

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, December 19, 2019 12:23 PM
To: kelsey@elementbuild.com
Subject: December BAR Action - 110 - 112 East Main Street

Certificate of Appropriateness Application

BAR 19-12-03

110 – 112 East Main Street

Tax Parcel 280023000

Owner: Jefferson Theater Holdings, LLC

Applicant: Kelsey Cox, Element Construction

Entrance Alterations

Dear Applicant,

The above-referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 17, 2019. The following action was taken:

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 door replacement satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted, with the request that if any changes are made, these changes be submitted to staff for review. Lahendro seconded. Approved (8-0-1, Ball abstained).

This certificate of appropriateness shall expire in 18 months (June 17, 2021), 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 (See City Code Section 34-280. Validity of certificates of appropriateness).

Sincerely,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 17, 2019**



Certificate of Appropriateness Application

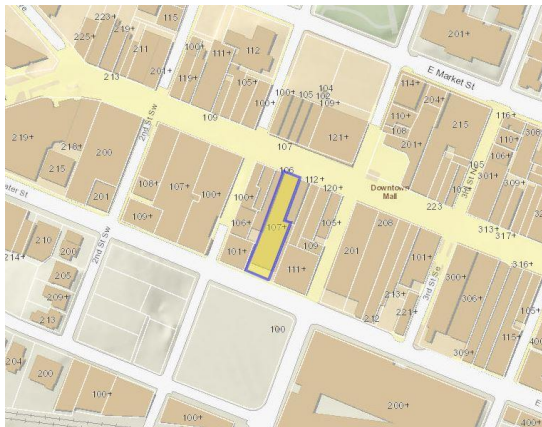
BAR 19-12-03

110 – 112 East Main Street

Tax Parcel 280023000

Jefferson Theater Holdings, LLC, Owner; Kelsey Cox, Element Construction, Applicant

Entrance Alterations



Background

110 East Main Street, the Jefferson Theater.

Year Built: 1901--with renovations in 1912, 1915 and 1920

District: Downtown ADC District

Status: Contributing

Previous BAR Review:

September 18, 2018 – BAR approved replacement of 28 windows on the rear walls of the building’s upper two stories.

November 19, 2019 - BAR held a preliminary discussion on this application. No action was taken.

Application

- Applicant Submitted: Photos and project narrative (paraphrased below).

CoA request for the replacement of an excising, painted wood, full-lite door an existing door at the mall level entrance with a frameless glass door. This entry provides access to upper floor rooms and is not a component of the original theater entry immediately to the right. This doorway and frame are projected from the wall due to the limited access to the adjacent, historic ticket office and to provide required clearance for the stair landing immediately inside. Neither the built out frame of this door or the glass facade of the ticket office belongs to the original building façade, though they have been intended to replicate an older condition.

The new, frameless door will attach to the existing painted ceiling and mosaic floor. The transparent door will be cohesive with the existing glass that covers the ticket office and would highlight the original facade and stairwell inside the door; these are currently obscured. It would more elegantly accommodate the existing ceiling and showcase the mosaic tile floor as it terminates into the staircase. The brass

hardware provides a texture that references the tarnished brass hinges and pulls on the adjacent three stained wood, full-lite doors leading into the theater.

Discussion

The existing door is not historic. Replacing it will not alter the adjacent historic components. Its replacement is not intended to re-introduce or replicate a lost historic component. It is rehabilitation, not preservation or restoration. The Design Guidelines and the Secretary's Standards acknowledge that rehabilitation may introduce new elements, but with the provision that they not damage or destroy materials, features or finishes that are important in defining the building's historic character.

Removing the existing and installing something *new and different* is supported by the Guidelines. The question is whether or not a frameless glass door in this location is appropriate. Per the Secretary's Standards, when a historic storefront is missing, the alterations should be *compatible with the size, scale and material of the historic building*. The Design Guidelines for Facades and Storefronts recommend that *new elements respect the character, materials, and design of the building, yet are distinguished from the original building*.

Suggested Motions

Approve: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door replacement satisfies the BAR's criteria and is 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

Deny: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed door replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that for the following reasons 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 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 Rehabilitation

A. Introduction

These design review guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, found on page 1.8. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

B. Facades and Storefronts

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 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.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a) They should be a simple design where lock rails and stiles are similar in placement and size.
 - b) Avoid using aluminum colored storm doors.
 - c) If the existing storm door is aluminum, consider painting it to match the existing door.
 - d) Use a zinc chromate primer before painting to ensure adhesion.

Appendix

From the 1979 City survey:

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 [date?] 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. [...] 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. [...]

C.J. Rixey purchased this property in 1901, 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, and Kendler-Zimmerman Co., Inc. (later Jefferson-Lafayette Theatres, Inc.) bought it at auction in 1912. 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. The Jefferson Theatre Building Co., Inc. bought it in 1969 and sold it to the present owners, two of the partners in that corporation, in 1978. 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.



**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

RECEIVED

NOV 26 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Riverbend Development - Alan Taylor Applicant Name Element Construction - Kelsey Cox
Project Name/Description Jefferson Hotel Parcel Number _____
Project Property Address 110 East Main Street

Applicant Information

Address: 101 E High Street
Charlottesville VA 22902
Email: kelsey@elementbuild.com
Phone: (W) 434-210-4735 (C)

Property Owner Information (if not applicant)

Address: 455 2nd Street SE
Charlottesville VA 22902
Email: jean@riverbendva.com
Phone: (W) 434-245-4932 (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] 11/26/19
Signature Date
Kelsey A Cox 11/26/19
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 11/26/19
Signature Date
Samuel K Schuyler 11/26/19
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Removal of existing framed + clad bump out and entry door; replacement with glass enclosure + door. See attached narrative

List All Attachments (see reverse side for submittal requirements): Narrative, existing entry (photo), proposed glass entry (photo)

For Office Use Only

Received by: [Signature]
Fee paid: 125.00 Cash/Ck. # 1155
Date Received: 11/26/19

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

19-071

The proposed work to be performed on the ground level, mall-facing facade of the Jefferson Theater includes the demolition of the existing built-out entrance shared by the theater's ticket office and what formerly were (5) apartments above the theater. The projection of this structure is made necessary by the limited access to the ticket office as well as the required clearance of the landing below the existing stairwell. It is apparent that neither this entry structure nor the glass facade of the ticket office belongs to the original facade of the building. Moreover, the painted wood-clad projection and full-lite door appear to be pragmatic and shoddy replications of the historic fabric. Our proposal to replace this largely opaque structure with a glass entry that utilizes a minimal frame to attach to the existing painted ceiling and mosaic floor. It is our opinion that this transparent material would be cohesive with the existing glass that covers the ticket office and would highlight the original facade and stairwell, which are currently obscured by the present structure. It also seems to more elegantly accommodate the existing ceiling and showcase the mosaic tile floor as it terminates into the staircase. The brass hardware has been proposed as a texture that references the tarnished brass hinges and pulls on the (3) stained, full-lite doors leading into the theater. We feel that the attached rendering demonstrates these improvements and suggests the minimalism of the proposed changes.



