

# DAW THEATER TAPPAHANNOCK, VA

## Building Analysis



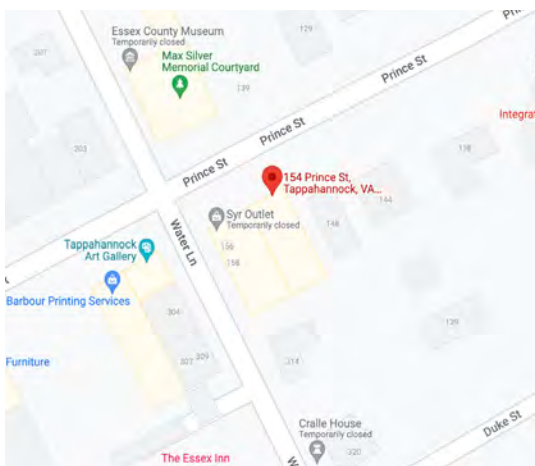
### A. INTRODUCTION

The DAW Theater is located at 154 Prince Street in the center of the in Tappahannock Historic District. The building is one story plus a balcony with a total floor area of 6,060 SF. It has a steel frame structure with exterior masonry walls. The front façade retains the characteristics of its original Colonial Revival style including the marquee.

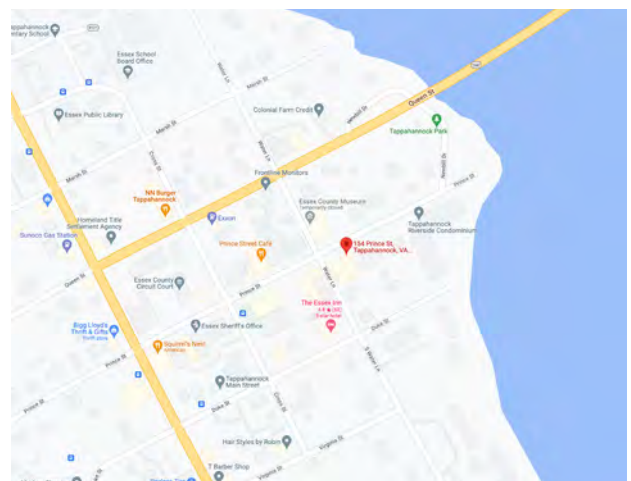
Originally constructed ca. 1938, it suffered a devastating fire in 1949 after which it was substantially rebuilt. It served as the only theater in Tappahannock for many years until its closure in 1998.

The building is owned by the DAW Foundation which is making plans for a full-scale renovation of the building. A scope of work and plans included in this report illustrate the planned improvements that will be needed. While this report focuses primarily on the building itself, additional marketing, operational and implementation information is included in a related report prepared by GMG Theatre Consultancy.

As a contributing building to the historic district, it is eligible for historic rehabilitation tax credits. Information about the tax credit program and a historic preservation analysis of the building are included in the report.



Vicinity and location maps of DAW Theater.



## C. BUILDING EVALUATION & SCOPE OF WORK

This evaluation is based on limited observations made on a single site visit. Further observations and more in-depth analysis should be undertaken as the design of the project advances.

### 1. STRUCTURE

#### FLOOR

The floor in the main theater space and lobby is a slab on grade floor. This floor with the theater space is sloped. The condition is generally fair with the accumulation of wear and tear from years of use. The backstage area also has a concrete floor. The balcony is concrete supported on steel framing.

The stage is wood framed with a tongue and groove wood floor. There is evidence of rot where the wood framing has been in contact with the masonry.

#### WALLS

The main superstructure of the building is a steel frame with columns embedded in the exterior masonry walls. The front exterior wall is brick with a CMU backup. Multiple penetrations have been made in the exterior wall to accommodate mechanical systems. These penetrations should be repaired with in kind materials as the outdated mechanical equipment is removed.

The brick transitions to exposed CMU on the side walls of the theater space. The CMU is laid in a decorative pattern with alternating courses of tall and short blocks. There are numerous cracks and serious deterioration in the exterior CMU. In particular, the CMU pilasters which contain steel columns show significant damage. A structural engineer's evaluation of the entire building, and this condition in particular, is recommended. At a minimum, the CMU should be repaired and repainted.

The parapet wall that rises above the roof level was not available for observation. Typically, given exposure from both sides, a parapet wall is one of the first masonry areas to require maintenance. Assuming that the parapet walls are a source of the moisture infiltrating the CMU, the parapet and coping should be inspected and repaired as needed.

#### ROOF DECK

The underside of steel framing and corrugated roof decking is visible in the theater space. Overall, these elements appear to be in fair condition. Maintenance and limited repairs to the roof structure should be anticipated during the building's renovation.

#### MARQUEE

The front cornice and marquee are part of the exterior character defining historic features. They should be refurbished and retained. Refer to façade drawings for freestanding signage on marquee, lighting recommendations etc.

### 2. ROOF

The roof was not available for observation. Given the condition of the building, it is assumed that the roof should be replaced as part of major renovation. A single ply EPDM or TPO membrane roof can be provided since it will not be visible from the street. Insulation (R-38 or greater) should be provided as part of the roof replacement. Insulation at the roof level will be all the more important, given that the walls are uninsulated and may not be able to be insulated due to space and historic review requirements.

### 3. WINDOWS AND DOORS

#### WINDOWS

The windows on the front of the building are multi-pane wood double hung windows in keeping with the Colonial Revival style of the building. Windows are an important historic feature of the building, and these windows are showing deterioration due to lack of maintenance. The solid paneled shutters do not appear to be hung on hinges but rather are attached to the brick masonry. Repair and repaint existing windows and shutters. The existing projecting front storefronts have been altered and are in need of maintenance. Repair/restore projecting storefronts based on historic photographs

The windows on the side and rear are steel. The windows will need to be maintained and repaired as part of the renovation.

#### DOORS

The original entrance doors and transom have been removed. A design similar to the original as seen in historic photos should be restored. Several of the remaining exterior doors are either missing, or improperly fitted into their openings. These doors should be replaced with appropriate style and size doors.









Vicinity and location maps of DAW Theater.

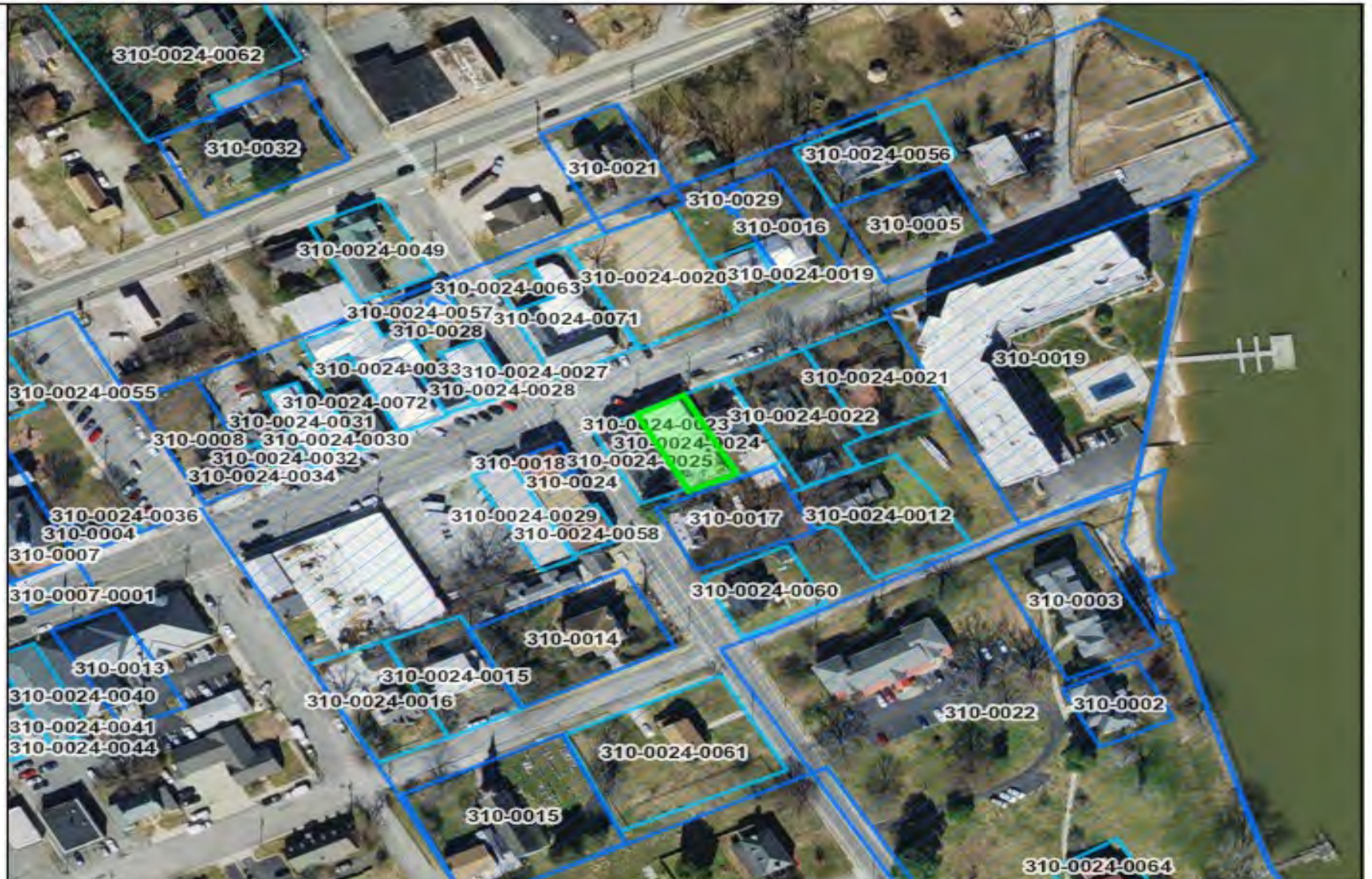




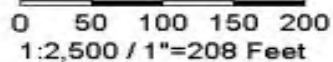


**Legend**

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  DHR Easements
-  USGS GIS Place names
-  County Boundaries



Feet



**Title: Architecture Labels**

**Date: 6/23/2022**

*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*





**Daw Theater**  
**Essex County, Tappahannock Quad**  
**DHR ID: 310-0024-0024**

- Listed Resources
- 310-0024-0024

Created By: D. Bascone 4/3/2023  
 Sources: VDHR 2023, ESRI 2023, VDOT 2023, VGIN 2023  
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



Historic Image showing Fire that Damaged Theater





## EXTERIOR

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1. View of front facade of the DAW Theater.



2. Detail view of the marquee, entrance and store-fronts on the front facade.





3. View of painted CMU on east side of building.





4. View of addition on rear of building.

5. View of existing west entrance into rear addition.



6. View of boarded up entrance on east end of rear addition.



INTERIOR



7. View of theater space from the balcony.



8. View of underside of roof deck.



9. Close up view of opening on east side of stage.

10. Close up view of stage.







11. View of balcony from stage.



12. View of lobby facing east.



13. Detail view of ceiling medallion at the center of the lobby.



14. View from lobby into theater space.





15. View of proposed ticket counter location in lobby.



16. View of east stair to balcony.





17. View of doors leading existing on west side of the building.



18. View of room in the rear addition.





17. View of balcony space.



18. View of the balcony space looking toward the stage.





19. View of room in rear addition.



20. View of room on the west end of the rear addition.













*Pop Corn*



*Marley*









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