

Historic Preservation in Charlottesville 2011



VAAO Educational Seminar
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Doubletree Hotel, Charlottesville, VA

Mary Joy Scala, AICP
Preservation & Design Planner
City of Charlottesville

Why Protect Historic Resources?



Buildings tell stories about people and their lives...



...so it is important to protect a broad spectrum of resources.

Why Protect Historic Resources?

Local Districts have important public purposes related to BOTH preservation and design:

- Protect irreplaceable historic buildings
- Preserve tangible evidence of history: buildings contribute to a sense of continuity and belonging
- Protect the neighborhood's and community's aesthetic character through design review
- Preservation = sustainability

Two Types of Historic Districts

Honorary: National Register of Historic Places *and*
Virginia Landmarks Register

Virginia Department of Historic Resources

Significant income tax credits are available for rehabilitations.

Regulatory: Local Districts

Historic Preservation /Architectural Design Control
“ADC” Districts *and* Conservation Districts

City of Charlottesville Board of Architectural Review

The only method available for localities to accomplish design/demolition review.

Charlottesville ADC Districts and Individually Protected Properties (IPP's)

- Currently 8 ADC Districts and 75 IPP's
- Designation is a rezoning process to add an overlay district
- Local regulations ensure that new construction and exterior alterations will be compatible with the property and district
- Local regulations provide for public scrutiny of proposed demolitions



Former National Bank Branch



Former Fry's Spring Service Station

New Conservation District

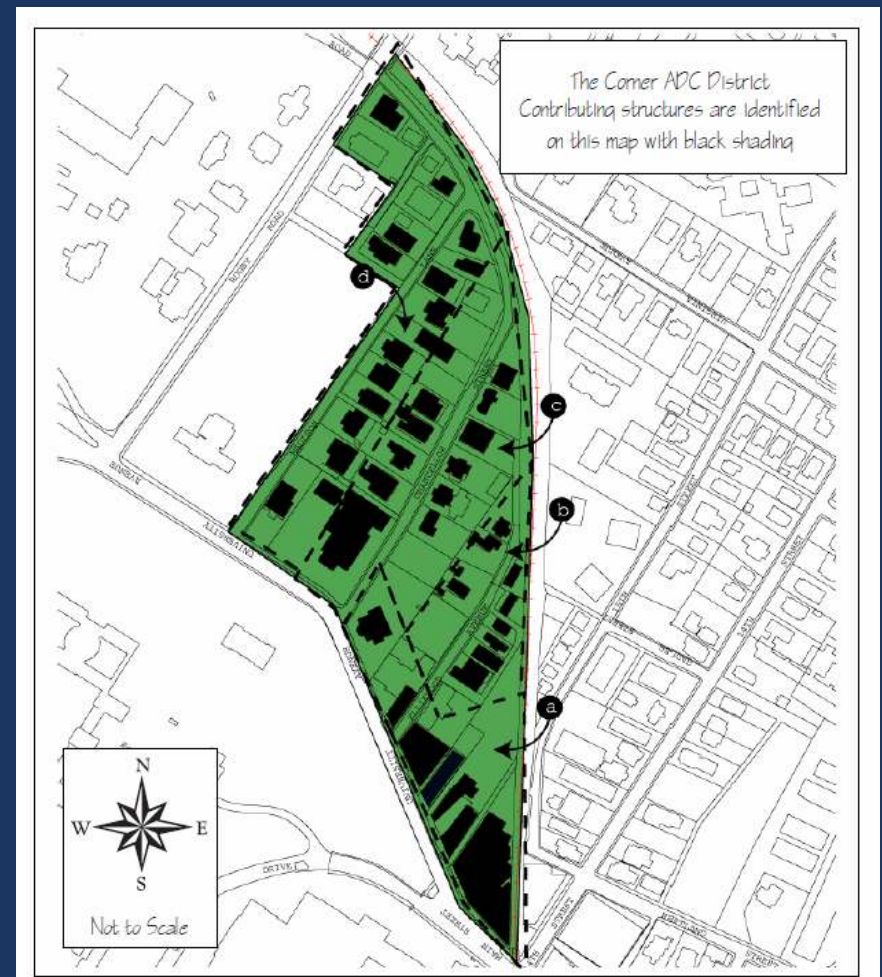
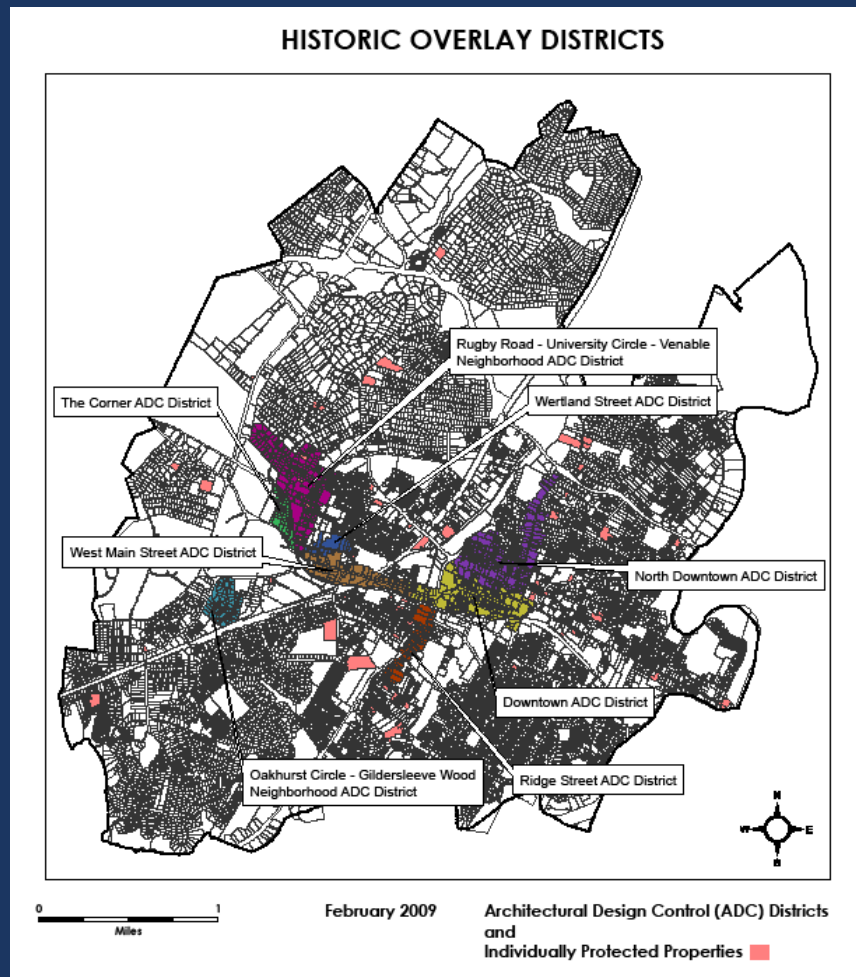
- BAR conceived a second type of **local historic** district called a Conservation District
- Less stringent than an ADC District
- Intended to protect the **character and scale**, and to **prevent demolitions** in the more modest historic neighborhoods facing increased development
- Martha Jefferson Neighborhood was the first designated.



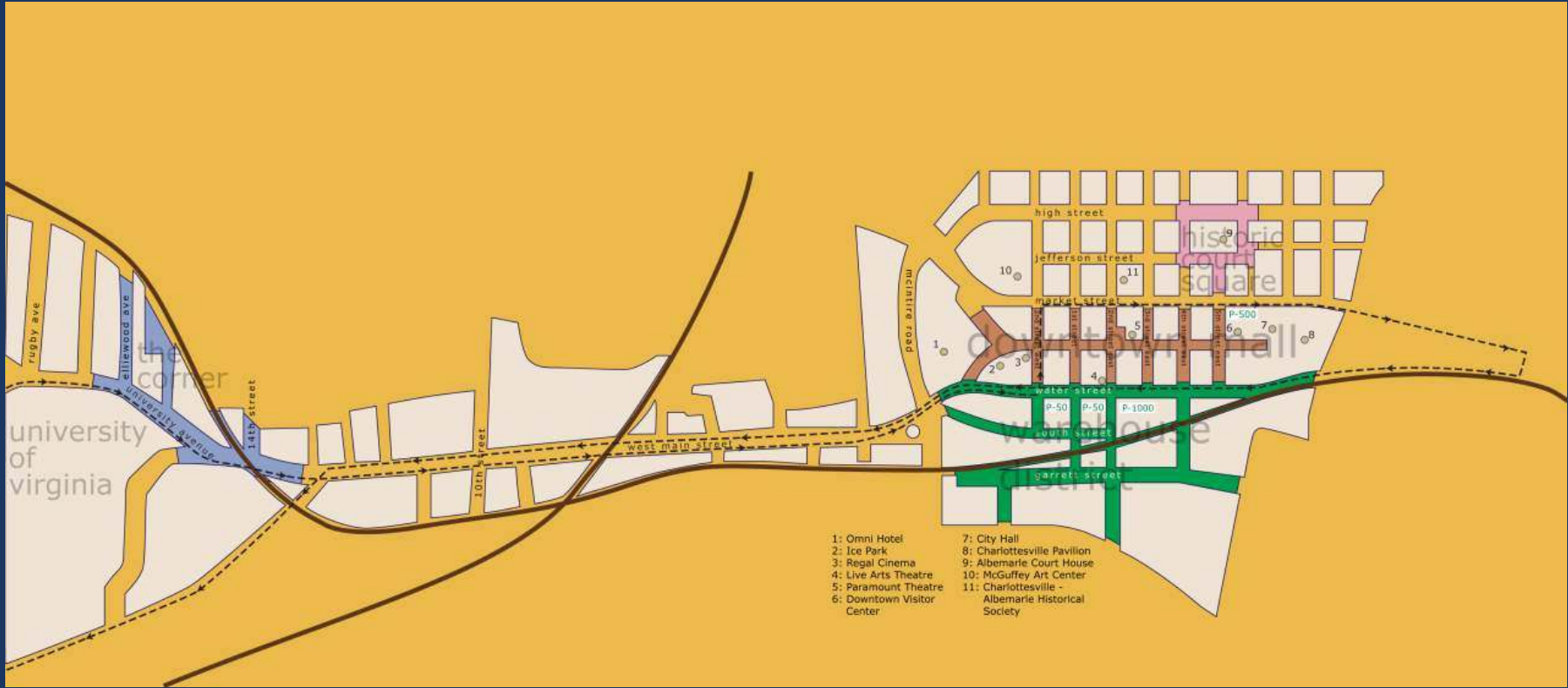
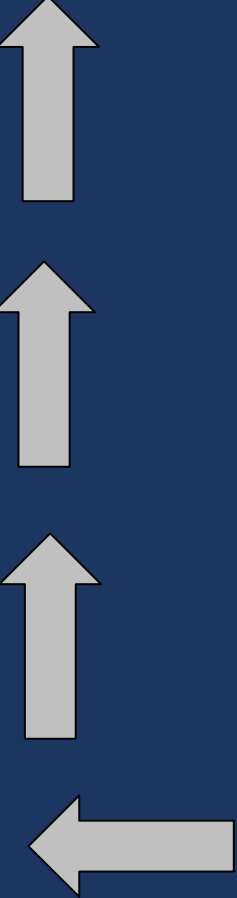
Assessor's Records

Parcel ID 330090000	Card 01 of 01	Address 411 2ND ST NE	Index Order ADDRESS	ADDRESS 2ND ST NE	Index Value 411															
Owner Information			Parcel Information																	
January 1 COINER, PRESTON A & JULIE M Current COINER, PRESTON A & JULIE M Address 1 Address 2 411 2ND STREET NE Address 3 CHARLOTTESVILLE VA ZipCode 22902- Common Name			State Code 1.0 Resid (Urban) Tax Type 0 Taxable Neighborhd 19 North Downtown Tax District Sch Dist Zone R-1SH Single Family Sm Lot Historic Prop. Type 2 Dwelling																	
Legal Description			Assessment Information																	
Legal Legal PT LOT 76			Account # CO00 890 Mag Dist Appraiser EC R General Reassessment Acreage 0.1430																	
Transfer Information			<table border="1"> <thead> <tr> <th></th> <th>January 1</th> <th>Prior Year</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>\$138,800</td> <td>\$138,800</td> </tr> <tr> <td>Use</td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>\$771,800</td> <td>\$714,600</td> </tr> <tr> <td>Total</td> <td>\$910,600</td> <td>\$853,400</td> </tr> </tbody> </table>				January 1	Prior Year	Land	\$138,800	\$138,800	Use			Improvements	\$771,800	\$714,600	Total	\$910,600	\$853,400
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Deed Bk/Pg 450 / 7 Plat Bk/Pg / Prior Owner Date of Sale 05/15/1984 # of Parcels Sale Price \$90,000 Sale Class 1 Valid Sale			Residential Improvement Data																	
Use Code 210 Single Family Style 32 1.5 Story Model Grade A Ext. Wall 2 Brick Veneer Bsmnt 3 Full Basemen Roof 3 Metal Flooring 1 Hardwood Floor Heating 7 Heat Pump Air Cond.			Year Built 1908 No. of Stories 1.50 Total Rooms 10 Bedrooms 3 Half Bathrooms 0 Full Bathrooms 3 Basement Garage 0 Fireplace(s) 2 Press <Menu> button for additional improvements.																	
			Square Footage Finished Living 2,509 Finished Attic 0 Unfinished Living 0 Basement 1,643 Finished Basement 822																	
Prior		Next		Menu																
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ADC Districts and Contributing Structures



You are here



Current ADC Districts



Downtown



North Downtown

Current ADC Districts



Ridge Street



West Main Street

Current ADC Districts



Rugby Rd – University Circle -
Venable Neighborhood District



Wertland Street

Current ADC Districts



The Corner



Oakhurst-Gildersleeve

Legal Basis for Local Districts

- State Enabling Legislation 15.2-2306

Enables **local historic districts** (and entrance corridors)

- City 2007 Comprehensive Plan

Each locality must prepare a comprehensive plan, which may include the designation of historical areas...

- City Zoning Ordinance 34-271; 34- 335

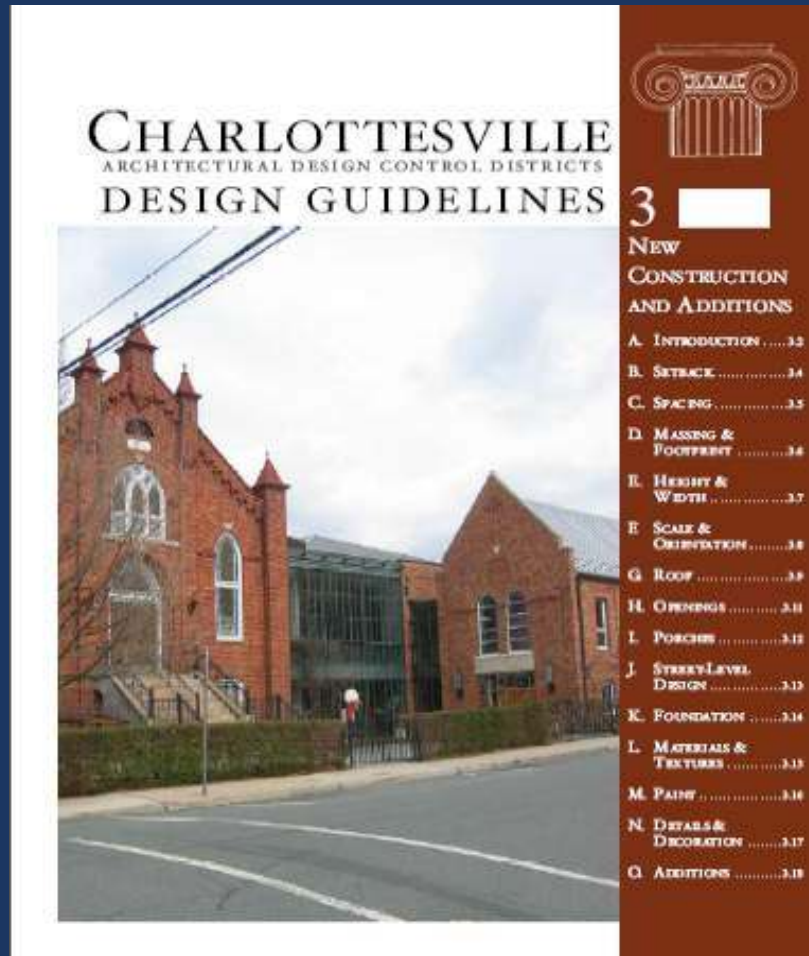
Establishes zoning overlay district for

Historical Preservation and Architectural Design Control "ADC" District
Historic Conservation District

- Design Guidelines

Permitted but not required by state law; but they are essential

ADC Design Review Guidelines: (online)



Guidelines ensure consistent, less subjective, decision-making and reflect the aesthetics of the community

Charlottesville

Board of Architectural Review (BAR)

- 9 members appointed by City Council
- Expertise of members is specified (i.e., two architects, one residential property owner in ADC district, two historians, etc.)
- Annual training



- The review board = The public perception of the program for preservation and design review (Channel 10)

Design Review

- Modern design is encouraged
- Some synthetics are allowed
- Color is not a big issue
- Sustainability and preservation are complementary concepts
- Benefits of BAR review: public forum; uniform fairness; expertise of members

The BAR's Jurisdiction: ADC Districts

- Any exterior change (not just façade) including signage and site design for *all properties* within an ADC District or an Individually Protected Property
- Demolitions of “contributing” buildings only
- Excludes interior, ordinary maintenance, and “unsafe structures”

The BAR's Jurisdiction: Conservation Districts

- All new buildings and “visible” additions
- Demolitions of “contributing” buildings
(But OK to replace windows and doors)
- Excludes interior, ordinary
maintenance, and
“unsafe structures”



BAR Decisions

Certificates of Appropriateness:

- Rehabilitations
- New Construction and Additions
- Demolitions

Recommendations to City Council:

- New historic designations (ADC and Conservation Districts, and Individually Protected Properties)
- Special use permits within ADC Districts

Rehabilitation: Splendor's



Rehabilitation: Sal's Pizza



New Construction: Live Arts





Proposed New Construction: Charlottesville Landmark Hotel

Additions: Beth Israel Synagogue and Timberlake's Drugstore



Approved Demolition: 315 West Main Street to make room for new construction



Proposed 301 West Main Street





101-105-107-111 East Main Street
(Previously Proposed for Partial Demolition and
New Construction)
Now being rehabilitated for tax credits



101-105-107-111 East Main Street Previous Proposal for New Construction

Demolition: Victory Shoe Store 1921-2009



What's new?

Proposed new construction: UVA Battle Building



Proposed New Construction: Battle Building



Proposed New Construction: Waterhouse (World Strides) Mixed Use



Proposed Renovation: From A&N to SKYBAR



Questions?



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scala@charlottesville.org