individual windows.
- 3<sup>rd</sup> Floor (lower section): Replace eleven 6-lite, single sash, steel awning windows with fixed sash, full-lite windows.
- 3<sup>rd</sup> Floor (upper section): Replace seven 6/6, double-hung windows with fixed sash, full-lite windows. Six of the existing windows are installed in pairs. At two of the pairs, a single window will replace each pair; filling the existing wall opening. At the third pair, each will be replaced with an individual windows. The remaining individual window will be replaced with a single window.

All new windows to be Pella *Impervia* Direct Set Fixed Frame windows, which are constructed with a fiberglass resin.

### **Discussion and Recommendations**

Staff visited the site with the applicant and inspected all of the windows and existing conditions. None of the windows—or these sections of the building—are visible from any street level location; in fact, they are barely visible from adjacent buildings.

Of the 28 windows, only 11 appear to be elements of the historic structure; the other 17 are of contemporary construction and were likely installed in the 1970s when the theater closed and the upper floors were converted to apartments. All of the windows are in poor condition.

#### The 11 steel windows:

While of obvious historical value, these windows are in significantly poor condition. Were they in a more prominent and visible location, staff would be hesitant to endorse replacement over rehabilitation. However, given their location and condition, staff can support replacement.

The BAR should discuss the matter of replacing the 6-lite sash with a single-lite sash. It is not uncommon in historic projects, if rehabilitation or reproduction is not feasible, to use materials and components that clearly differentiate the old from the new. These windows are not visible from the street and, from the interior, they are no longer visible or used in their original context--primarily to allow ventilation.

However, staff suggests that the applicant not simply dispose of these windows. They retain value as artifacts and we urge the applicant to offer the windows for salvage; maybe even incorporating one or more of them—once cleaned and refurbished--into the design of the interior space, possibly as art or in a display of the building's history. At the very core of historic preservation is the practice of re-using. Re-purposing, and re-cycling.

#### The 17 contemporary windows:

Given their condition, location, and having no relationship to the historic fabric of the building—the question is less about replacement than about approval of what are proposed as replacements. Staff supports the proposed replacement as submitted.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacements satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. (...with the following conditions...)

Or

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacements do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies 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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 8) Any applicable provisions of the City's Design Guidelines.

### **Pertinent Design Review Guidelines for Rehabilitation:**

#### **C. WINDOWS**

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows. Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2. Retain original windows when possible.
- ...
5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
6. Replace historic components of a window that are beyond repair with matching components.
7. Replace entire windows only when they are missing or beyond repair.
- ...
9. Reconstruction should be based on physical evidence or old photographs.
10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
  13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
  14. False muntins and internal removable grilles do not present an historic appearance and should not be used.
  15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
  16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
  17. Storm windows should not damage or obscure the windows and frames.
  18. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- ...



# 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 Jefferson Theater Holdings LLC Applicant Name Mike Ball  
Project Name/Description Jefferson Theater Rear Window Replacement Parcel Number 280073000  
Project Property Address 110 E Main St.

### Applicant Information

Address: 101 E High St. 22902  
Email: Mike@elementbuild.com  
Phone: (W) \_\_\_\_\_ (C) 434-825-4196

### Property Owner Information (if not applicant)

Address: PO Box 1467  
Email: Alan@RiverbendDev.com  
Phone: (W) 434-245-4970 (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.

[Signature] 9/26/18  
Signature Date  
Mike Ball 9/26/18  
Print Name Date

### Property Owner Permission (if not applicant)

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

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): We intend to remove windows on the back side of the building and replace with new.

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

**For Office Use Only**  
Received by: [Signature]  
Fee paid: 12500 Cash/Ck. # 2165  
Date Received: 10/1/18  
Revised 2016  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 110-112 E. Main Street	<b>HISTORIC NAME:</b> Jefferson Bank/Theatre Building
<b>MAP &amp; PARCEL:</b> 28-23	<b>DATE / PERIOD:</b> 1901, 1912, 1915, 1920
<b>CENSUS TRACT AND BLOCK:</b> 1-122	<b>STYLE:</b>
<b>PRESENT ZONING:</b> B-4	<b>HEIGHT (to cornice) OR STORIES:</b> 2, 3, 4, 5 storeys
<b>ORIGINAL OWNER:</b> C. J. Rixey	<b>DIMENSIONS AND LAND AREA:</b> 38.14' x 229.5'
<b>ORIGINAL USE:</b> Bank	<b>CONDITION:</b> Good 13' x 132.5' (10,578 sq. ft.)
<b>PRESENT USE:</b> Motion Picture Theatre	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Alton F. Martin and Robert W. Stroh	<b>DATE OF SURVEY:</b> Winter 1979
<b>ADDRESS:</b> M & S Real Estate	<b>SOURCES:</b> City Records Russell Dettor
P.O. Box 1294	Sanborn Map Co. - 1907, 1920, 1969
Charlottesville, VA	Moore, Albemarle; Jefferson's County

The Daily Progress, 1906 special edition

## ARCHITECTURAL DESCRIPTION

The rusticated gray brick facade of the old Jefferson National Bank Building was four bays wide and two storeys tall with a full-height Ionic portico and pediment. The Daily Progress described it as "purely Greek in every particular." There were two massive round-arched entrances with revolving doors at the first level and a wrought iron second-storey balcony within the portico. The present facade is three storeys tall and three bays wide and lacks the pedimented portico. Construction is of red brick laid in Flemish bond with random glazed headers. Wide rusticated masonry piers at the first level support a platform from which four engaged Ionic columns from the old facade rise two storeys to support an entablature and roof balustrade. The recessed loggia is two bays wide, and a small shop occupies the western bay. In each bay at the second level there is a pair of 6-over-6 light, double-sash windows above paneled spandrels which conceal a pair of 1-over-1 light windows. There is a half-round fanlight above each pair of windows, and the moulded stone round arches, with cartouche, continue to the floor. There is a stone panel with raised decoration in each bay between the second and third levels. Windows at the third level are 8-over-8 light with stone sills. A massive entablature with dentil moulding and roof balustrade crowns the facade. A two-flight dog-leg stair at the eastern side of the loggia gives access to the basement and the offices and apartments on the upper levels. There is a hall across the front at the mezzanine level in the location of the old portico. An arcade lined with fluted pilasters leads to an oval lobby with round arches and decorated Ionic pilasters. Two enclosed single-flight curved stairs give access to the balcony. (The second balcony was removed c. 1970). The theatre has an entablature with egg-&-dart moulding. Tall fluted pilasters flank a group of three private boxes at each side, and round arches spring from smaller pilasters between the boxes. The three-storey front section and the two-storey section and one-storey arcade behind it have flat roofs covered with tar-&-gravel. The theatre section is built of brick laid in 6-course American bond and unbroken by windows or details of any kind except for shallow buttresses and a corbeled cornice on the side elevations. The tall theatre section and its taller balcony area have gambrell roofs, and the still taller stage area has a shed roof sloping gently to the rear; all are covered with standing-seam metal.

## HISTORICAL DESCRIPTION

C.J. Rixey purchased this property in 1901 (City DB 11-292), the year that the Jefferson National Bank was chartered. The bank building was erected the same year. The Virginia Safe Deposit and Trust Company, which also had offices in the building, purchased it in 1910 (DB 22-71), and Kandler-Zimmerman Co., Inc. (later Jefferson-Lafayette Theatres, Inc.) bought it at auction in 1912 (DB 23-329). By then, the bank had rebuilt the eastern third of the Leterman Building and moved its offices there. The large theatre section was built, the bank offices were remodeled, and the Jefferson Theatre opened in October 1912. It originally offered both live theatre and motion pictures. The building was damaged by fire in 1915, and in 1920 the older section was again extensively remodeled and the present facade was built. 1928-29 was the last theatrical season, and the theatre became a motion picture house exclusively. Jefferson-Lafayette Theatres, Inc., liquidated its holdings in 1966 and sold this property to H-F Corporation (DB 277-423). The Jefferson Theatre Building Co., Inc., bought it in 1969 (DB 311-485) and sold it to the present owners, two of the partners in that corporation, in 1978 (DB 390-594). Interior alterations were made in 1968 and 1972. The marquee was removed in 1978, and the vertical JEFFERSON sign had been removed some years before.





RECEIVED

OCT 02 2018

NEIGHBORHOOD DEVELOPMENT SERVICES



# JEFFERSON THEATER REAR WINDOW REPLACEMENT

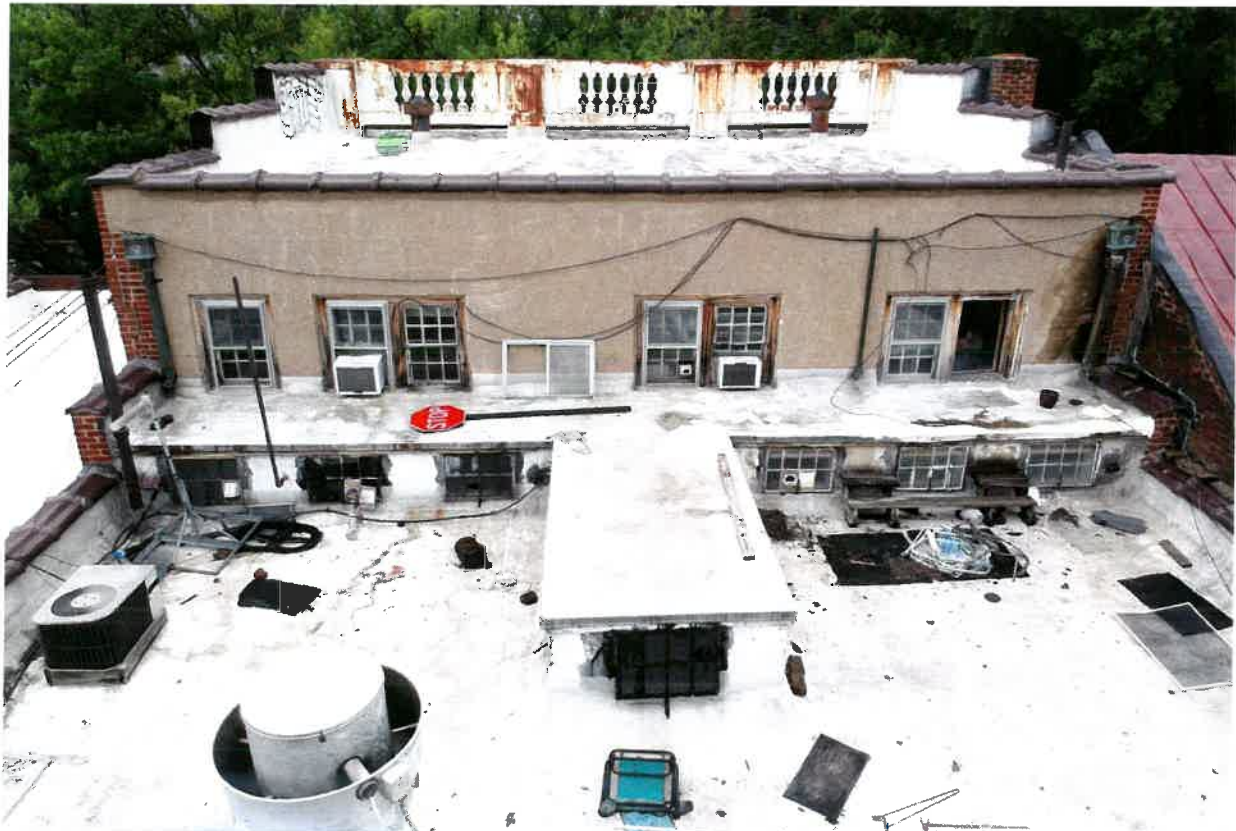
BAR Certificate of Appropriateness Presentation  
10.16.18

# Overview

2<sup>nd</sup> Floor Rear Windows



3<sup>rd</sup> Floor Rear Windows



## 2<sup>nd</sup> Floor Window Details



# 3<sup>rd</sup> Floor Windows

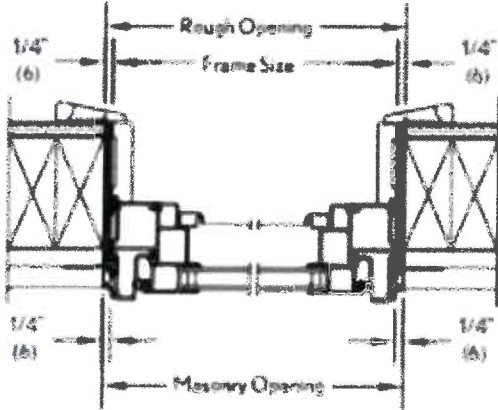


### 3<sup>rd</sup> Floor Metal Window Details

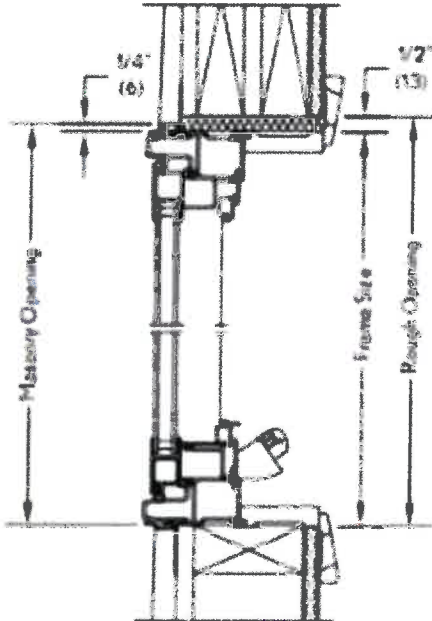


# New Window Images and Details- Pella Direct Set Fiberglass

## Construction Details



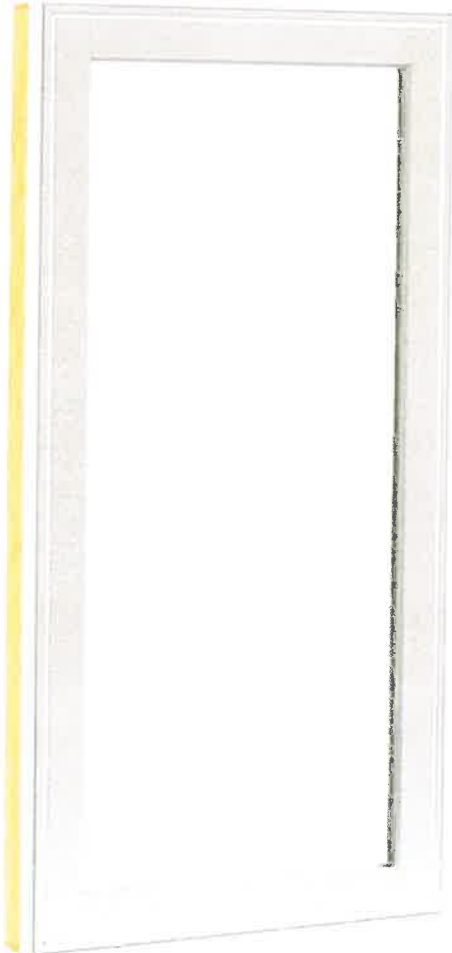
Jambs



Head Jamb & Sill



Vertical Mullion



Exterior Color: White