

VIRGINIA BEACH HISTORIC PRESERVATION COMMISSION

February 3, 2021, 5:00 pm

Virtual Meeting via Webex

Approved March 3, 2021

Present:

Officers: Chair, James Wood; First Vice-Chair, Sharon Prescott; Second Vice-Chair, Mac Rawls; Secretary, Bobbie Gribble

Members: Finnley Brakke, Sharon Felton, Harriet Frenzel, Richard Klobuchar, Hannah Levi, Ian Lichacz, Becky Livas, Christi Lyons, Katie Paulson

Staff: Mark Reed

Presenters: Kristin Kirchen, Debra McClane

Public: Ellen Rennels, Leroy Williamson

Welcome/Introductions/Remarks

Jimmy Wood welcomed everyone to the virtual Historic Preservation Commission meeting. Mr. Wood started the meeting by reading the purpose and mission. Mr. Wood turned the meeting over to Mark Reed to introduce the presenters.

Presentation – 1950s/1960s Resort Motels MPD/Jefferson Manor Motel Apartments NRHP Nomination

Mr. Reed noted that we are coming to the end of a really good project with the 1950s/1960s resort motels multiple property documentation (MPD) and the Jefferson Manor Motel Apartments National Register nomination. Mr. Reed introduced Debra McClane and Kristen Kirchen, who did the work on the project. Before he turned it over to them, he briefly explained how we got to this point. He noted the architectural survey update for the northern half of the city in 2018 that identified the potential MPD for the resort motels. Mr. Reed said the Commission thought that was an important project.

Debra McClain gave her presentation on the 1950s/1960s resort motels/hotels multiple property document and Kristen Kirchen discussed the National Register nomination for the Jefferson Manor Motel Apartments. **Please see the presentation PowerPoint in Appendix 1.**

Highlights of the presentation included:

- 1955 - 1970 are the dates for the Multiple Property Documentation
- The MPD is the opportunity for Virginia Beach to showcase its modernist architecture. It is very popular right now.
- Virginia Beach has a fine collection of modernist architecture.
- The hope is the recognition will inspire reinvestment in these properties.
- It is hoped the availability of the state and federal tax credit plus real estate abatement will encourage property owners to keep the buildings and invest in them.
- Advertisements, post cards, brochures, architectural designs were all looked at to understand what was going on during this period.
- They also addressed the period of segregation. They spoke with Edna Hawkins Hendrix to get perspective on what segregation in short-term accommodations meant to the African American travelers.
- The research helped them to formulate the significance of these building during that period of time.
- To be eligible the individual properties must meet one of the four criteria for the National Register of Historic Places. For the MPD, they determined that they could qualify under:

- Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Must have been built between 1955 - 1970 and built as a hotel or motel. Must retain enough architectural elements and materials to retain their historic characteristics.

Mac Rawls noted that there are still architects and motel people around that could provide additional narrative to the story. He mentioned John Waller, an architect, and Kitty Bosher, the daughter of a hotel owner. He also noted the difficulty in preserving these resources due to the high value of the properties where they sit. Kristin Kirchen noted that she has spoken extensively with Kitty Bosher and that they had interviewed several people with long ties to the hotel industry as part of the project. She agreed that an oral history is a great idea. Ms. McClane said they had spoken with Jimmie Koch at the Cutty Sark. She said they spoke extensively with Jimmy Capps and Oliver Joyner and noted that their families go back to the '30s in the hotel industry.

There were additional questions and discussion about the onset of chain hotels in the industry around the end of the study period, 1970 and the need for curation of the ephemera, such as post cards, photos and brochures that are in private collections.

Approval of January 6, 2021 Minutes

Jimmie Wood asked the members if there are any changes or corrections for the January 6 minutes. Mac Rawls moved to approve the minutes. Sharon Felton seconded the motion. The minutes of January 6, 2021 were unanimously approved upon a roll call vote.

Committee Reports

Cape Henry Historic Site

Mac Rawls reported for the Cape Henry Historic Site committee. He said the committee met on Monday (February 1) and said it was their first meeting in about a year due to the COVID problem. He said the problem has also impacted the Cape Henry Lighthouse, which is closed until April. He noted that the City had just completed an extensive restoration project there. He also noted that the City had gifted the use of two shuttles for transporting visitors from the gate area. He said they were closed much of the fall and all of the winter and will reopen sometime in April.

He said the National Park Service is getting ready to review signage at Cape Henry. They are interested in making sure Native Americans and African Americans are included.

Cape Henry Train Station is being renovated and brought back to life. They might allow Preservation Virginia to include some exhibits there.

There has been an interested person involved in placement of a USS Iowa gun barrel at Cape Henry. It is a WWII artillery piece that will be placed on the site. The Navy is soliciting input from the committee.

Historic Preservation Month

Sharon Prescott reported for the Historic Preservation Month committee. She said they looked at several different choices at the Executive Committee. There is one suggested glass which the logo area is large enough to put our logo. We probably won't be out of the COVID restrictions by then so may not be able to do the happy hours but should be able to sell the glasses.

Ms. Prescott said the students are working on the Scavenger Hunt, which should be okay since it doesn't involve large groups. She said the Commission members will need to start working on getting donations for prizes for the Scavenger Hunt.

Student Leaders Committee

Finnley Brakke reported for the Student Leaders Committee. She said they met virtually on January 13th. She noted that all members are working to complete the Clio entries. They should be done and uploaded by the end of this month. They also have a team working on researching and writing a script for one of their walking tour YouTube videos about Seashore State Park. Ms. Brakke said the committee's next meeting will be February 10th.

Project Updates

Mark Reed provided several updates on ongoing projects.

Historic Preservation Program Strategic Plan – He said the Steering Committee Focus Group had a good meeting on January 22nd. The consultant is now planning to break down the Steering Committee into subcommittees for interviews. We have the Public Participation meeting scheduled for February 23rd at 6:30 p.m. It will be a virtual WebEx meeting with a Public Input platform. Kevin Fairley will be providing support to run the WebEx and someone from the Communications Office will run the Public Input. Mr. Reed said the Press Release for the public input meeting will come out soon. He noted that the Commission's role, in addition to attending the meeting, is to tell your friends, relatives and acquaintances to connect and give us their input. Coming after that will be an online survey for additional public input.

Historic District Design Standards and Review Guidelines – We have contracted with Commonwealth Preservation Group for the project. This is the same firm that is doing our strategic plan. He said it seemed like a good idea to have the same firm work on both. He noted the kickoff meeting has been scheduled for Friday (February 5). He said he asked the granting agency for an extension to the project deadline, which is August 2021, but they could not make the extension due to federal funding for the grant.

National Register Nominations Seatack and L & J Gardens – Proposals are due on Monday (February 8). The evaluation committees will then meet to review the proposals. Then, the National Park Service will need to review the selection process and approve the selected firm(s). He said he is guessing if we are lucky we will have them under contract by mid-March.

Becky Livas asked about the type of firms that would do this kind of work. She asked if they are architectural historians. Mr. Reed noted that they are companies that we typically call cultural resource management firms. Ms. Livas asked what they would do and Mr. Reed explained the survey requirements for National Register districts, and explained a little about the background work including development of a historic context and a statement of significance.

deWitt Cottage Archaeology – He noted that the field work began last week and will conclude this week. The big news is they found a marble. We are doing this in advance of a proposed construction project. No archaeology has been done previously at the deWitt Cottage site. He said that it was built in 1895 and is one of the last undisturbed spots at the oceanfront.

Woodhurst Neighborhood PIF – A draft PIF was sent to DHR for review. The final step is to order photo prints and he plans to submit the PIF and materials next week.

Historic Properties Glimpse

February Historical Review Board – February 17, 4:00 p.m.

Mr. Reed provided information on upcoming projects within local historic districts coming in front of the Historical Review Board.

Lynnhaven House Education Center Deck/Railing Replacement – He noted that he had discussed the deck replacement with the Commission last month. At the 11th hour the city said they wanted to replace the railings also, so it got pushed back to the February meeting because they did not have a sample of the railings to show. He said the Historical Review Board was on site today to see the example and better understand the setting. It is currently wood and they want to change to composite materials. The decking you can't see them from elsewhere on the site, but the railings you can see. He said the other option will be to go back to wood for the railings, or if necessary, for everything.

deWitt Cottage Gazebo Construction – The gazebo will infringe on the brick pavers that were shown in the location photo. It is a 15' x 20' structure. They have changed from wanting to use composite materials to having most of the construction in wood and a metal roof which will match the roof the deWitt Cottage has.

228 Cavalier Drive – Mr. Reed said the next item came across his desk this week. He said it gets back to what Debra and Kristin were talking about that being on the National Register is honorary and doesn't prevent you from building additions. He noted that 228 Cavalier Drive is located in Cavalier Shores, a National Register Historic District.

He said they are proposing an addition that will add a second story on top of the one-story section and will change the historic character of it. Because there are no restrictions or regulations the City can't deny the application for any negative impact on historical character. In the Staff Report comments, Mark has recommended that they say the Historic Preservation Planner notes that with the additions it will turn it into a non-contributing resource in the historic district.

Mac Rawls asked the outcome of it becoming a non-contributing resource. Mr. Reed said it is just one fewer contributing resource in the district. If you have enough of those then the district could potentially be delisted. Fortunately, he said most of the resources in the district are contributing.

Mr. Klobuchar asked if there was a review board could they deny it. Mr. Reed said yes, if it were in a local Historic and Cultural District it would have to come in front of the review board and the review board could deny it. They would still have an option to appeal to City Council.

Mr. Rawls asked if anyone had tried to talk with the property owner. Mr. Rawls suggested that he and Bernice could reach out to the owner. Jimmy Wood asked about the Threatened Buildings committee and said he would like to get that back together for issues like this. It could be our ready response force.

Mark Reed looked up the information and gave the name of the architect – Wayne Anderson; Property Owner – Kenneth S. Proud; Attorney – Eddie Bourdon. Mr. Reed said he would check to see when it is going to go to Planning Commission. The City Planner working on it is Hoa Dao.

Section 106 – Cape Henry Train Station – Mr. Reed said that the Section 106 items usually go to the Executive Committee. He said since he just received this request and it has to do with the Cape Henry Train Station he is bringing it forward to the entire group. He said the Navy contacted him and wants to make additional project changes as part of their work with the train station.

- Remove a non-original screen door and framing
- Remove an non-original panel door and create a "split door"
- Install an asphalt ramp at an exterior entrance which has a step up, for ADA compliance.
- DHR has determined no adverse effect

Mac Rawls (Chair of Cape Henry Committee) said he does not oppose it. Mr. Reed said he will respond with a "no comment"

Old Business

Jimmy Wood moved the discussion to new business

Confederate Monument

Mr. Reed spoke about the Confederate monument. He said that they have moved the presentation from his previously noted January 26 date to March 2. He said they are not making any recommendations and will be requesting direction from Council.

He also noted that we asked for \$10,000 for signage to contextualize the monument and courthouse. We have been given it this year. He said we will be looking to hire a professional firm to put those together for us. Sharon Felton asked if we will revisit any components of the previous recommendations or will we just move ahead from where we are. Mr. Wood said he will connect with Sharon Felton to talk about the signs. For the totality of everything else, he said we should wait for the decision by Council to see how we want to move forward.

Financial Disclosure Forms

Mr. Reed said the deadline was February 1. Most members have submitted these. Please submit them if you have not.

New Business

Jimmy Wood asked if there is any new business. There was no new business

Adjournment

The meeting was adjourned at 7:00 p.m. The next meeting will be Wednesday, March 3, 2020 at 5:00 p.m.



Appendix 1

1950s/1960s Resort Motels and Hotels Virginia Beach, VA

Multiple Property Documentation and Architectural Survey

A National Register of Historic Places Nomination

Debra A. McClane, Architectural Historian
Kristin H. Kirchen, Iron Dog Preservation, LLC

HISTORIC ARCHITECTURAL RESOURCE SURVEY UPDATE
CITY OF VIRGINIA BEACH, VIRGINIA
NORTHERN HALF



PREPARED FOR
Mr. Mark A. Reed
Historic Preservation Commission
Department of Planning and Community Development
City of Virginia Beach, Virginia

PREPARED BY



cultural resource analysts, inc.



In partnership with
DEBRA A. McCLANE
Architectural Historian

Historic Preservation Commission Planning and Community Development

Historic Resource Survey/Inventory and Recognition

- Architectural Surveys and Archaeological Assessments
- Identification of Properties and Districts eligible for NRHP
- 2018 Architectural Survey Update
 - Identified potential MPD for 1950s/1960s Resort Motels
- VBHPC selected Resort Motels MPD as a priority project
 - Included survey of the property type
 - Resources are threatened by redevelopment
 - Encourage eligible properties to apply for NRHP
 - Listed properties get partial (50%) tax reduction on value of building

Primary Project

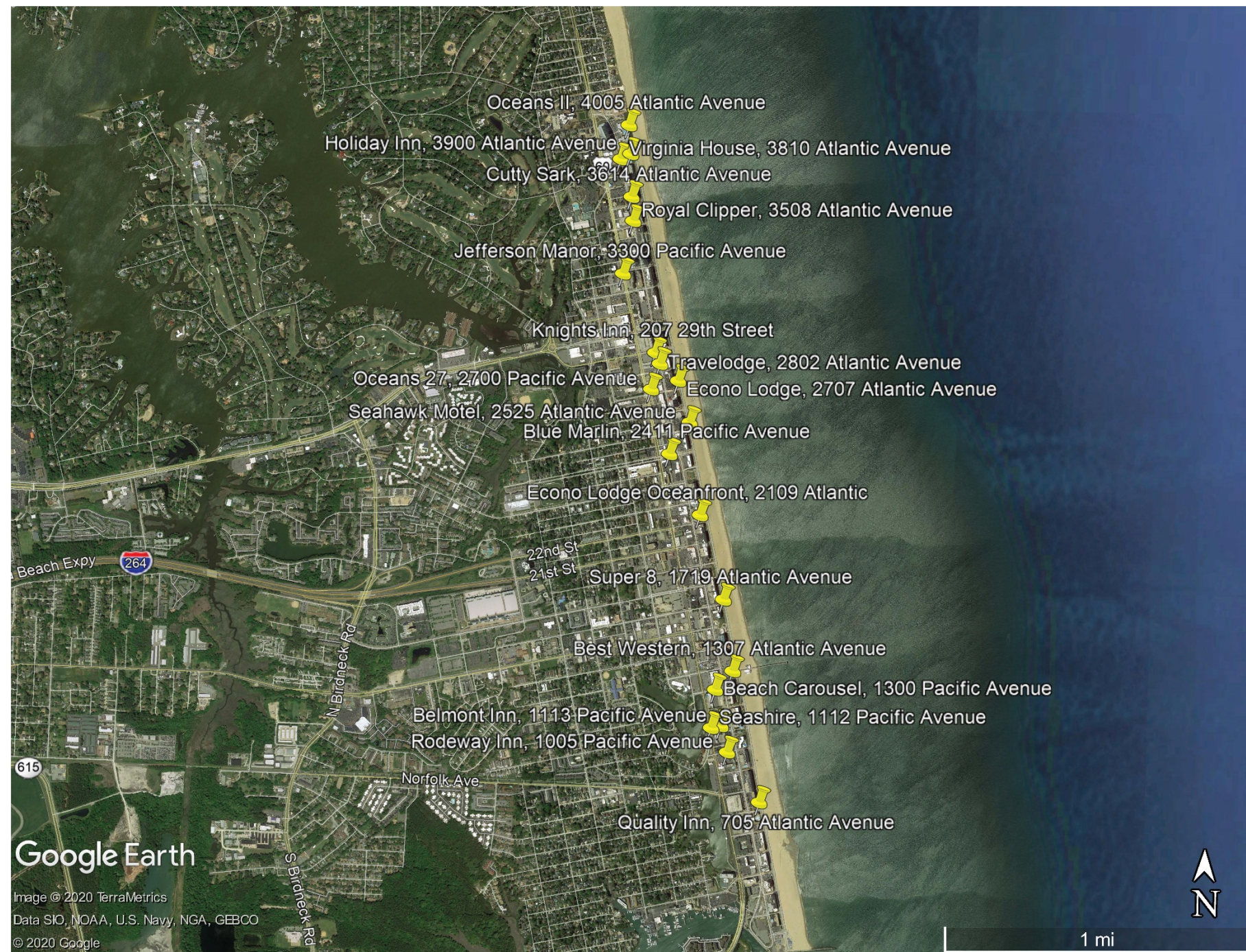
8 Architectural Survey in Oceanfront area
20 hotels/motels built between 1955 and 1970

8 Development of a
Multiple Property Documentation Form (MPD)

8 Preparation of a
National Register of Historic Places
Nomination Form for one property that qualifies
under the MPD
(Jefferson Manor Motel Apartments)



Locations of Resort Motels and Hotels



MULTIPLE PROPERTY DOCUMENTATION FORM

- A** Captures an overview of the development of the oceanfront during the period between 1955 and 1970
- A** Opportunity to showcase mid-century/“recent past” resources at the Oceanfront/public information potential
- A** Incentive for investment/reinvestment in the properties
- A** Eligible properties qualify for state tax credits;
NRHP-listed properties qualify for state/federal tax credits and local real estate abatement on buildings
- A** NRHP does not impose any restrictions on property owners (honorific listing)



“One of the most exciting building fields in which the Tidewater area architects are working is that of beach motels and hotels.”

Virginia Record, August 1958



The Ocean Ranch Motel at Virginia Beach, for which Lublin, McGaughey & Associates were the Architects and Consulting Engineers. Two stories high, the building housing most of the guest rooms is faced in brick and wood and finished in soft "earth tones" and blending colors. A one story element houses offices and public space. Interior walls are finished in plaster. The windows are fixed ash and the floors finished in tile over concrete.

A & P Construction Company, of Norfolk, was the General Contractor. Fred A. Haycox Co., of Lynnhaven, did the concrete work. Masonry was by McGraw-Martin of Norfolk while the steel was supplied by Norfolk Iron and Wire. Eastern Lift Slab controlled lifting of the floors and roof, while J. D. Miles of Norfolk did the roofing. Building Supply, Norfolk, glazing; E. Calligan, Norfolk, painting; H. M. Bollinger, Norfolk, plaster; and Ajax Tile and Marble Co., the ceramic tile. Millwork for the project was supplied by the Portsmouth Lumber Co. Hall-Holmes, of Norfolk, supplied the steel doors and locks. Electrical work was done by BRP Electric, of Norfolk, while the Princess Anna Plumbing and Heating Co. did the plumbing and heating. Hardware was from the Seaboard Paint and Supply Co.

2 UNIQUE
BEACH
MOTELS



OCEAN
RANCH



Owner: Hotel Warner Corp. (Mr. Jack Golden, President); Architects: Sol William Cohen; Consulting Engineers: Elair Duval, P.E. (Mechanical); General Contractor: Belanga Construction Corp.; Sub-contractors: William F. Siler, masonry; Jefferson Fabricated Steel, steel; Building Supplies Corp., glass and store fronts; Burton Lumber Co., millwork; Reed Engineering Corp., roofing; J. E. Eley, lath and plaster; E. Calligan, painting; E. B. Sams, plumbing, heating and air conditioning; South Electric Corp., electricity; Tidewater Tile Corp., tile; Wynn Nursery Landscaping; Mansop-Smith, acoustical tile; Thalhimer Industrial Sales Corporation of Richmond, interior furnishings, design and coloration.



GAY
VACATIONER



The Gay Vacationer at Virginia Beach, first of the five new beach motels constructed last winter to open for the 1958 season, incorporates a host of innovations in its tropical shell. The two and three story structure at 34th Street has 40 units in an "L" shape and encloses a kidney-shaped swimming pool surrounded by a sun deck that doubles as a dance floor. The ocean front rooms of the motel have private balconies, cathedral ceilings, and large areas of glass. All rooms have individually controlled heating and air conditioning. Costing \$350,000, it is faced with Florida brick backed up with block. The exterior of the building is finished in bright hues and spectacularly lighted at night.



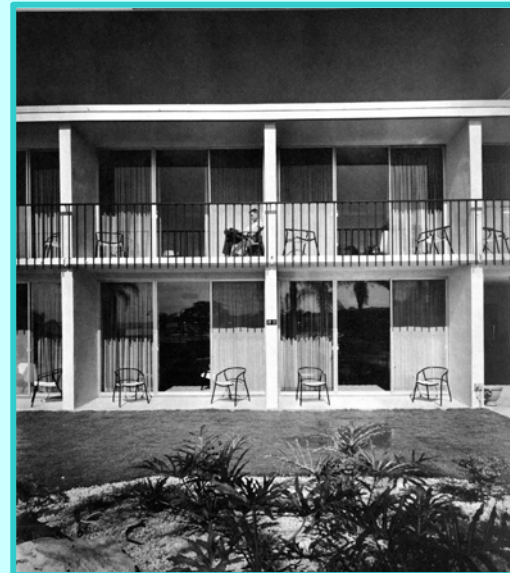
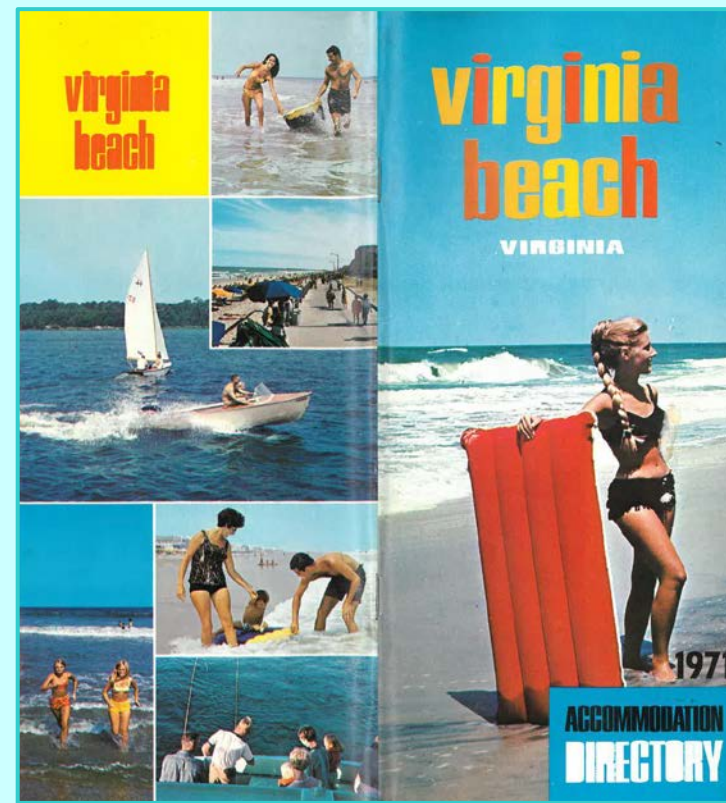
National Register of Historic Places Criteria

Buildings, sites, structures, objects and districts that possess integrity and:

- **Criterion A:** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- **Criterion B:** That are associated with the lives of significant persons in or past; or
- **Criterion C:** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criterion D:** That have yielded or may be likely to yield, information important in history or prehistory.

Level of Significance: Local

Period of Significance: 1955-1970

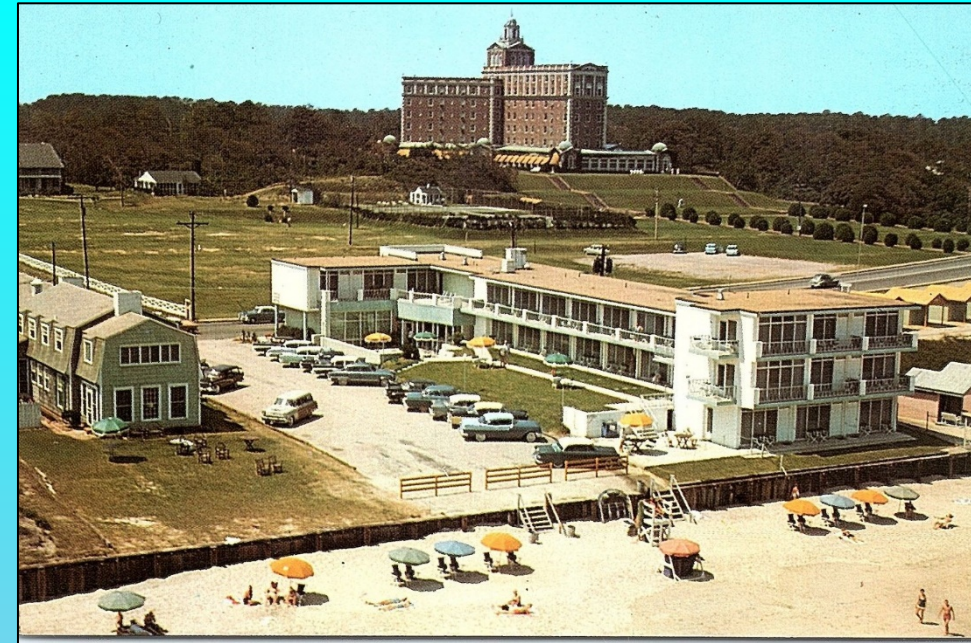


Qualifying

Characteristics

In order to qualify for listing in the National Register under this Multiple Property Documentation, the property must:

- have been built between 1955-1970 as a motel or vacation rental property;
- be located in the oceanfront area and remain in its original location; and
- retain original architectural elements and materials, such as:
 - original building footprint (additions do not obscure original form);
 - open concrete balconies or interior corridors (hotels);
 - swimming pool;
 - on-site parking;
 - separate office building;
 - original fixed windows or window units (or similar replacements);
 - other distinctive architectural elements (signage; flagpoles; decorative concrete block or metal grilles; staircases).



Survey

Current Name/ Historic Name	Address	Date of Construction	NRHP Recommendation
Oceans II Condominiums (partial)/Aeolus Motel	4005 Atlantic Avenue	1956	Eligible
Econo Lodge Oceanfront/Saxony Motel	2109 Atlantic Avenue	1958	Not eligible
Best Western Sandcastle Beachfront/ Holiday House Motel	1307 Atlantic Avenue	1962	Not eligible
Jefferson Manor Motel Apartments	3300 Pacific Avenue	1963	Eligible
Holiday Inn and Suites Virginia Beach - North Beach/ Americana/Americano Motor Lodge	3900 Atlantic Avenue	1963	Not eligible
Cutty Sark Motel and Efficiencies/Crest Kitchenette Motel	3614 Atlantic Avenue	1963	Eligible
Seahawk Motel/The Seahawk Resort Motel	2525 Atlantic Avenue	1964	Eligible
Blue Marlin Inn and Suites/ Blue Marlin Lodge	2411 Pacific Avenue	1965	Eligible
Virginia House	3810 Atlantic Avenue	ca. 1965	Not eligible
Econo Lodge Virginia Beach/ Empress Motel	2707 Atlantic Avenue	1965	Eligible
Super 8 Virginia Beach Oceanfront/ Kona Kai Hotel	1719 Atlantic Avenue	1966	Not eligible
Royal Clipper Inn and Suites/ Royal Clipper Motel	3508 Atlantic Avenue	1966	Eligible
Seashire Inn and Suites/ Sandpiper Motor Apartments	1112 Pacific Avenue	1967	Eligible
Beach Carousel Motel	1300 Pacific Avenue	1968	Eligible
Rodeway Inn by the Beach/ Murphy's Emerald Isle	1005 Pacific Avenue	1968	Not eligible
Quality Inn and Suites/ Washington Club Inn Motel	705 Atlantic Avenue	1968	Eligible
Breeze Inn and Suites/Bali Hai Motor Apartments	207 29th Street	1968	Potentially Eligible
Travelodge/ Mardi Gras Motel and Apartments	2802 Atlantic Avenue	1968	Eligible
Belmont Inn and Suites/ Sandpiper Motor Apartments	1113 Pacific Avenue	1969	Eligible
Oceans 2700/Sandcastle Motel	2700 Pacific Avenue	1970	Eligible



Royal Clipper Inn and Suites/ Royal Clipper Motel
3508 Atlantic Avenue, 1966

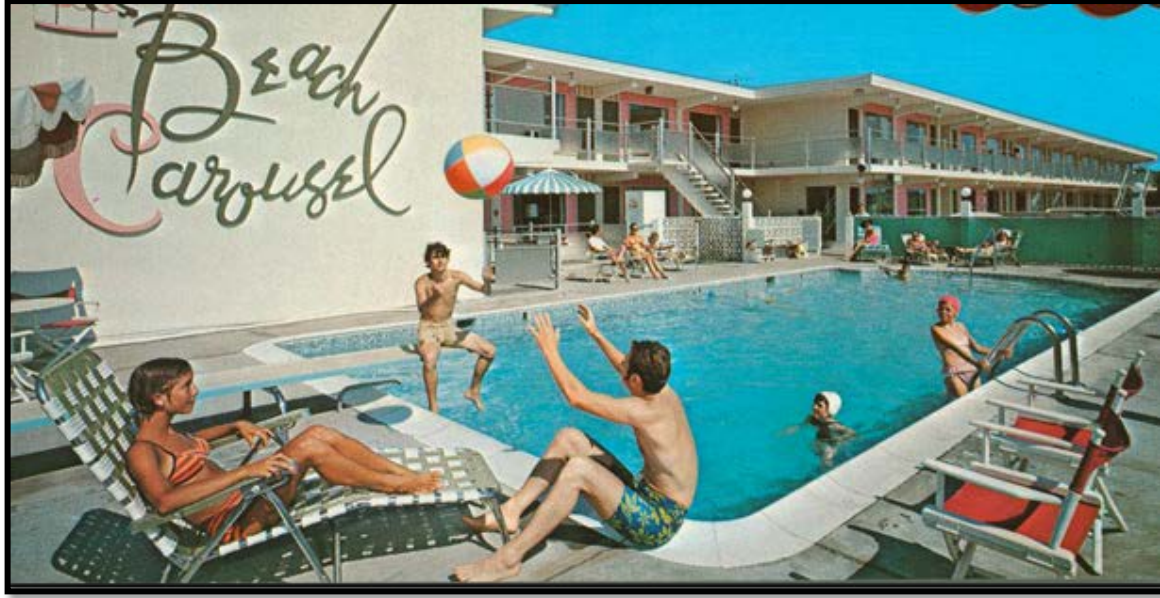


Blue Marlin Inn and Suites/ Blue Marlin Lodge
2411 Pacific Avenue
1965



Cuttie Sark Motel and Efficiencies/
Crest Kitchenette Motel
3614 Atlantic Avenue
1963

Beach Carousel Motel, 1300 Pacific Avenue, 1968



Quality Inn & Suites/Washington Club Inn Motel, 705 Atlantic Avenue, 1966



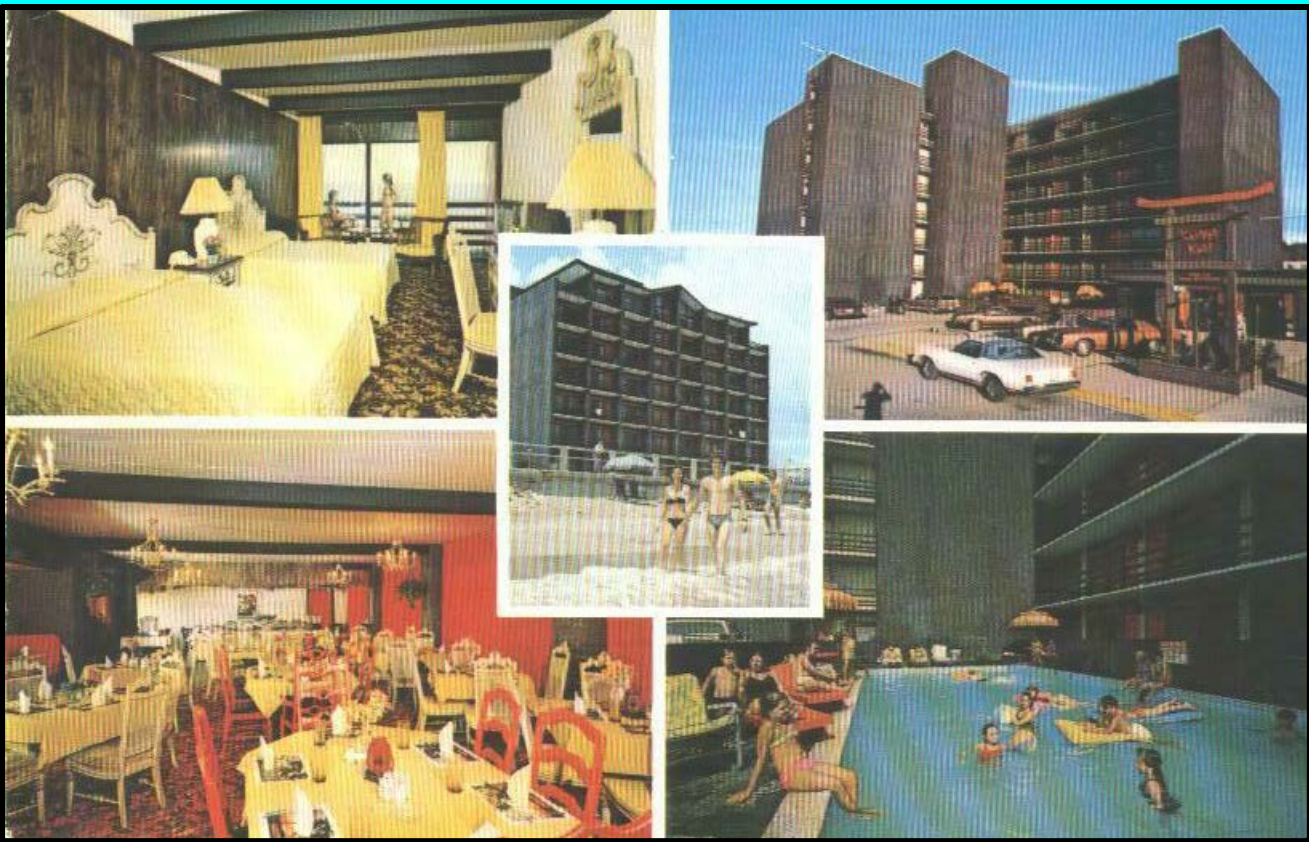


Seahawk Motel/The Seahawk Resort Motel
2525 Atlantic Avenue, 1964



Holiday Inn and Suites Virginia Beach ~ North Beach/Americana/Americano Motor Lodge
3900 Atlantic Avenue, 1963





Super 8 Virginia Beach Oceanfront/ Kona Kai Hotel
1719 Atlantic Avenue, 1966

Jefferson Manor Motel Apartments

3300 Pacific Avenue, 1961-1963





Jefferson Manor Motel Apartments

NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Jefferson Manor Motel Apartments

Other names/site number: DHR file no. 134-5383

Name of related multiple property listing:

Virginia Beach Oceanfront Resort Motels and Hotels (1955-1970) (DHR #134-5721)

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3300 Pacific Avenue

City or town: Virginia Beach State: Virginia County: N/A

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Jefferson Manor Motel Apartments (134-5383)

Name of Property

Virginia Beach, Virginia

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Jefferson Manor Motel Apartments are eligible for listing at the local level under Criteria A and C in the areas of Commerce and Architecture under the Multiple Property Document Virginia Beach Oceanfront Resort Motels and Hotels (1955-1970). The period of significance (POS) for this property is 1961-1970, which extends from the inception of design to the end of the MPD POS. Jefferson Manor was built by local real estate investor Ralph G. "Pete" Boshier in late 1962 and early 1963 and is still owned by his family. The building was designed by local architect William Burton Alderman in 1961, who also completed designs for several other locally prominent motels of the period, and was built by local contractor O.S. Jamell and Co. The late 1950s and 1960s were a time of expansive growth on the Virginia Beach oceanfront as tourism boomed and the family road-trip vacation achieved iconic status. Multiple factors contributed to this growth – social, economic, and transportation-related – all of which are explored in detail in the MPD. Architecturally, this period witnessed the shift from frame to concrete-and-steel construction and from a more traditional, shingled style to Modern-inspired design. These Modernist designs were frequently the product of engaging an architect for the project, and were increasingly built along Pacific Avenue as the resort area expanded westward to take advantage of affordable, available land. This period also saw a pivotal shift from small, mom-and-pop operations to ownership by groups of investors, finally culminating with the arrival of the first chain hotels along the oceanfront in 1970. Jefferson Manor is an excellent example of an architect-designed, Modernist-style resort motel of concrete construction built along Pacific Avenue in the 1960s that was (and still is) family-owned. The building includes multiple features characteristic of the resort motel property type and has good integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criteria Justification

Jefferson Manor is eligible under Criterion A in the area of Commerce as a representative example of a resort motel built in the oceanfront area of Virginia Beach during the 1960s that embodies significant trends in the mid-century motel industry identified in the MPD including the expansion of the resort area to Pacific Avenue, the increased incorporation of kitchenettes and apartment-style accommodations, and a more pronounced orientation towards the road.

Jefferson Manor is eligible under Criterion C in the area of Architecture as an excellent example of an architect-designed, Modernist-style resort motel that illustrates important architectural trends identified in the MPD including the use of concrete-and-steel construction, the use of Modernist-style designs facilitated by an architect, the incorporation of parking facilities, and the use of cantilevered concrete balconies to create exterior corridors.

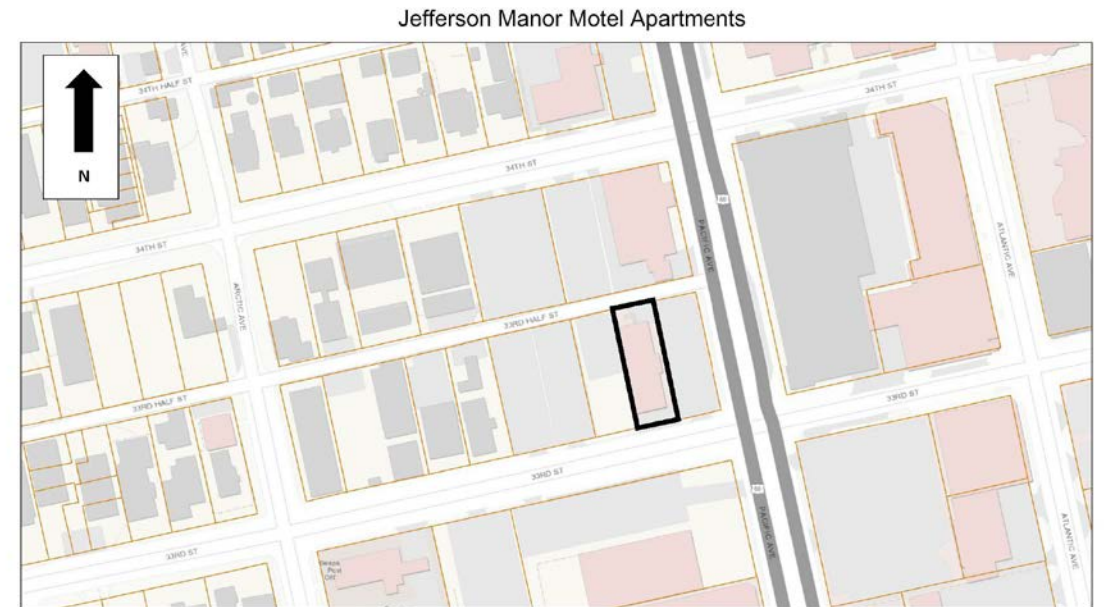
History

Pete Boshier started his career as a successful life insurance salesman for Jefferson Standard Life Insurance Company while he was still in college in Greensboro, North Carolina, before being drafted into the Army during World War II. He was stationed in New Mexico and continued to sell life insurance at night, while the Army was his day job. When his service was up, he returned to the East Coast with his young family with the intent of continuing his life insurance career and ultimately decided to move to Norfolk because of its large military population. He felt confident, after his time in the Army, that he could sell life insurance to military families. He was a natural salesman and saved enough money from his insurance business to buy his first piece of investment

Jefferson Manor Motel Apartments



Strikingly Modern, Luxuriously Furnished Motel Apartments



December 7, 2020

VDHR #134-5383

Property parcel

GPIN 24280208350000

Lat: 36.86128

Lon: -75.98028


1:1,200
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

City of Virginia Beach, VITA, EIR, HEPR, GEMM, INCORPORATED P.
ISSUED: EPA, 1/2004

City of Virginia Beach
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Individual Nominations: Two Step Process

Preliminary

**DHR** | Virginia Department of Historic Resources

PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) _____

Purpose of Evaluation
Please use the following space to explain briefly why you are seeking an evaluation of this property.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes _____ No _____

Are you interested in receiving more information about DHR's easement program? Yes _____ No _____

1. General Property Information
Property name: _____

Property address: _____
City or Town: _____
Zip code: _____

Name of the Independent City or County where the property is located: _____

Category of Property (choose only one of the following):
Building _____ Site _____ Structure _____ Object _____

2. Physical Aspects
Acreage: _____

Setting (choose only one of the following):
Urban _____ Suburban _____ Town _____ Village _____ Hamlet _____ Rural _____

Briefly describe the property's overall setting, including any notable landscape features:

Department of Historic Resources
1/30/2018

Preliminary Information Form
Rev. January 2017

National Register

No

NPS Form 10-900
United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

OMB No. 1024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
Historic name: _____
Other names/site number: _____
Name of related multiple property listing: _____
(Enter "N/A" if property is not part of a multiple property listing)

2. Location
Street & number: _____
City or town: _____ State: _____ County: _____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets
the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I
recommend that this property be considered significant at the following
level(s) of significance:
___ national ___ statewide ___ local
Applicable National Register Criteria:
___ A ___ B ___ C ___ D

Signature of certifying official/Title: _____ Date _____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ Date _____
Title : _____ State or Federal agency/bureau
or Tribal Government

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Next Steps

- ✓ January 27, 2021 Virtual Meeting with Motel Property Owners and Interested Parties
- ✓ February 2021 Notification Letters Sent by DHR to Owner/Adjacent Owners for Jefferson Manor Motel Apartments NRHP Nomination
- ✓ February 3, 2021 Meeting with Historic Preservation Commission
- March 18, 2021 Virtual Meeting of DHR's Historic Resources Board and State Review Board (VLR) [register for meeting via DHR website]
- April-May 2021 MPD and NRHP Nomination Sent by DHR to NPS/National Register