

CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

April 9, 2009

Choco-Cruz LLC  
PO Box 1467  
Charlottesville, VA 22902

Dear Property Owner,

This letter is to notify you, as a property owner, that the City of Charlottesville is considering the designation of several additional properties as individually protected historic properties, including your property described as:

**133-155 Carlton Road (part) , City Tax Parcel 570157000, The Coal Tower**

*An individually protected property is a designated building, structure, or landmark, together with its landscape and setting, which is of special historic, cultural, or architectural significance, and which is located outside the city's major design control districts.*

The procedure for designating a new *individually protected historic property* is: (1) the Board of Architectural Review (BAR) will meet to make recommendations to City Council regarding the proposed designation; (2) you will receive notice of a joint public hearing to be scheduled at a later date with the Planning Commission and City Council, when the Planning Commission will receive public comment and make recommendations to City Council; (3) City Council will meet again to make the final decision, and may, by ordinance, designate the property.

You are invited to attend a public discussion at a special BAR meeting on **Tuesday, April 29, 2008**, beginning at **5:00 p.m.**, in the **City Council Chambers, City Hall**, 605 East Main Street, Charlottesville, Virginia. Please use the Mall (front) entrance to the building. Other entrances are locked after 5:00 p.m.

If you have questions, please stop by the Department of Neighborhood Development Services, 2<sup>nd</sup> floor, City Hall, or contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org)

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
April 29, 2008**



**BAR Recommendation  
Twelve properties for Individually Protected Property designation**

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**Background**

Local historic districts and individually protected properties

A property may receive local historic designation in one of two ways, either as an individually protected property (IPP) or as part of a major design control district (also called an architectural design control or ADC District). Both types of local historic designation are subject to the same BAR review procedures. Designation ensures that a property cannot be altered on the exterior or demolished unless it first goes through a review process. It also ensures that new development built on the designated property will be compatible with the character of the district.

Charlottesville currently has eight (contiguous) ADC Districts and 66 individually designated historic properties that are not included in major design control districts. The process to designate individual properties may be initiated by City Council, the Planning Commission, or the property owner. The designation consists of a zoning map amendment and a zoning text amendment to add the designation to the specific properties. Similar to the ADC district designation, the individually protected property designation is an overlay, so that the underlying zoning (for example, R-1S Residential) remains the same.

State and National designation

Local historic designation is a separate process from designation on the State and National Registers; the following reports will indicate if the properties are currently designated on those registers. The National Register of Historic Places and Virginia Landmarks Register designations provide public recognition that a building is worthy of preservation. In addition, rehabilitations of state and national register properties may qualify for state or federal income tax credits.

Council's directive to the BAR

In the past, City Council had a policy not to designate individual properties without the owner's consent. However, the demolition of significant properties such as the Compton House on Maury Avenue raised concern about other unprotected City "landmarks." At a City Council meeting on January 7, 2008 City Council directed the BAR to pursue individually protected property designations for Council's consideration. They said to consider 75 year-old vs. 100 year-old properties, and also to consider more recent, significant properties.

The BAR held a work session on February 27, 2008 to review (1) a list of properties ranked according to perceived threat of demolition based on location, zoning, etc. Twelve properties were selected from this list to move forward in the designation process. The BAR asked staff to address the criteria for designation on these properties and to bring them back to the BAR in April.

Lists were also prepared of (2) 75 year-old and (3) 100 year-old properties in the City that had been surveyed, since City Assessor's records are not reliable as to date built. In general, the BAR said to focus on resources outside of potential historic districts for IPP designation. In addition, the City Attorney's office has prepared a memo stating that a "demolition review only" ordinance that would apply to all structures of a certain age is not enabled by state law.

## Process for Designation

The Zoning ordinance provides that City Council may, by ordinance, designate individual buildings, structures, or landmarks as individually protected historic properties. City Council must first consider the recommendations of the Planning Commission and the BAR as to the proposed designation. A joint public hearing will be held, as with any zoning map amendment or zoning text amendment, and City Council will make the decision whether to designate the properties as individually protected. The BAR and the Planning Commission must address the following criteria in making their recommendations:

Sec. 34-274. Additions to and deletions from districts or protected property list.

(a) City council may, by ordinance, from time to time, designate additional properties and areas for inclusion within a major design control district; remove properties from a major design control district; designate individual buildings, structures or landmarks as protected properties; or remove individual buildings, structure or landmarks from the city's list of protected properties. Any such action shall be undertaken following the rules and procedures applicable to the adoption of amendments to the city's zoning ordinance and zoning map.

(b) Prior to the adoption of any such ordinance, the city council shall consider the recommendations of the planning commission and the board of architectural review ("BAR") as to the proposed addition, removal or designation. The commission and BAR shall address the following criteria in making their recommendations:

*(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;*

*(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;*

*(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;*

*(4) The age and condition of a building or structure;*

*(5) Whether a building or structure is of old or distinctive design, texture and material;*

*(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;*

*(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.*

*(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.*

**Twelve properties for Individually Protected Property designation**

1. **Former Coca Cola Bottling Works** pp. 4-5  
134 10<sup>th</sup> Street NW
2. **Holy Temple Church of God in Christ** pp. 6-7  
212 Rosser Avenue
3. **McIntire Park** pp. 8-10  
245-365 Rt. 250 Bypass
4. **Martha Jefferson Hospital** pp. 11-12  
(original building – Patterson Wing)  
459 Locust Avenue
5. **Former Belmont Hall/  
Independent Order of Good Templars** pp. 13-14  
603 Dale Avenue
6. **Coca Cola Bottling Company** pp. 15-16  
722 Preston Avenue
7. **Wachovia Bank** pp. 17-19  
(Former National Bank & Trust branch)  
901 Emmet Street
8. **Former Monticello Dairy Building** pp. 20-21  
946 Grady Avenue
9. **The Coal Tower** pp.22-23  
133-155 Carlton Road
10. **Zion Union Baptist Church** pp. 24-25  
1015 Preston Avenue
11. **Fry's Spring Service Station** pp.26-27  
2115 Jefferson Park Avenue
12. **Fry's Spring Beach Club** pp. 28-29  
2512 Jefferson Avenue

**Address:** 133-155 Carlton Road  
**Owner:** Choco-Cruz LLC  
**Parcel:** 570157000 (part)  
**Property:** The Coal Tower  
**Acreage:** 10.656 acres  
**Date built:** ca. 1940



## CRITERIA

**(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;**

On this property the Coal Tower is specifically being proposed for individual designation.

The coal tower is not currently listed on the National or State registers.

**(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;**

There are no known associations.

**(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;**

The coal tower is located less than 1/4 mile from the Downtown Architectural Design Control District.

**(4) The age and condition of a building or structure;**

The age of the structure is ca. 1940, making it around 68 years old. The coal tower is in fair to good condition.

**(5) Whether a building or structure is of old or distinctive design, texture and material;**

The coal tower has a tubular body with a conic top, unlike early models of coal towers that were boxy. The tower is made from metal and concrete and most likely once spanned across the rail lines. Rail companies

began building coal towers this way starting around the 1940s as a way to reducing freight time by eliminating the need for yarding of trains and engines where possible.

**(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;**

There appears to have been few to no structural, material, or architectural changes to the coal tower.

The coal tower is not currently in use. This site is proposed for future development. The attached plan shows the intent to preserve the coal tower within a park-like square.

**(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;**

This is the only coal tower within the City's limits and is a good example of a modern coal tower. Because of its large stature, the coal tower serves as a landmark in its context.

**(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.**

The coal tower is not part of any geographically definable area. It is linked aesthetically to other structures associated with the railroad, some of which (such as the former C&O Station) are contributing structures in local and well as state and national districts.

**Recommendations and Discussion**

Staff recommends designation of the coal tower and part of the existing parcel.

**Suggested Motion**

Having considered the standards set forth within the City Code, including criteria for *Additions to or Deletions from Districts or Protected Property List*, I move that the BAR recommends that City Council should designate the coal tower and part of the existing parcel shown as an approximately 70 ft. square on the site plan as an individually protected historic property.

**AN ORDINANCE  
AMENDING AND REENACTING THE ZONING MAP INCORPORATED  
WITHIN SECTION 34-1 OF THE CHARLOTTESVILLE CITY CODE,  
1990, AS AMENDED, BY THE REZONING OF A PORTION OF 133-155 CARLTON  
ROAD (COAL TOWER) TO ADD AN HISTORIC OVERLAY DISTRICT  
DESIGNATION TO THE PROPERTY, AND ALSO AMENDING AND REENACTING  
SECTION 34-273 OF THE CHARLOTTESVILLE CITY CODE TO ADD THE  
PROPERTY TO THE CITY'S LIST OF INDIVIDUALLY PROTECTED PROPERTIES.**

**WHEREAS**, at its meeting on January 7, 2008, City Council directed the Board of Architectural Review (BAR) to research and pursue individually protected property designation for properties the BAR deems worthy of protection; and

**WHEREAS**, the BAR held a work session on February 27, 2008 to review a list of properties ranked according to perceived threat of demolition, and twelve (12) properties were selected for further review; and

**WHEREAS**, on April 29, 2008, the BAR considered the factors set forth within Sec. 34-274 of the City Code and unanimously recommended the designation of a portion of 133-155 Carlton Road (the Coal Tower), hereinafter the "Subject Property", and rezoning of the Subject Property to add an historic overlay district designation to the Subject Property on the City's Zoning Map, and to include the Subject Property on the City's list of individually protected properties identified within Sec. 34-273(b) of the Charlottesville City Code (together, the "Proposed Rezoning"); and

**WHEREAS**, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on August 12, 2008, following notice to the public, to the property owner, and to adjacent property owners as required by law; and

**WHEREAS**, on August 12, 2008 the Planning Commission voted to recommend the Proposed Rezoning; and

**WHEREAS**, this Council finds and determines that:

(1) The Proposed Rezoning is consistent with the Comprehensive Plan, and with the purpose and intent of Chapter 34, Article I, Division 2 of the City's Zoning Ordinance (Historical Preservation and Architectural Design Control Overlay Districts), including Sec. 34-273 thereof (Individually Protected Properties); and

(2) Upon consideration of the criteria set forth within Sec. 34-274 of the City Code, the Subject Property is suitable and appropriate for designation as an individually protected historic property; and

(3) The public necessity, convenience, general welfare, or good zoning practice requires the Proposed Rezoning, and granting the Proposed Rezoning will further the goals and objectives set forth within Sections 34-271 and 34-273 of the City Code; now, therefore,

**BE IT ORDAINED** by the Council for the City of Charlottesville, Virginia, that:

1. The Zoning District Map Incorporated by reference within Chapter 34, Article I, Division 1, Section 34-1 of the Code of the City of Charlottesville, 1990, as amended, is hereby amended and reenacted, to designate a portion of 459 Locust Avenue, as described below, as an Individually Protected Property and minor design control district.

Portion of 133-155 Carlton Road (the Coal Tower), designated on 2008 City Tax Map 57 as a portion of Parcel 157, being only the coal tower structure and surrounding land (approximately 4,900 square feet), as shown on the approved preliminary site plan, and on attached Exhibits A and B.

2. Section 34-273 of Article II of Chapter 34 (Zoning) of the Charlottesville City Code, 1990, as amended, is hereby amended and reordained, as follows:

**Sec. 34-273. Individually protected properties.**

(a) ....

(b) Following is a list of landmarks, buildings and structures outside the city's major design control districts, which are deemed by city council to be of special historic, cultural, or architectural value (each, individually, a "Protected Property"). Each parcel containing a protected property is hereby designated a minor design control district.

1.	759	Belmont Avenue	Tax Map 58	Parcel 172
2.	123	Bollingwood Road	Tax Map 7	Parcel 22
3.	1102	Carlton Avenue	Tax Map 56	Parcel 86, Lots 1, 2, 3
4.	<b>133-155</b>	<b>Carlton Road</b>	<b>Tax Map 57</b>	<b>Parcel 157 (part)*</b>
	...	...		

- only the portion indicated on Zoning District Map of the City, as further described in City Council ordinance passed September 15, 2008.

Approved by Council  
September 15, 2008

  
\_\_\_\_\_  
Clerk of City Council



R &  
(P.)

PRIVATELY MAINTAINED  
AREA WITH AN  
EASEMENT DEDICATED  
TO PUBLIC USE

NOTE: ALL AREAS,  
INCLUDING DETENTION  
FACILITY, OUTSIDE OF  
THE PUBLIC  
RIGHT-OF-WAY WILL  
BE PRIVATELY  
MAINTAINED.

1" = 40'

NOTE:  
INCLUDE  
FACILIT  
TR  
RIGHT-  
BE  
-M/

NEW STOP BAR &  
STOP SIGN (TYP.)

RIGHT-OF-WAY  
(21' FROM  
CENTERLINE)

- #59  
FFE  
440.00  
430.00
- #60  
FFE  
440.00  
430.00
- #61  
FFE  
440.00  
430.00
- #62  
FFE  
440.00  
430.00

NEW BLDG A  
FFE  
436.00

UNDERGROUND PARKING DECK LIMITS

CSX RAILROAD TRACK

WATER STREET EXTENDED (PUBLIC)

TRANSITION FROM 23'  
TO 21' RIGHT OF WAY  
WIDTH FROM  
CENTERLINE

104

1. Security measures for the below grade parking levels will be incorporated into the building design plans.

2. COAL TOWER SECURITY

Security of the actual Coal Tower will be achieved by removing the "chute" and all low hanging apparatuses that may be scaleable. The park surrounding the tower will be designed in such a manner as to: be very well lit, be easily monitored by residents, businesses and visitors, and delineate public space from secured space through the careful use of landscape and hardscape elements.

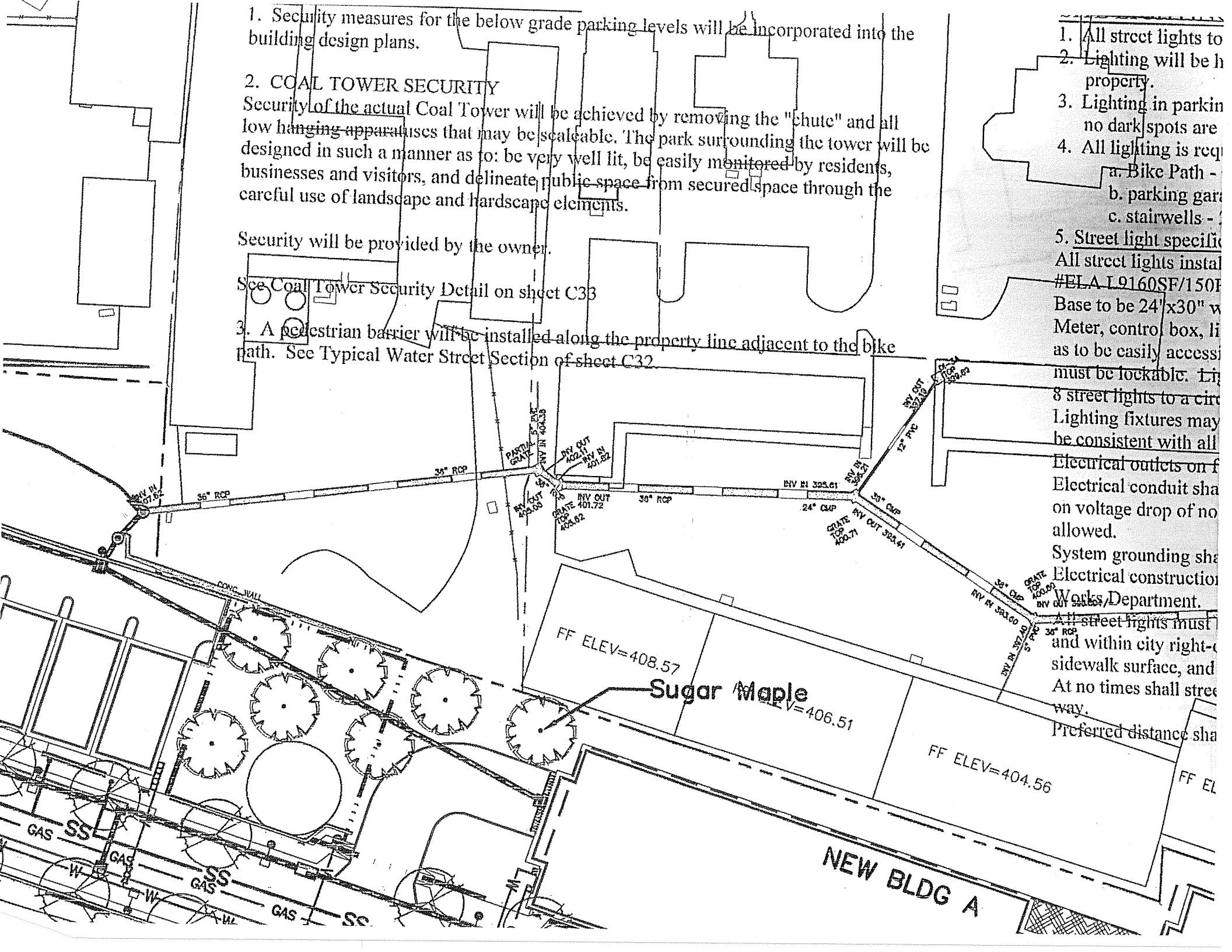
Security will be provided by the owner.

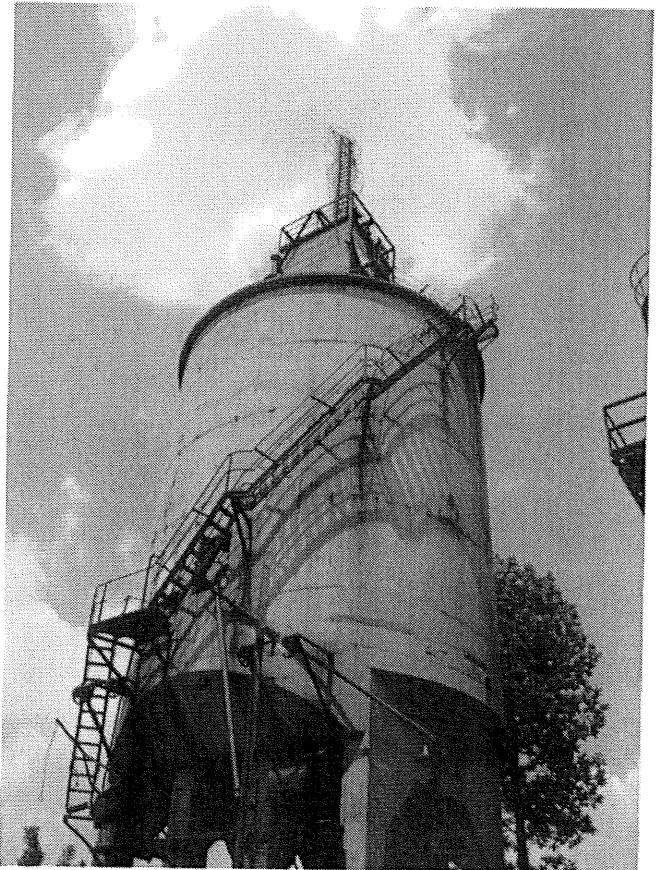
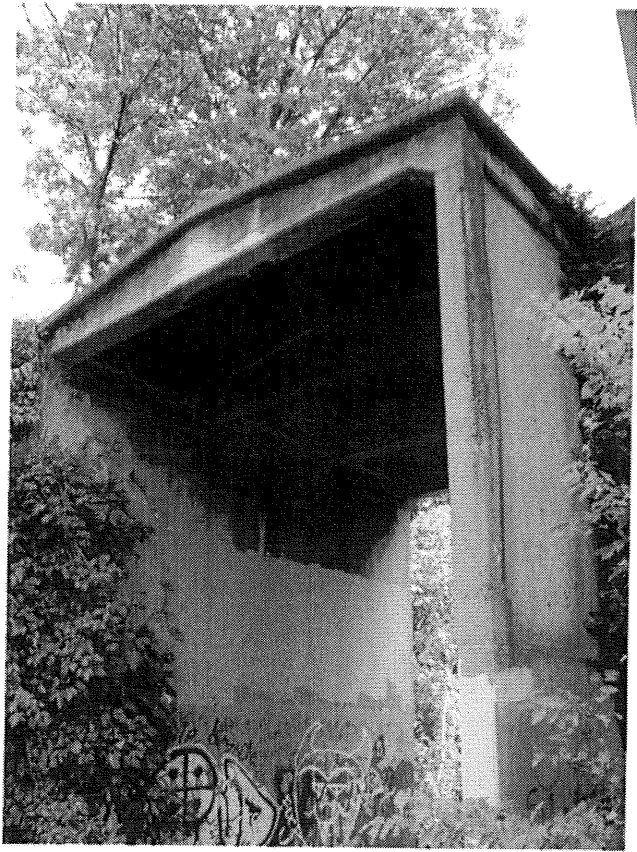
See Coal Tower Security Detail on sheet C33

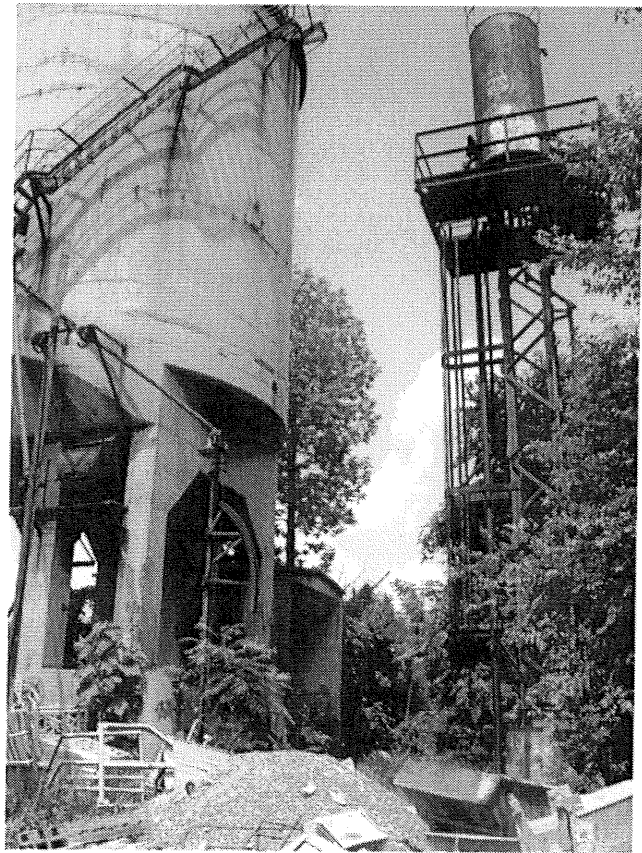
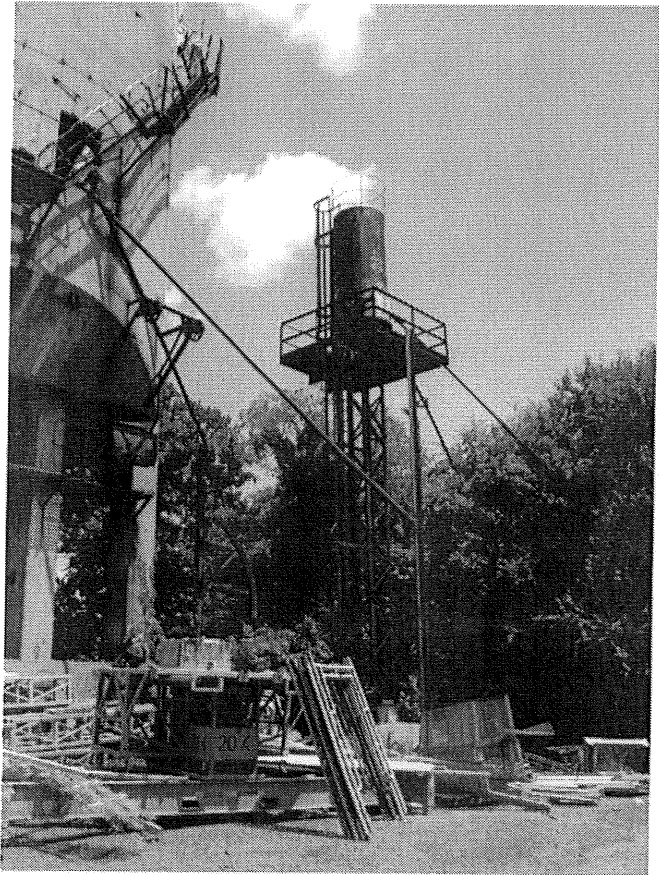
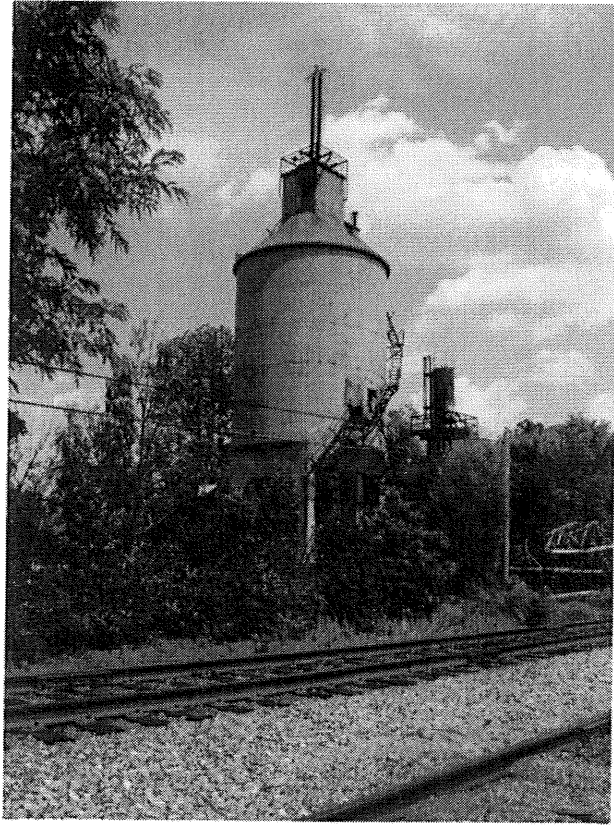
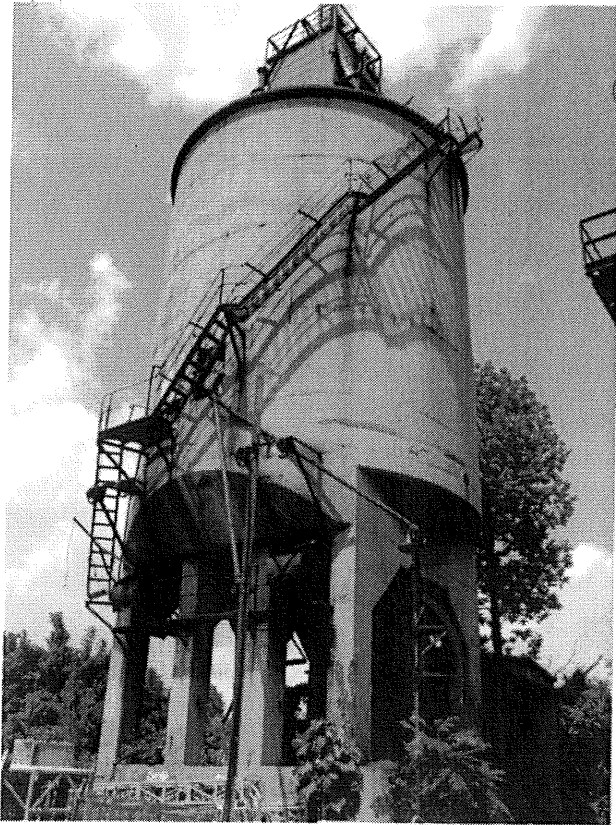
3. A pedestrian barrier will be installed along the property line adjacent to the bike path. See Typical Water Street Section of sheet C32

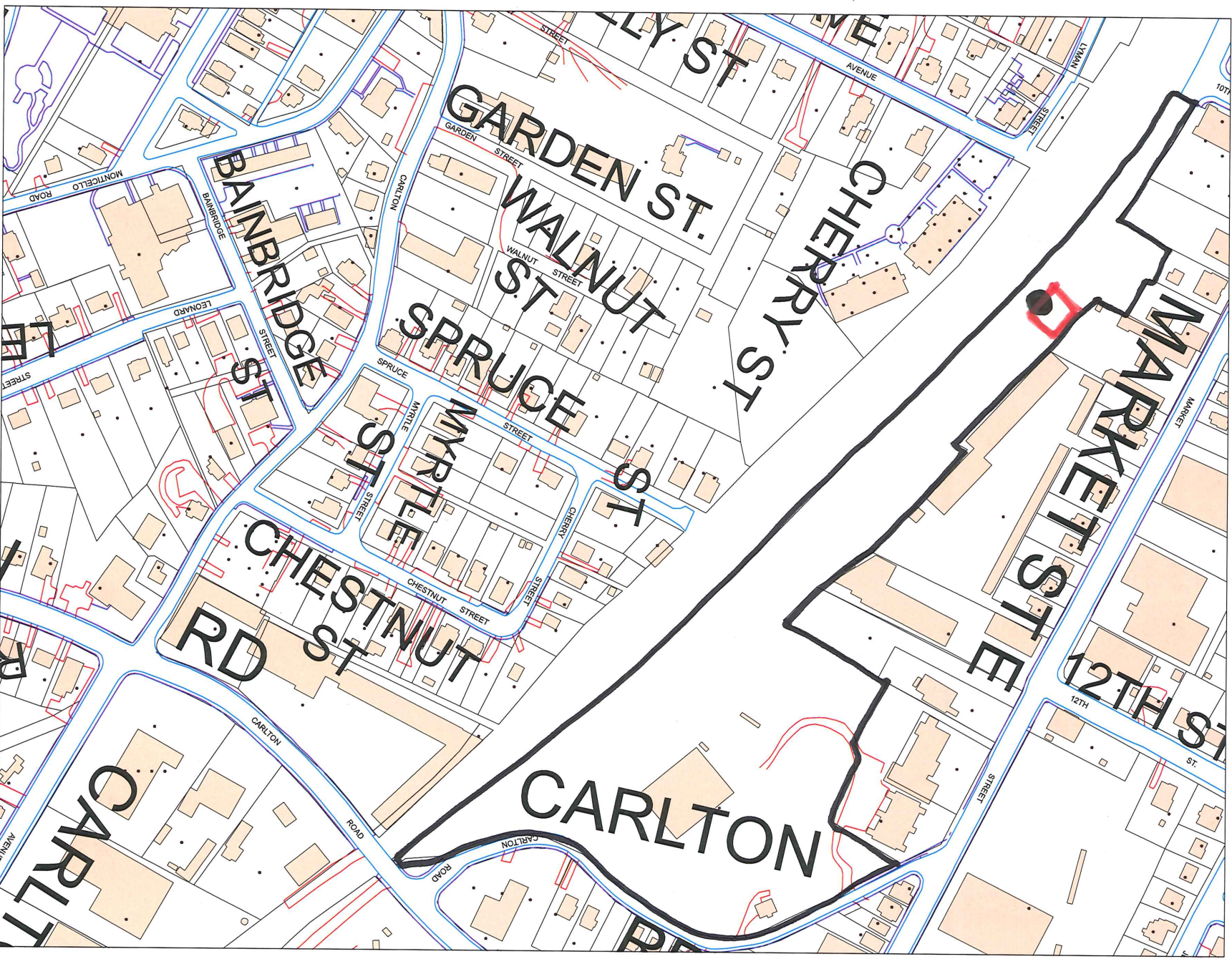
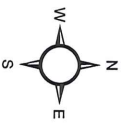
1. All street lights to
2. Lighting will be h property.
3. Lighting in parkin no dark spots are
4. All lighting is req
  - a. Bike Path -
  - b. parking gar
  - c. stairwells -
5. Street light specific
 

All street lights instal #ELA L9160SF/150F Base to be 24" x30" w Meter, control box, li as to be easily accessi must be lockable. Lig 8 street lights to a circ Lighting fixtures may be consistent with all Electrical outlets on f Electrical conduit sha on voltage drop of no allowed. System grounding sha Electrical construction Works Department. All street lights must and within city right-of sidewalk surface, and At no times shall stree way. Preferred distance sha









Parcel Lines are not Survey Accurate

*The Coal Tower*

NEIGHBORHOOD DEVELOPMENT SERVICES

APRIL 2008

CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
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April 9, 2008

Dear Abutting Property Owner,

This letter is to notify you, as an abutting property owner, that the City of Charlottesville will soon consider designating part of the property currently described as **133-155 Carlton Road (the Coal Tower)** as an *individually protected historic property*. *An individually protected property is a designated building, structure, or landmark, together with its landscape and setting, which is of special historic, cultural, or architectural significance, and which is located outside the city's major design control districts.*

A copy of the application and supporting information is available in the Department of Neighborhood Development Services. It contains a description of the architectural and historical significance of the property, and photographs of the building.

The procedure for designating a new *individually protected historic property* is: (1) the Board of Architectural Review (BAR) will meet to make recommendations to City Council regarding the proposed designation; (2) you will receive notice of a joint public hearing to be scheduled at a later date with the Planning Commission and City Council, when the Planning Commission will receive public comment and make recommendations to City Council; (3) City Council will meet again to make the final decision, and may, by ordinance, designate the district.

You are invited to attend a public discussion at the BAR meeting on **Tuesday, April 29, 2008**, beginning at **5:00 p.m.**, in the **City Council Chambers, City Hall**, 605 East Main Street, Charlottesville, Virginia. Please use the Mall (front) entrance to the building. Other entrances are locked after 5:00 p.m.

If you have questions, please stop by the Department of Neighborhood Development Services, 2<sup>nd</sup> floor, City Hall, or contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org)

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

Coal tower at Cedar Hill in New Haven (photo by the author) On U.S. 12 between New Buffalo and Michigan City (Conrail) there is a huge old coaling tower (spans two tracks). I have wondered why it was never torn down. Recently, an Internet discussion group brought up the subject of old coaling towers. Most remaining coal and sand towers are all of heavily reinforced concrete and seem to have been built after 1940 or so, when railroads were trying to cut freight transit time by eliminating yarding of trains and engines wherever possible. These towers were built over the mainline and usually included sanding and watering facilities (If you look closely around the base of the tower you'll probably still see a concrete pad where the water column once stood). The only reason they're still around today is they were so strongly built that the mainline would have to be shut down for at least a couple of days so it could be removed. It's cheaper to leave it there! Besides the large concrete tower in the New Haven RR's Cedar Hill (New Haven, Conn) which I know well, there are others (my partial list) at:

Railroad	Location	Comment
C&O	Beaver Run, WV	near Beckley
C&O	Charlottesville, VA	east of station
C&O	Hinton, WV	not much left
C&O	Newport News, VA	at coal terminal
CNW(UP)	Boone, Iowa	over two tracks
CNW(UP)	Dekalb, IL	over two tracks
CNW(UP)	Nelson, IL	
CP	Toronto, ON	John Street
Erie (CR)	Meadville, PA	2 tracks
IC	McComb, MS	built 1950's just before diesels
L&N (CSX)	Nashville, TN	Radnor Yard: roof missing
Monon (CSX)	Lafayette, IN	
N&W	Bluefield, VA	
N&W	Vicker, VA	serves 3 or 4 tracks
Nevada Northern	Ely, NE	working condition
SP	Deming, NM	
NYC	Collingwood, OH	yard at E152nd street
IC	Lambert, Miss	Yazoo District
Pere Marquette	Grand Haven, MI	in a park with an old box car, two cabooses and the old Pere Marquette 1223, a 2-8-4 from Alco
LIRR	Jamaica, NY	east of Jamaica Station in Queens
PRR	Renovo, PA	

Hope these (and others) all stay in place for everyone to see!

For more about coal towers, see [Coal Towers - Coaling Stations for Railroad/Railway Steam Locomotives Circa 1908 - 1915](#)