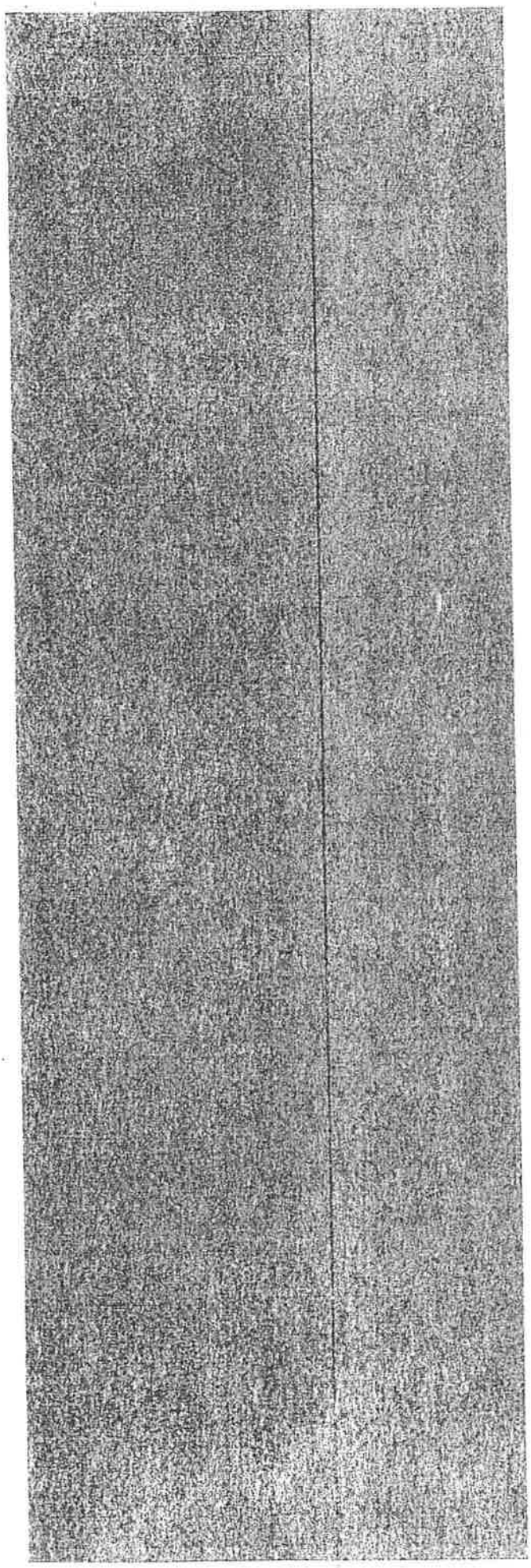

Thornton Tomasetti

14 Lincoln Place Cinema Building, Madison, NJ

Historic Preservation Review

Thornton Tomasetti Project No. F19022.00

Prepared For
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1.0 Introduction

Madison Movie Development LLC ("Owner") has submitted an application to the Borough of Madison Planning Board to demolish the existing structure located at 14 Lincoln Place in Madison, New Jersey, and construct a new building. The Lyons Madison Theater (existing building or structure) was previously used as a commercial movie theater. The proposed building includes three stories of residential apartments above street level retail/theater space and underground parking.

Prior to submitting the above-mentioned application, the Owner retained Persimmon Engineering, LLC ("Persimmon") to assess the condition of the existing structure and evaluate the feasibility of reusing the existing building for the proposed mixed use. Persimmon reported its findings in a written report dated May 4, 2018.

The Owner recently retained Thornton Tomasetti ("TT") to provide a second opinion on: 1) the condition of the existing structure; 2) the general scope of structural work/repairs that would be required to restore the building if it were to remain a movie theater; and 3) the feasibility of altering the existing building structure for the proposed mixed use of residential apartments, street level retail/theater space and underground parking. This report was issued, dated February 9, 2019 (structural report).

The Owner also retained TT to evaluate the existing building and the proposed new building design from an historic preservation perspective, including: 1) the physical condition and feasibility of the existing theater for restoration and reuse; and 2) the appropriateness of the proposed new building with regard to the Madison Historic Preservation Ordinance and Design Guidelines. TT has also reviewed available pertinent documents and records, including the National Register of Historic Places Registration Form and the design documents of the Owner's architect, Gertler & Wente Architects LLP (GW). This report summarizes TT's review and findings.

2.0 Building Description

Consistent with drawings prepared for the proposed building by GW, in this report, TT refers to the front elevation of the building along Lincoln Place as the *south* elevation, front or façade, the two side elevations as the *east* and *west* elevations, and the back elevation as the *north* elevation.

Existing Building

As drawings of the existing building's original construction were not available for review, TT has determined the following information regarding the existing building based upon visual observation on site, review of site/contextual study drawings prepared by GW, dated December 19, 2017, and review of site plans prepared by Bowman Consulting dated October 22, 2018:

- The building is approximately 68' wide by 136' deep from front to back. The front portion of the building (approximately 25% of the full 136' depth) has a flat roof approximately 24' above street level with a parapet that rises a few feet above that. The balance of the building has a sloped roof with a ridgeline at approximately 42' above street level.

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- The front portion of the building with the flat roof has a partial basement, 1st floor lobby and adjacent concessions/support space for the movie theaters, and a 2nd floor with office space and mechanical/projector rooms. The exterior walls and some interior walls of this part of the building are masonry bearing walls, constructed of hollow terra cotta tiles, supported by concrete foundations; the exterior walls are faced with an exterior brick veneer. The 1st floor is constructed of a reinforced concrete floor slab supported by steel beams and concrete foundation walls at the basement space. Outside of the basement area, the floor slab presumably is supported directly by the ground. The 2nd floor and flat roof are constructed of wood floor framing supported by the masonry bearing walls

- The main part of the building with the sloped roof houses four movie theaters, two on either side of a central corridor that extends from the lobby towards the back of the building. A narrow mezzanine is constructed above the central corridor between the theaters, likely supported by terra cotta bearing walls. The building exterior walls are masonry bearing walls supported by concrete foundations. These walls are constructed of hollow terra cotta tiles, faced with an exterior brick veneer, intermittently strengthened by exterior brick piers. The floor generally slopes/steps downward from front to back of each theater, with part of the floor construction above street level and part below. The floor is constructed of reinforced concrete slabs, supported at crawl spaces by steel beams, steel posts and concrete foundations. At areas without crawl spaces, the slab presumably is supported directly by the ground. The theater ceilings are suspended from the sloped roof, which is constructed of wood framing that spans approximately 17' to steel roof trusses or masonry gable end walls. The steel roof trusses span the full 68' width of the building and are supported by the above mentioned brick piers at the east and west exterior walls. There is an accessible unconditioned space above the theater ceilings, in the truss space below the sloped roof.

- As is indicated in the above paragraphs, the entire building is clad in a brick veneer. Steel lintels support the masonry above windows and doors. The flat roof has an EPDM or similar rubber roofing membrane. The sloped roof has asphalt shingles.

Proposed Building

The following information regarding the proposed building is based upon review of architectural drawings prepared by GW, issued for planning board review on January 3, 2018, and review of site plans prepared by Bowman Consulting dated October 22, 2018:

- The proposed building is approximately the same width and depth front to back as the existing building. Comparing height, the proposed building is taller with a main roof approximately 44' above street level, and front and back setback roof terraces approximately 34' above street level. The main roof and the roof terraces are flat and have parapets that rise a few feet higher than the roof levels.

- The proposed building has a full basement for parking, a 1st floor with high ceiling for retail/theater use, and 2nd through 4th floors for residential apartments.

- Like the existing building, the proposed building is clad in a brick veneer. However, it has significantly more windows to suit its proposed use.

3.0 Evaluation of Existing Building

TT visited the site on February 9, 2019 to visually observe accessible areas of the building interior and exterior, the areas and street views in the immediate vicinity of the building and to observe the general character of the Madison Civic Commercial Historic District (the District).

Condition Assessment

The architectural conditions described below are in addition to the conditions noted in the structural report.

1. Observations

    a. Moisture damage was observed at the plaster finishes throughout the second floor walls and ceilings of the existing building. Many areas have failed and fallen to the floor (see Photos 1-3). A larger percentage have delaminated in place and the majority of plaster finishes are discolored, and have peeling paint due to long term exposure. Plaster and exposed areas of wood lath are currently moist due to wall and roof infiltration.

    b. Moisture damage was observed at flooring throughout the second floor, including staining, warping and softening of subflooring (see Photos 4-6). Moisture is active and is finding a path through to the ceiling of the ground floor.

    c. Moisture damage was observed at the first floor ceiling, at lobby areas (see Photos 7-9) and in the theaters. In the theaters, there are suspended acoustical ceilings beneath the original ornamental plaster ceilings. There are a number of areas where acoustical panels have fallen due to falling plaster from above, the weight of saturated fiberglass insulation and other causes (see Photo 10). Visible areas of ornamental plaster are moisture damaged and appear friable.

    d. Exterior brick masonry at the stage house and the office side walls is in poor condition. The original red face brick of the stage house has been coated with layers of white cementitious coating and paint. This appears to have been done in lieu of providing proper maintenance like repointing. The result is that the low permeability of the coating has caused the brick to retain moisture and experience freeze thaw damage. Spalling brick and cracked, decaying brick and mortar were observed all around the stage house at areas where the coating is cracked and failing (see Photos 11-13). The brick damage is only visible at areas where the coating has spalled off, but the condition is widespread beneath the coating throughout.

        There is also extensive cracking through the brick masonry, some at areas of structural cracks, some at areas like corners of window frames, but there is also extensive multidirectional network cracking throughout, some through the coating and some through the masonry, due to thermal and moisture stresses (see Photo 14). Because the walls are built compositely, with the face brick bonded to the backup terra cotta block, cracks telegraph through the entire masonry wall and contribute to moisture infiltration throughout. Based on the extent of interior moisture damage and ongoing infiltration, it appears that the multiple layers of coatings have not abated infiltration and appear to

have contributed to widespread failure of the wall as a moisture barrier and greatly diminished the material integrity of the face brick. Ferrous metal items such as lintels have corroded throughout. Some have bowed and/or delaminated and many have rust jacking that has damaged bearing masonry at the jambs (see Photo 15).

2. Evaluation

   a. Moisture damage has largely destroyed or compromised the interior finishes in much of the existing building. Moisture infiltration has been occurring for decades and is currently active. Moisture has infiltrated the second floor in quantities sufficient that it has continued down and damaged the first floor finishes, particularly the theater ceilings. Extensive reconstruction would be required for the existing building to be safe and usable.

   b. The exterior brick of the stage house and office side walls has cracking due to structural failures. It has localized cracking due to moisture infiltration, freeze thaw and thermal movement. There is a pattern of spalling that is a symptom of widespread disintegration of the face brick and mortar beneath the multiple layers of coatings. This is contributing to the structural deficiencies of the wall and has resulted in a condition where moisture infiltrates the exterior wall throughout the building. Because the damage to the face brick is so widespread, there are no good options for restoring the exterior walls without large scale brick removal and replacement. The brick damage appears too widespread for removal of the coatings and proper repointing to succeed. Applications of an additional coating along with spot repairs might temporarily reduce moisture infiltration, but would essentially continue the current course and would not have a sufficient service life for a project with the investment required to bring the existing building back to a usable condition.

Historic Status

The National Register nomination (NR) for the District, which was prepared in 1989, identified the existing building as contributing to the District, while noting that the ground floor fenestration had been altered. The existing building was at that time an operating movie theater and reasonably met the criteria for inclusion in the District, but was not cited as a key building. A number of buildings within the District, which had also been constructed within the period of significance, were listed as non-contributing because of their lack of integrity. Due to its diminished integrity since 1989, the existing building could be categorized as non-contributing if the District were being created today.

Because the existing building is planned to be demolished, to evaluate the impact, it is necessary to revisit its integrity and significance. Its status has changed substantially since 1989, in several respects. The level of integrity has degraded substantially, based on the architectural assessment above and the structural assessment. Another is that it is vacant, no longer operates as a theater and has low feasibility of being rehabilitated as a movie theater.

As a movie theater, the existing building was unable to survive with its ongoing operating and maintenance costs. It is not economically feasible that the capital costs necessary to restore the building, combined with future operating costs, would sustain its restoration as a stand alone movie theater. Restoration costs would include exterior restoration, replacement of interior structure, finishes and furnishings along with replacement of mechanical, electrical, plumbing, projection and sound systems.

The configuration of the existing building is not readily adaptable to non-theater uses – see structural report. If it were adapted, the modifications required would have implications for the appearance, such as provision of new window openings and vertical circulation and egress. The feasibility is poor economically because of the condition of the envelope as well as the difficult adaptability.

While the existing building has experienced a loss of integrity, it still possesses some of its character defining elements. The Owner has directed the design team to include some of those in the proposed design as mitigation for the loss of the movie theater, and to design a replacement building that meets the requirements of the Design Guidelines.

4.0 Evaluation of Proposed Building Design

The following is our evaluation of the general design concepts of the proposed building, relative to the intent of the Design Guidelines for appropriateness for new construction in the commercial district. The evaluation is based on analytical presentations provided by GW and a visit to the GW office on February 7, 2019, to review design documents. We have also evaluated proposed measures to mitigate the loss of the existing building.

Proposed Building Design

The proposed building design follows the Design Guidelines in the category of "New Construction," which directs that a new structure in the historic district, "must harmonize with the visual characteristics of the streetscape." The Design Guidelines do not dictate the style of the building, but point to elements of design that will make the new construction, "harmonious with the architectural character of the district." The following is our assessment:

- Siting: The proposed building is sited as a traditional storefront building located right at the sidewalk, with a commercial shop front topped by residential floors (see Photo 16). This is characteristic of the historic buildings in the commercial portion of the district.

- Size and Scale: The size and scale are comparable to key storefront buildings in the district, which range from a smaller size to ones larger than the proposed building. The massing, proportions, height and volume are consistent with the range of storefront buildings in the district. The scale complements the train station across the street and the storefront at 6 Lincoln Place and recalls the characteristics of key commercial buildings in the District (see Photos 17 and 18).

- Rhythm and Directional Emphasis: The façade design recalls typical designs of the district with an ABA rhythm with a larger, raised central element. The elevation has a traditional deep relief, with projecting piers and recessed window openings, as opposed to many contemporary buildings that have a flatter and more graphic quality. The openings are recessed in a manner

that recalls solid masonry wall construction. For directional emphasis, the design reflects a skillful use of horizontal and vertical elements that have a sense of balance. The interplay of horizontal and vertical elements is clearer in the model than the drawings (see Photo 19).

- Materials: The main façade uses a traditional variegated red brick, based on samples viewed at the GW office. The top story, which is set back, is proposed as a lighter color closer to buff, which deemphasizes this element relative to the red brick portion. The use of brick is contextual and characteristic of the district and region

- Building Elements:. The proposed building is clearly a contemporary design and not an imitation of an historic building, but it recalls characteristic elements of storefront buildings in the historic district. There are elements such as the shopfront floor with picture windows with transoms, an extensive canopy, piers and spandrels that suggest the structural organization, and simplified cornices that distinguish the roofscape.

The style of the proposed building recalls the historic storefront buildings of the district in the respects identified above, while not being imitative. In both style and detail, it is clearly modern, in keeping with the Secretary of the Interior's Standard #9, which states that, "the new work shall be differentiated from the old." The proposed building design overall is contextual and does not call attention to itself as a bold design statement. In our opinion, the design meets the standard for appropriateness.

Mitigation:

To mitigate the demolition of the existing building, the Owner and GW design team have proposed several measures, including salvage of historic artifacts for display, incorporation or storage; and creation of a movie theater in the proposed building.

The preliminary plan of the proposed building reviewed by TT included a ground floor movie theater, and it is our understanding that an operator is being sought.

The proposed elevation incorporates the salvaged stone plaque from the theater in the upper portion of the wall, recalling the historic function on the site. It is planned to salvage and incorporate other elements including the historic ticket booth. Other elements with potential to be salvaged and incorporated include the lobby chandeliers.

5.0 Conclusions

The existing building no longer possesses the same level of integrity that it had in 1989 without a high level of structural and architectural rehabilitation. The level of work required is unlikely to be economically sustainable in any scenario, either restoration of its function as a movie theater or adaptive reuse, as the structure is dedicated, with seating risers.

In an historic commercial district, it is crucial to support buildings and enterprises that will thrive and maintain desirable life and activity, in a time when many historic commercial districts have vacant and struggling businesses. The landmark is ultimately the District itself, not any one building. In our opinion, a storefront building would be appropriate at this location, and would complement the streetscape and the area adjacent to the rail station, and have the best prospect for reinvigorating the site.

* * * * *

The opinions expressed in this report are provided within a reasonable degree of architectural certainty. Thornton Tomasetti reserves the right to amend its report should additional pertinent information become available.

Respectfully submitted,

Robert J. Kornfeld, Jr. AIA
Principal

Date: February 11, 2019

APPENDIX A

PHOTOGRAPHS

Photo 1: Failed, delaminated and moist plaster at 2nd Floor ceiling and walls. Note water damaged, deflected wood lath.

Photo 2: Failed, delaminated and moist plaster at 2nd Floor. Note mold growth at ceiling area previously patched with gypsum board.

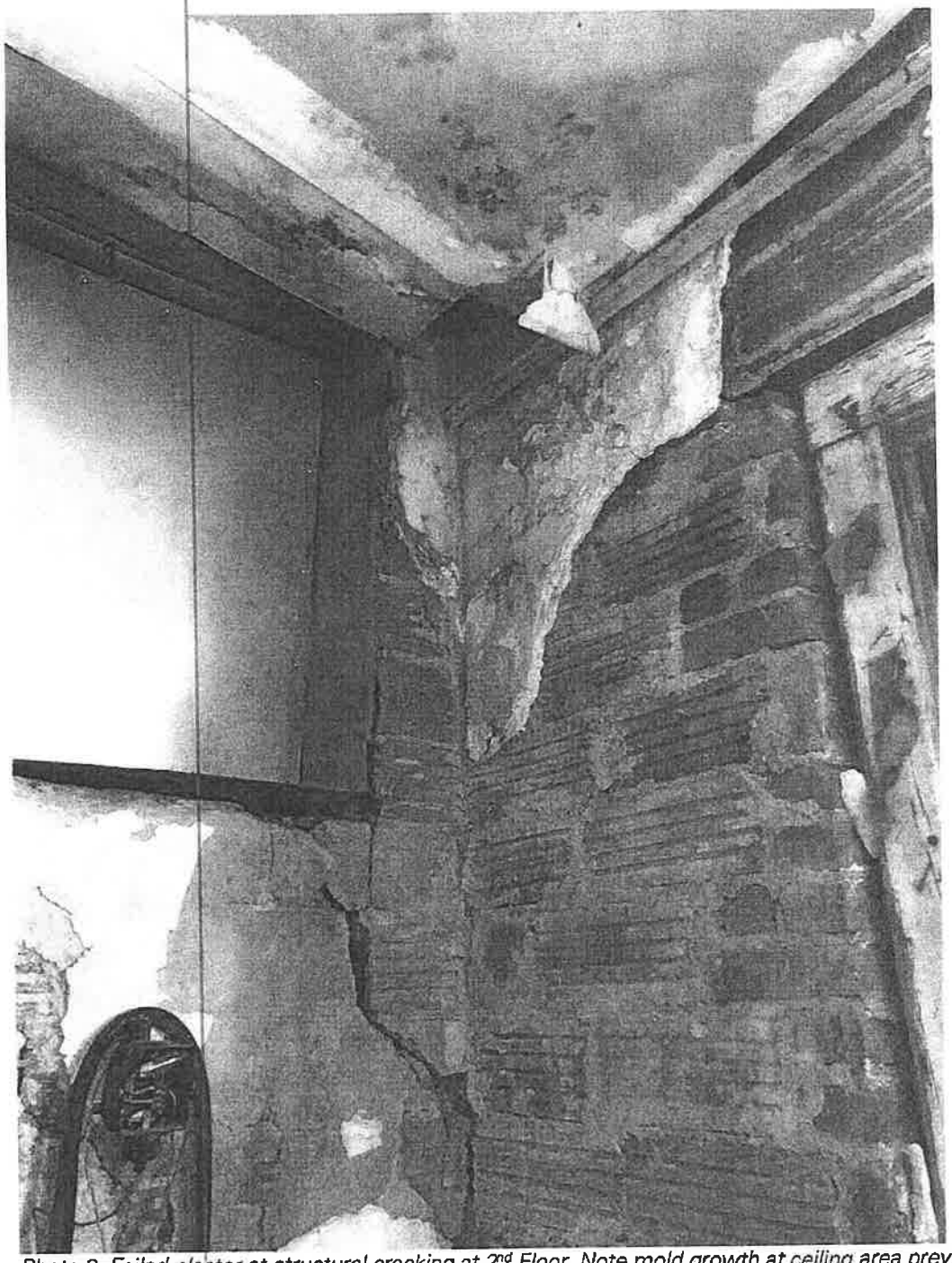

Photo 3: Failed plaster at structural cracking at 2nd Floor. Note mold growth at ceiling area previously patched with gypsum board.

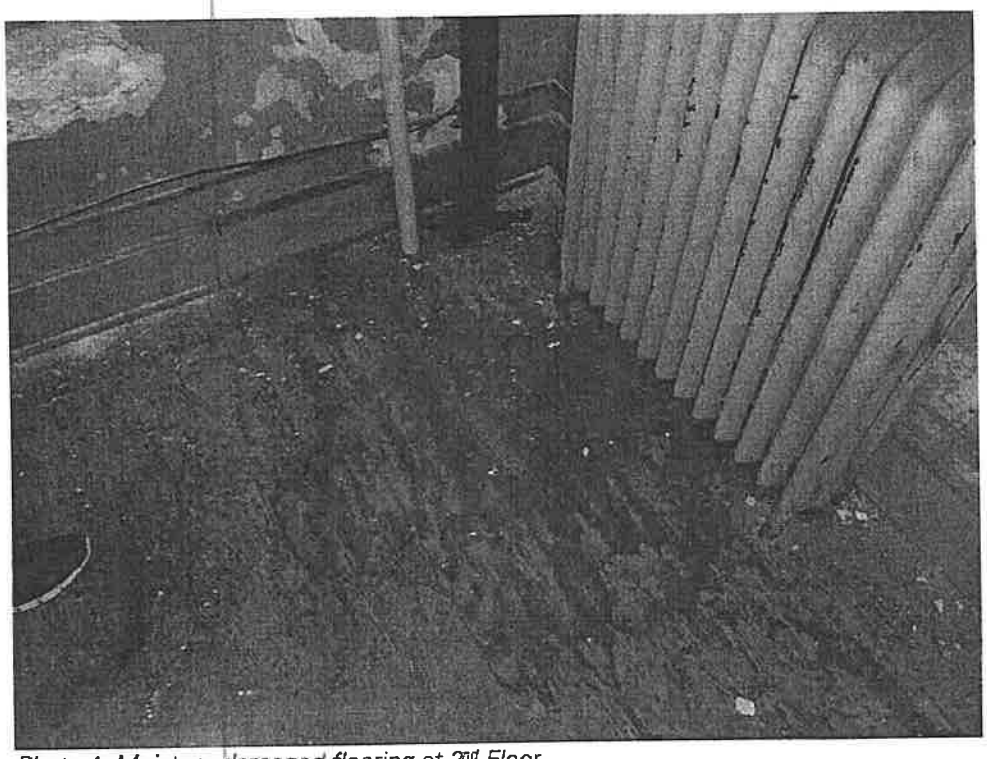

Photo 4: Moisture damaged flooring at 2nd Floor.

Photo 5: Moisture damaged flooring with soft subflooring at 2nd Floor.

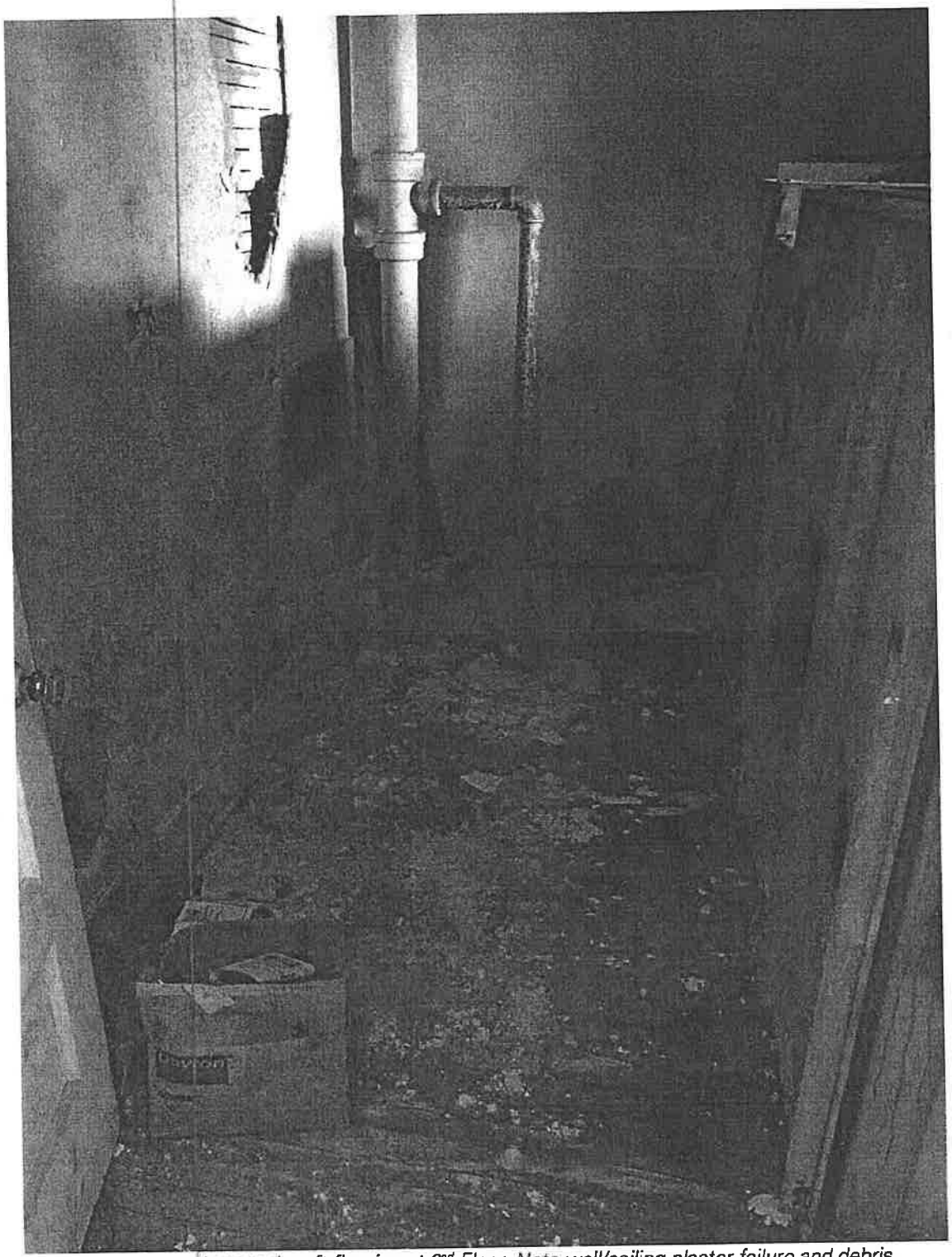

Photo 6: Moisture damaged, soft flooring at 2nd Floor. Note wall/ceiling plaster failure and debris.

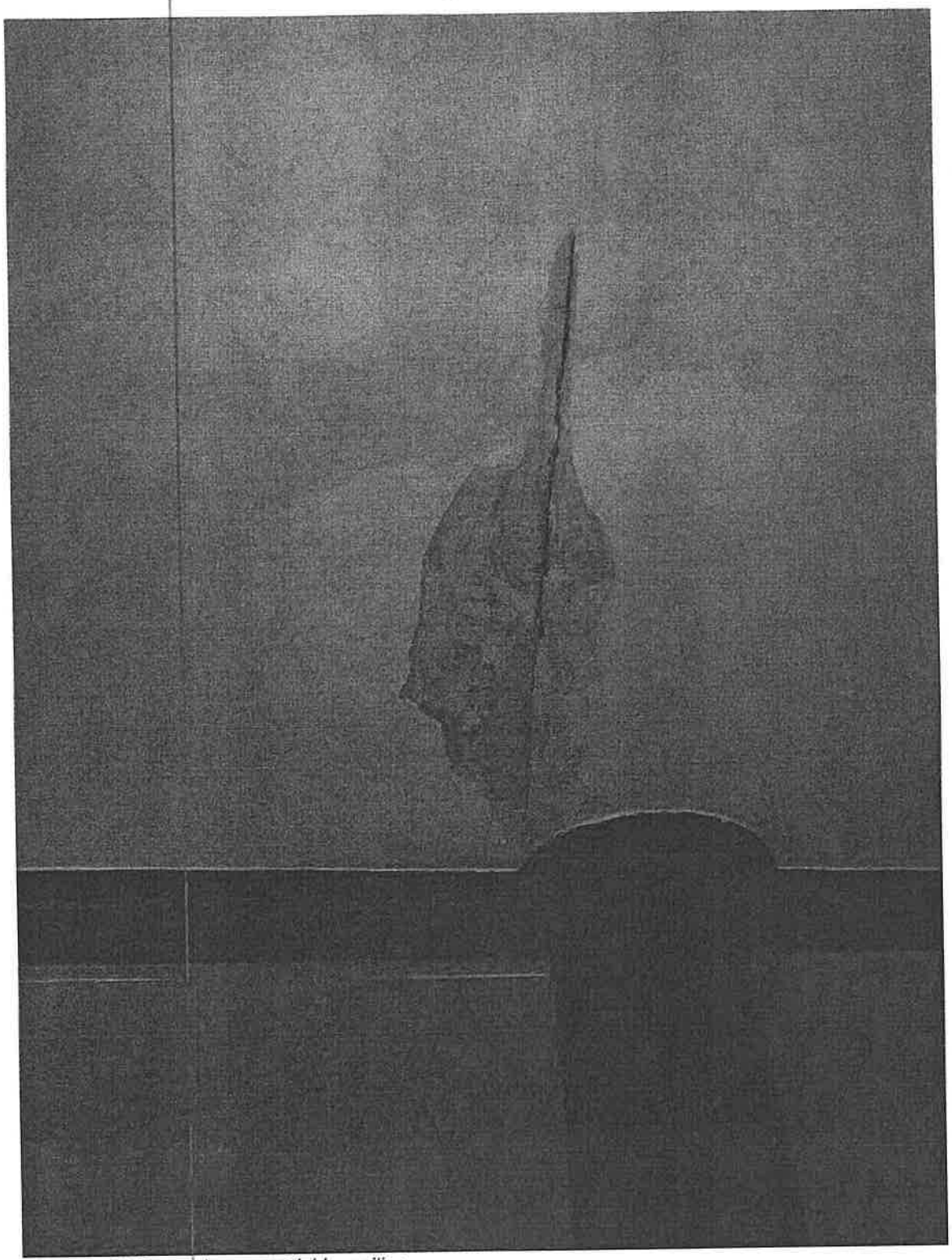

Photo 7: Moisture damage at lobby ceiling.

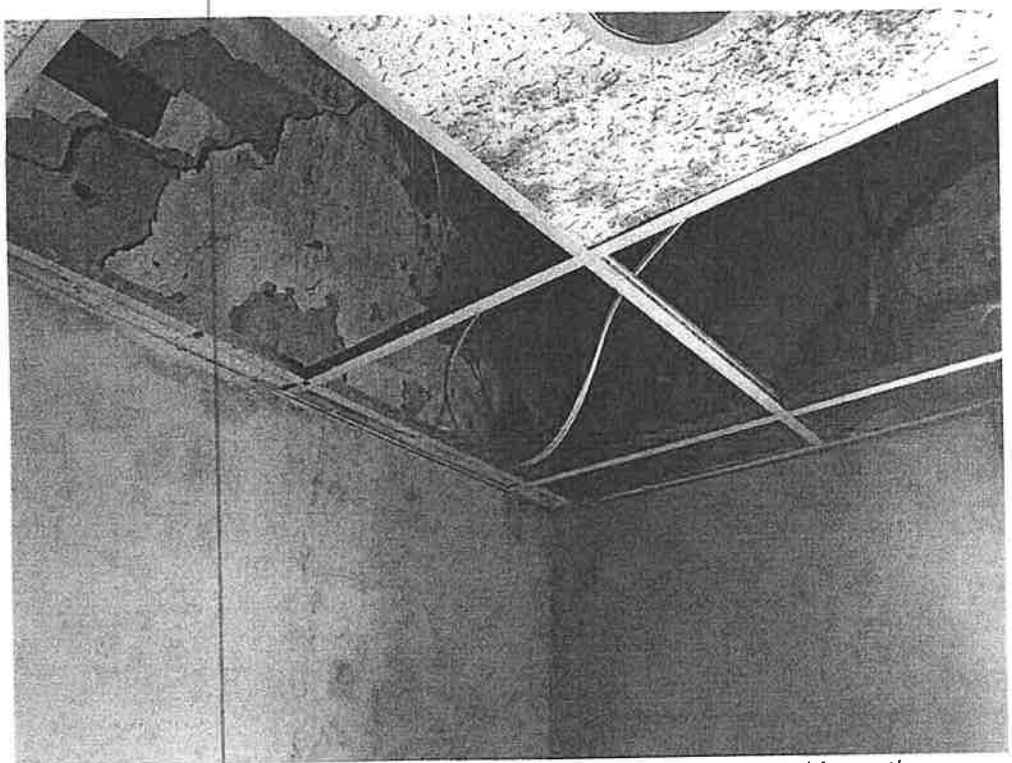

Photo 8: Moisture damage at lobby walls and ceiling. Note apparent mold growth.

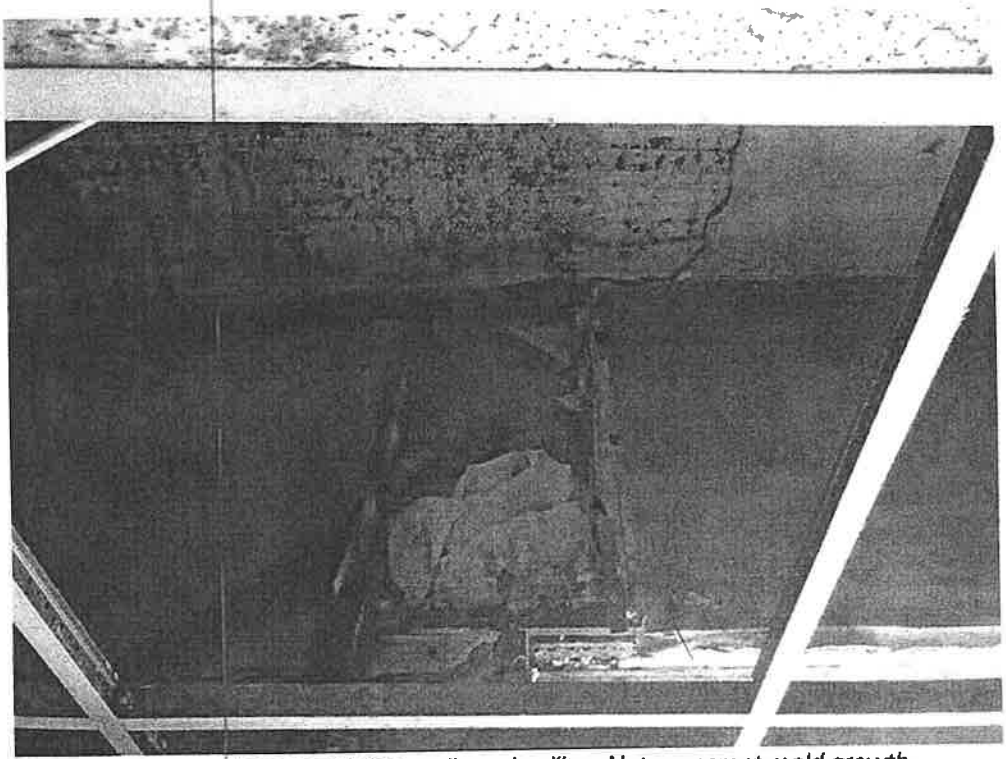

Photo 9: Moisture damage at lobby walls and ceiling. Note apparent mold growth.

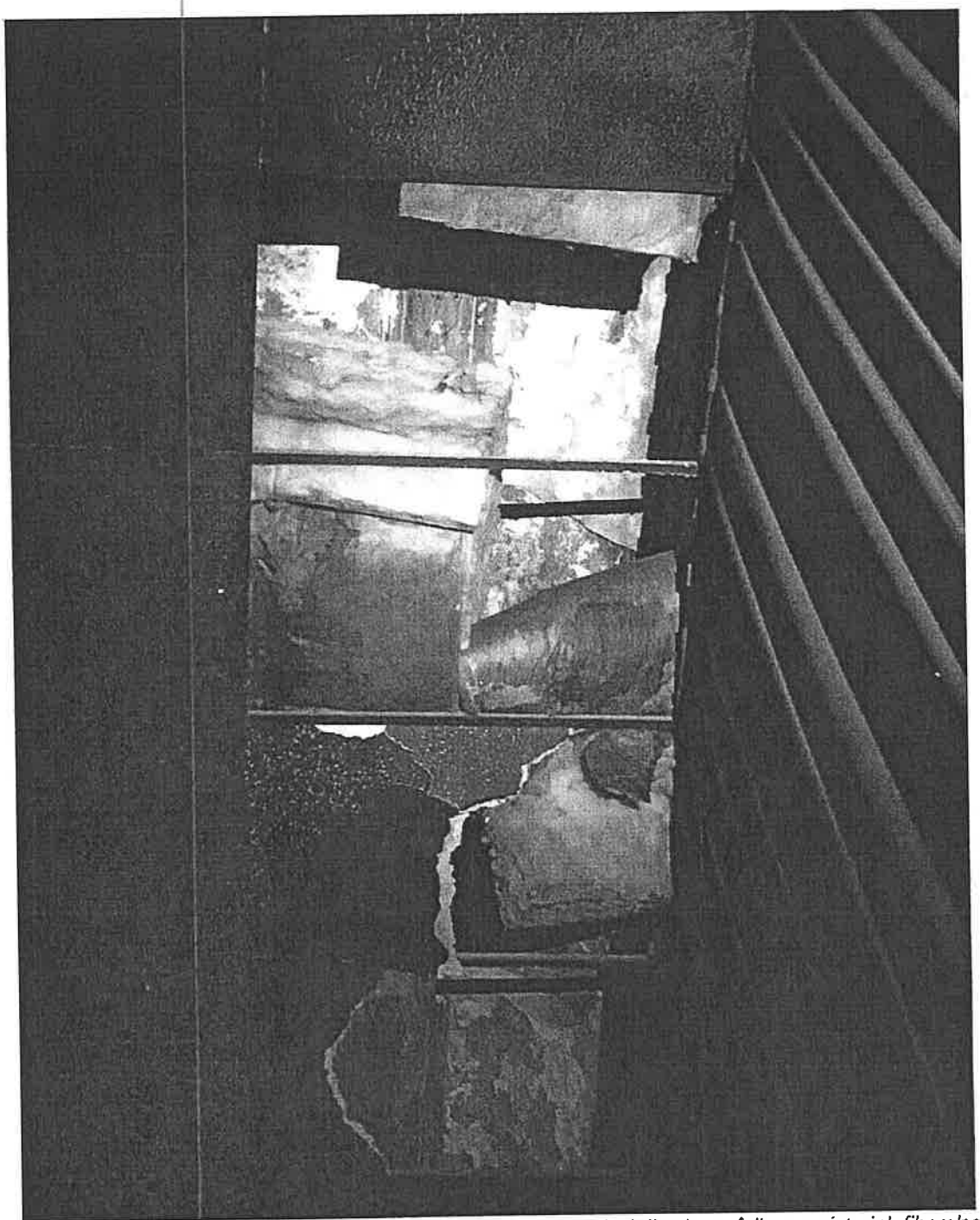

Photo 10: View up at theater ceiling. Where damaged acoustical tiles have fallen, moist pink fiberglass insulation is visible and beyond, original ornamental plaster is moisture damaged and friable.

Photo 11: Stage House side wall with multiple layers of cementitious coating and paint, with extensive spalling and cracking of brick masonry. Brick damage is widespread beneath coating.

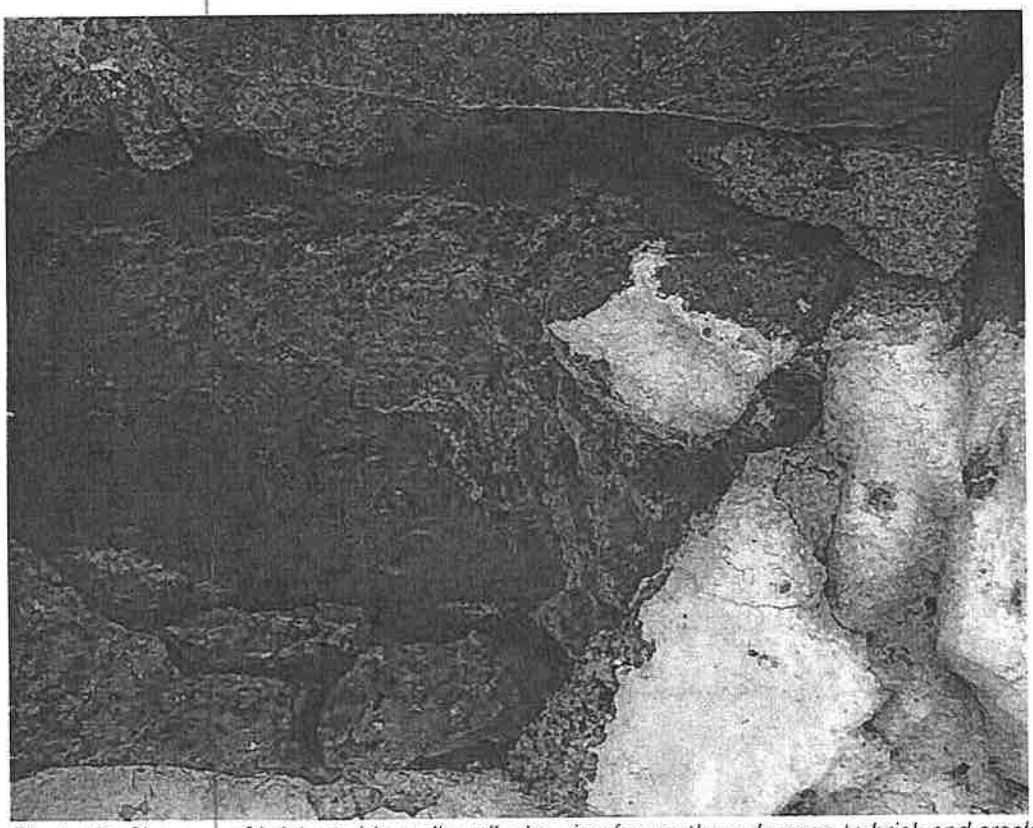

Photo 12: Close up of brick at side wall spall, showing freeze thaw damage to brick and cracked mortar.

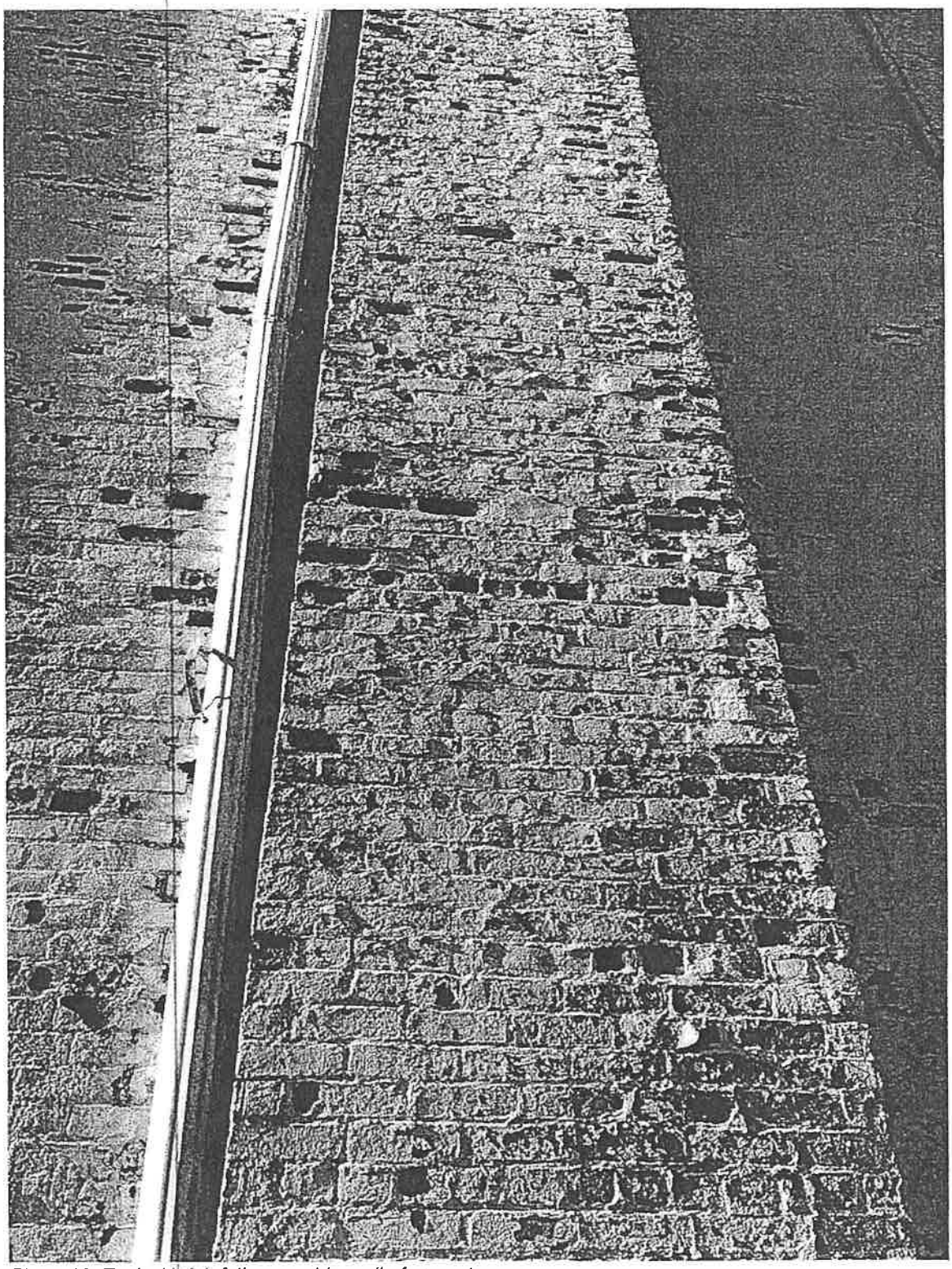

Photo 13: Typical brick failure at side wall of stage house.

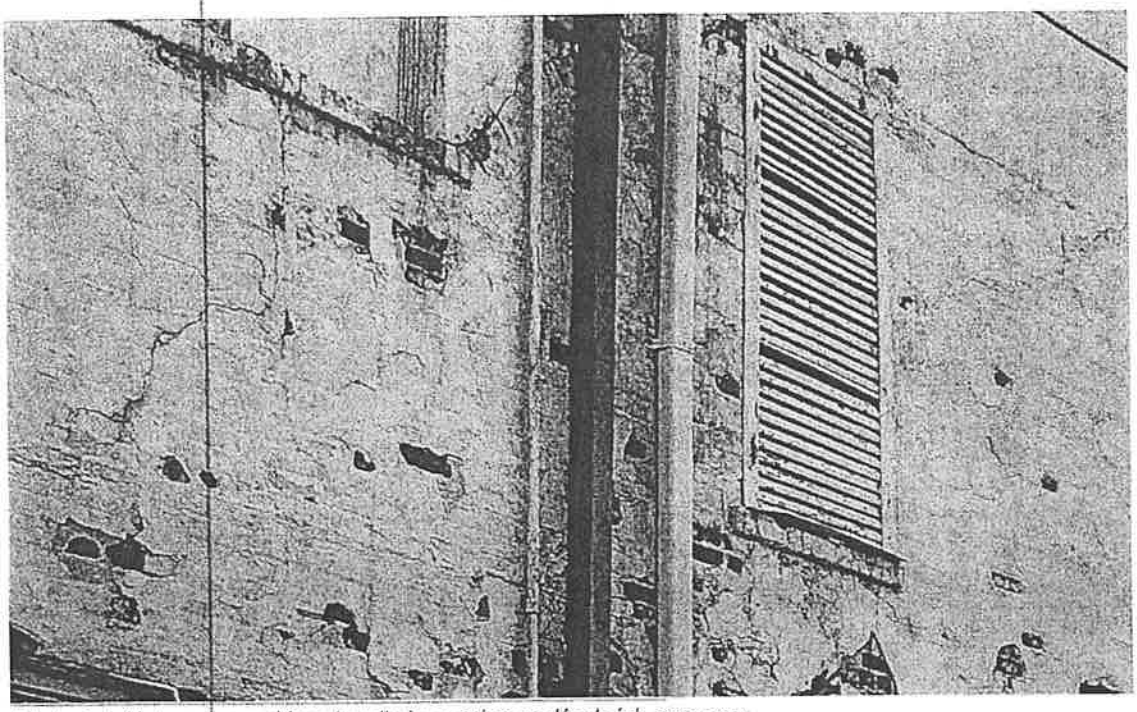

Photo 14: Network cracking, locally in coating and/or brick masonry.

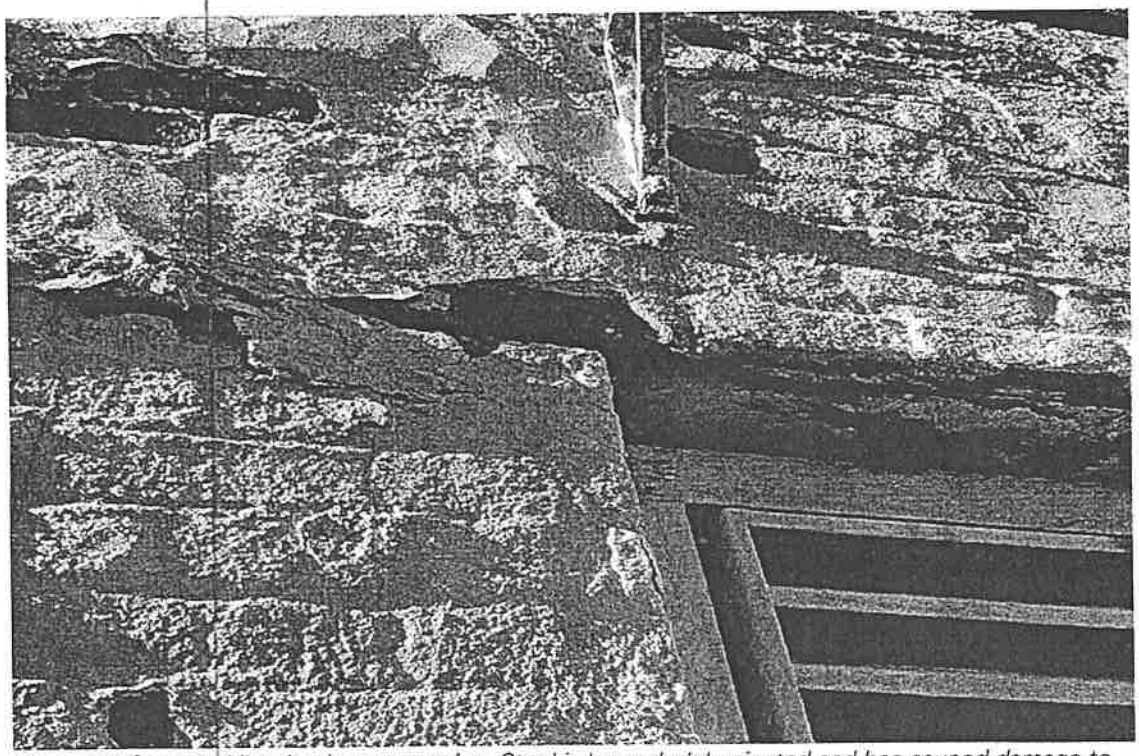

Photo 15: Corroded lintel at louver opening. Steel is bowed, delaminated and has caused damage to masonry at the jamb from rust jacking.

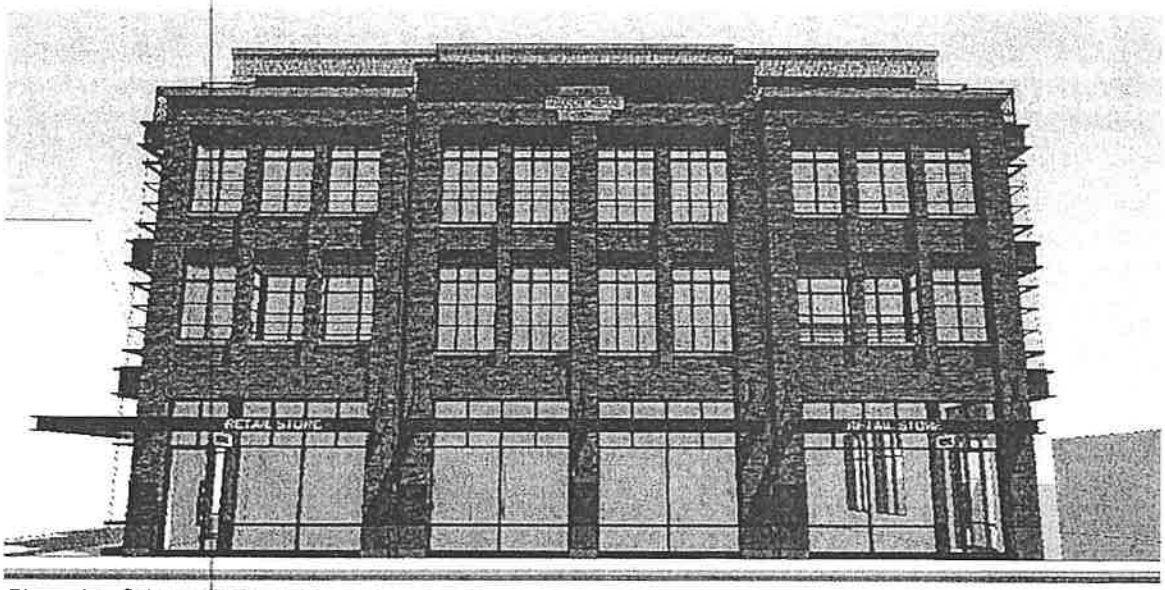

Photo 16: GW rendering of front façade of the proposed building

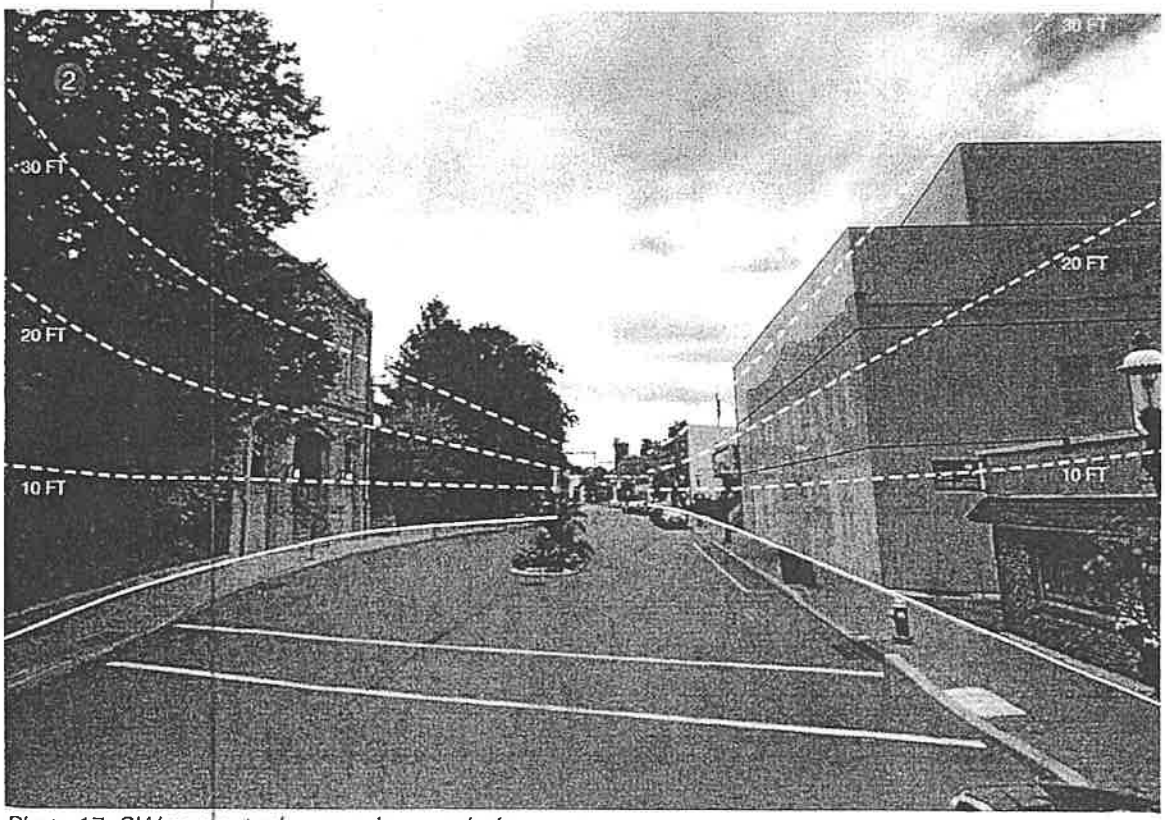

Photo 17: GW contextual comparison analysis.

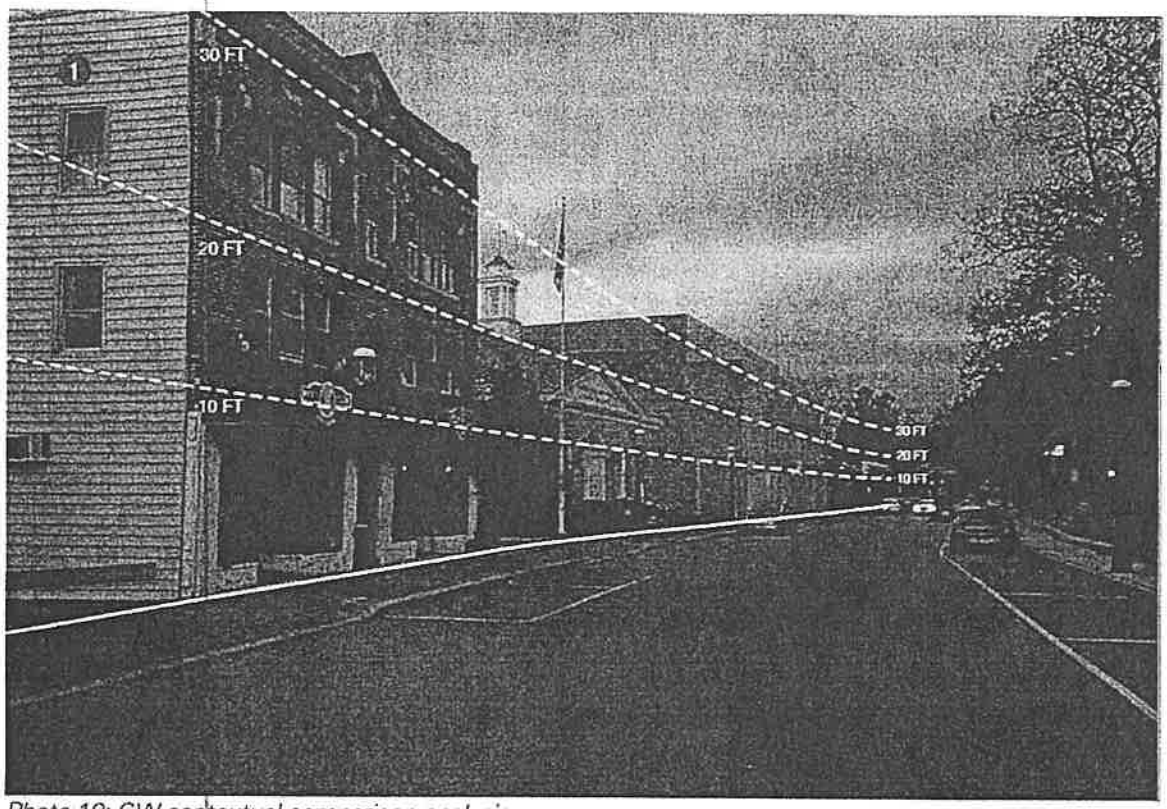

Photo 18: GW contextual comparison analysis.

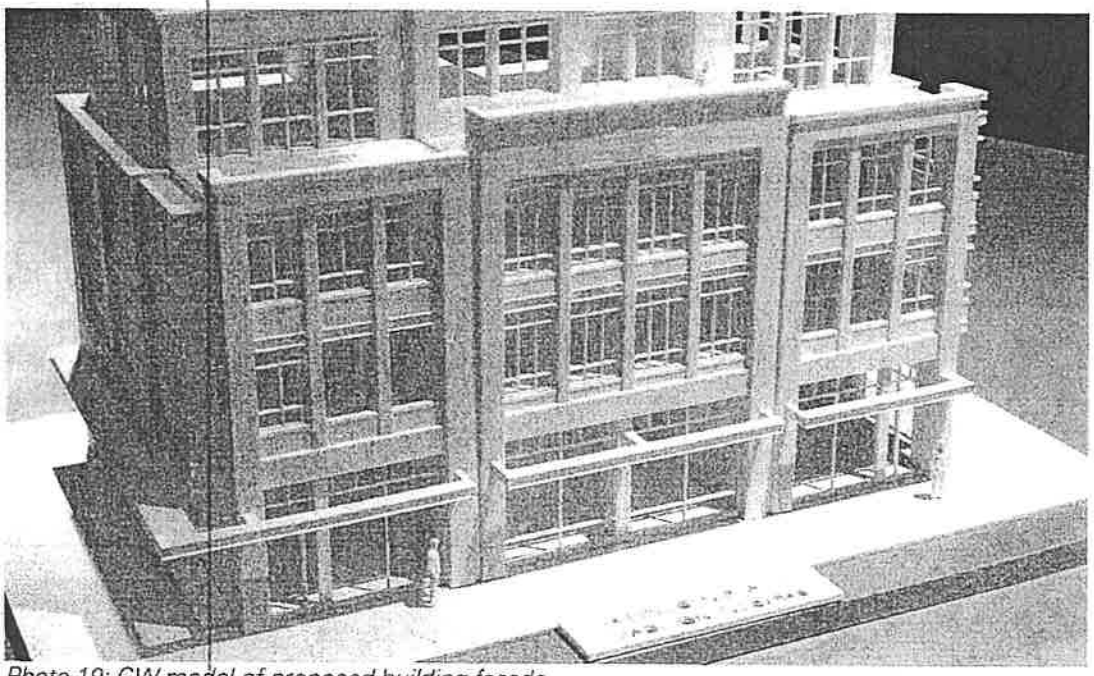
Photo 19: GW model of proposed building facade