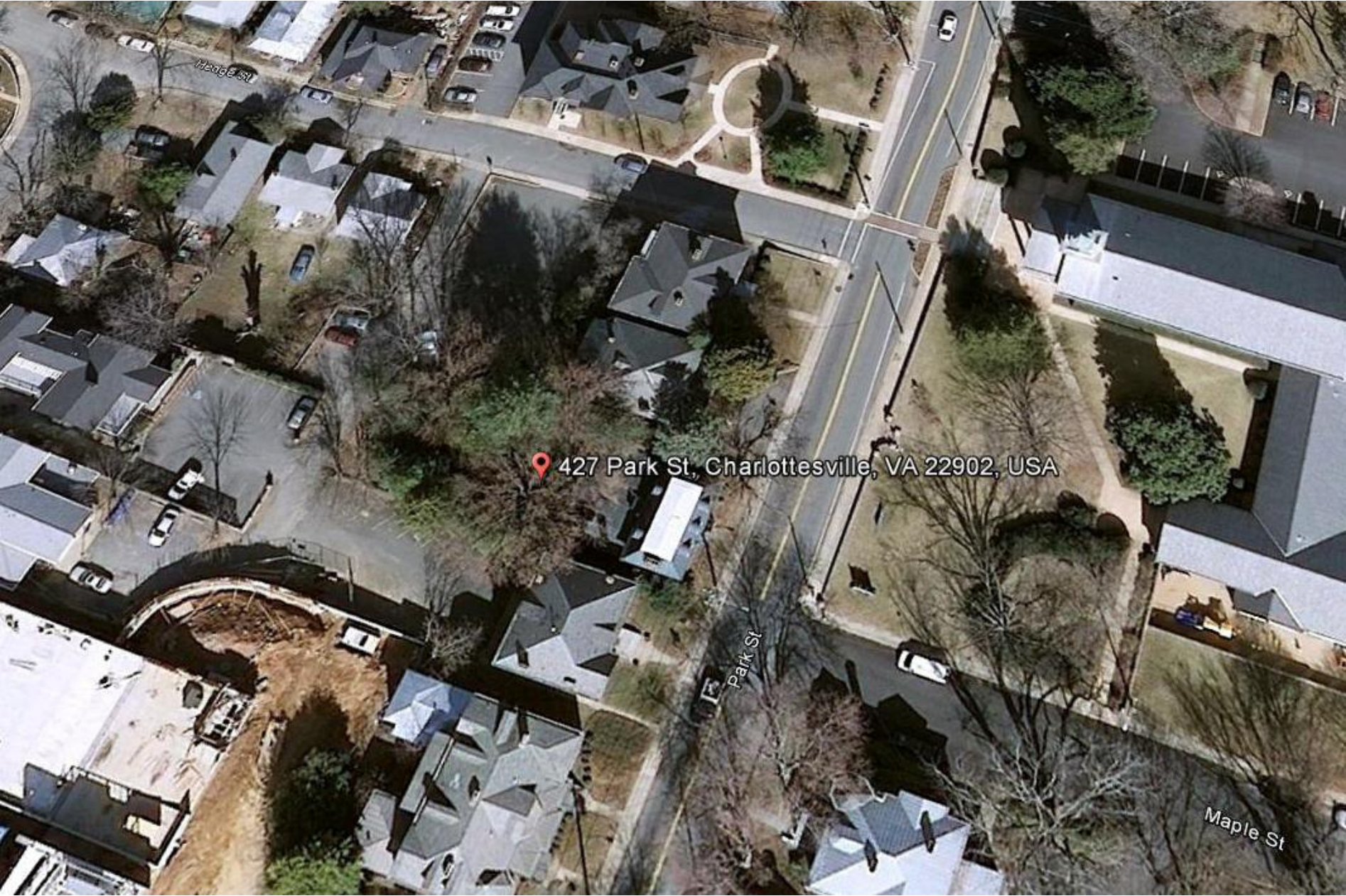


427 Park Street Property Detail

Downtown Aerial Photo

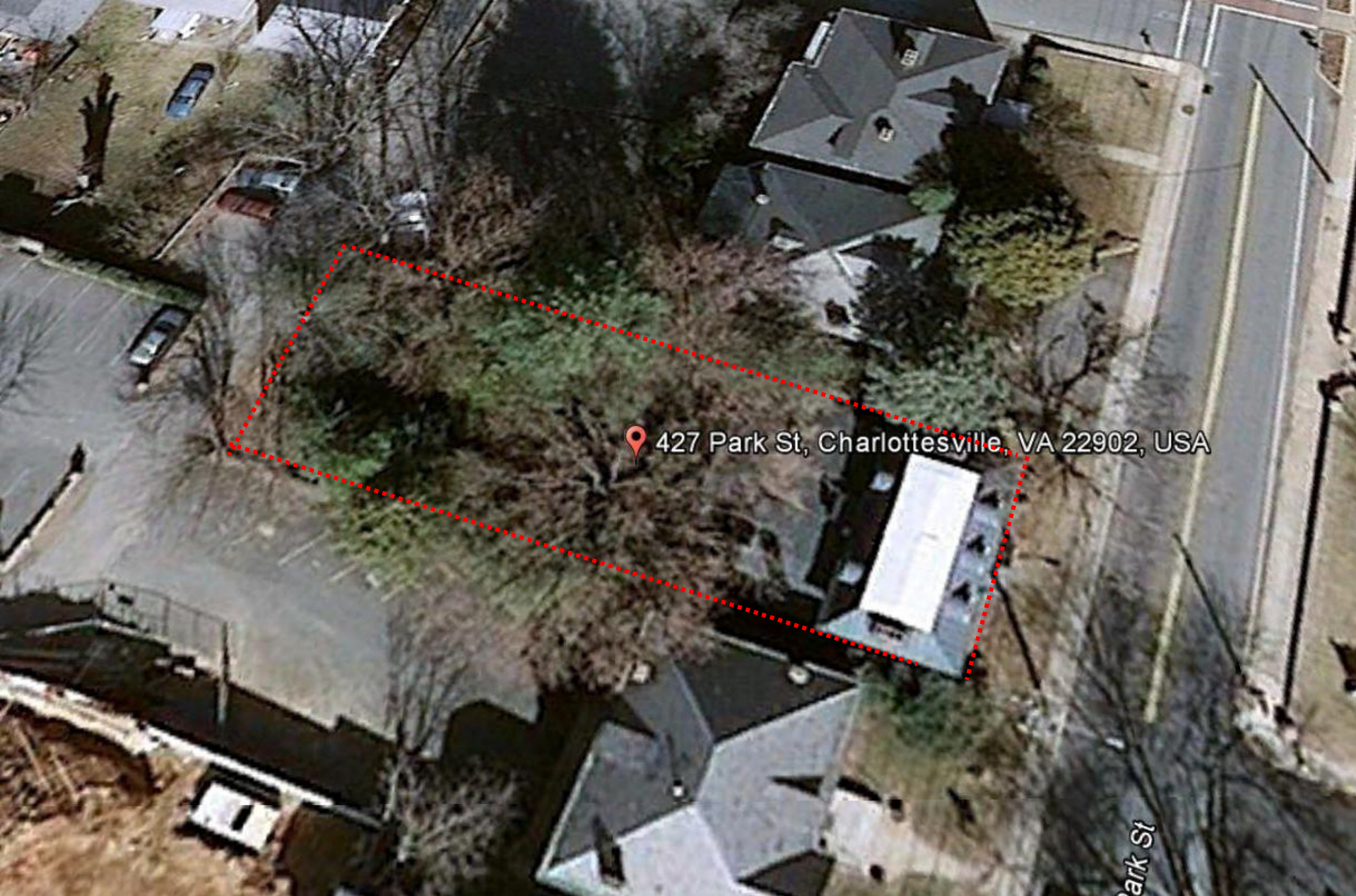


427 Park Street Property Detail

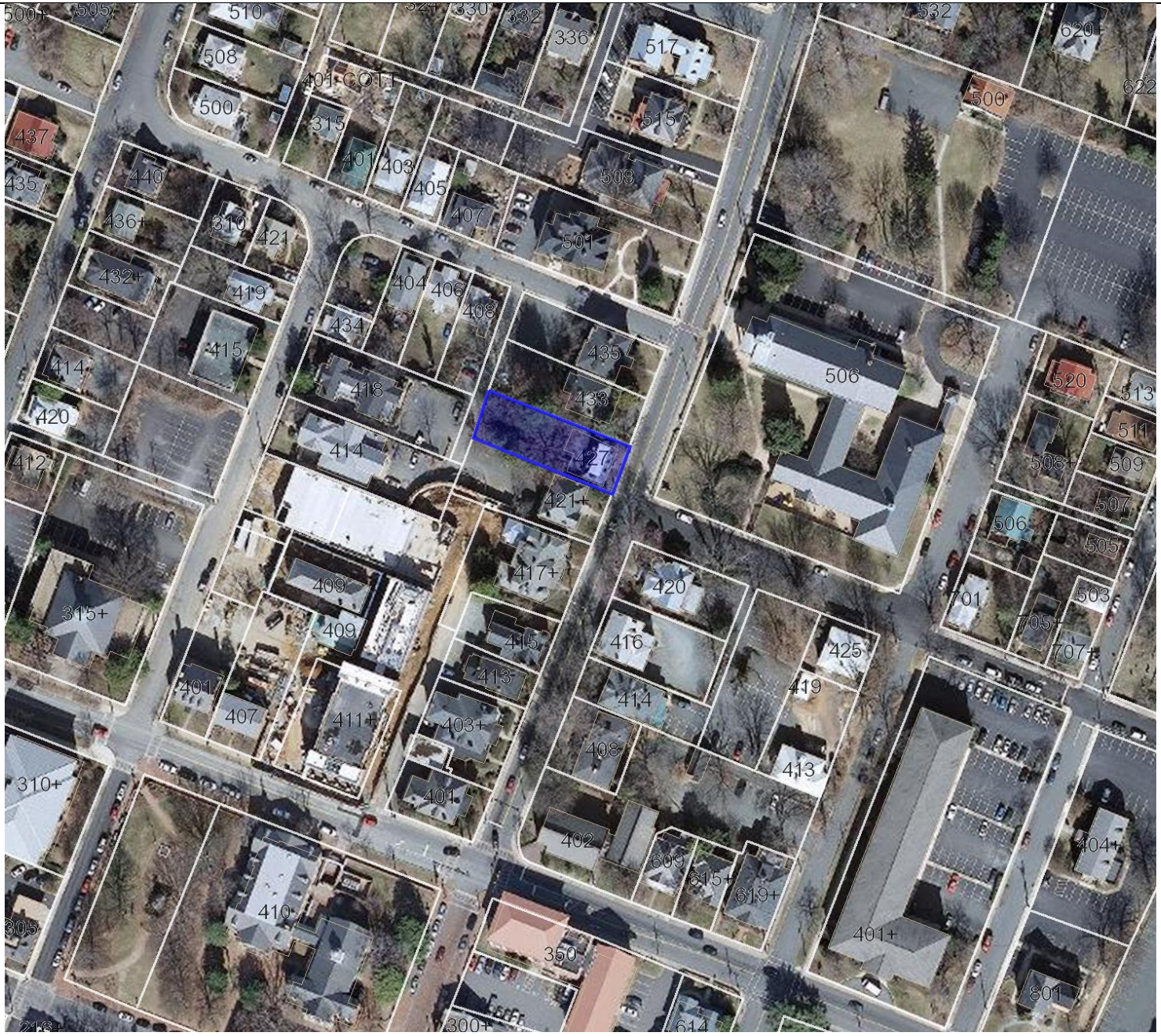


427 Park Street Property Detail

Property Aerial Photo



427 Park Street Property Detail



427 Park Street Property Detail



CAAR MLS

Park Street (front) east elevation



CAAR MLS

Rear (alley) west back yard



CAAR MLS

North side yard



CAAR MLS

Looking southwest



CAAR MLS

South side yard

427 Park Street Property Detail



[CAAR MLS]



[CAAR MLS]



[CAAR MLS]

Front Parlor



[CAAR MLS]

Dining Room



[CAAR MLS]

Library



[CAAR MLS]

Kitchen



[CAAR MLS]

First floor stair



[CAAR MLS]

Second floor stair



[CAAR MLS]

Lower level stair




[CAAR MLS]

Pine door



[CAAR MLS]

Residential - Detached																											
	Click Photo for Additional Media and Enlargement	MLS#: 492681m Stat: ACT Typ: DET ListPrice: \$725,000 Addr: 427 PARK ST CHARLOTTESVILLE (CITY OF), VA 22902	<table border="1"> <thead> <tr> <th></th> <th>(Fin)</th> <th>(UnFin)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>(AG):</td> <td>3124</td> <td>0</td> <td>3124</td> </tr> <tr> <td>(BG):</td> <td>1224</td> <td>417</td> <td>1641</td> </tr> <tr> <td>Garage:</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals:</td> <td>4348</td> <td>417</td> <td>4765</td> </tr> <tr> <td>SFSrc:</td> <td colspan="3">APPR</td> </tr> </tbody> </table>		(Fin)	(UnFin)	Total	(AG):	3124	0	3124	(BG):	1224	417	1641	Garage:	0	0	0	Totals:	4348	417	4765	SFSrc:	APPR		
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	SFSrc:	APPR																									
	VSH#: Area: 05 Charlottesville Subdiv: NONE BedRms: 5 BathsF/H: 3/0 Acres: 0.20 PropNm: THE ROBERT POORE HOUSE YrBlt: 1836 Design: SecEmpire, Folk GarPrk: None Tax/Yr: \$5,979/2011 Deed Bk: 2010 Page#: 3944 Parcel ID: 530023000 ElemSch: Bumley-Moran High: Charlottesville Legal: LOT 98; COURT SQUARE HISTORIC DISTRICT	Style: 2.5 Story DivRights: New?: N Historic: Y Basemnt: Y Middle: Walker&Buford OthrSch: PRIVATE Zone: B-1																									
	Dir: From Court Square travel north on Park Street to property on left. DtMod: 01/14/2013																										

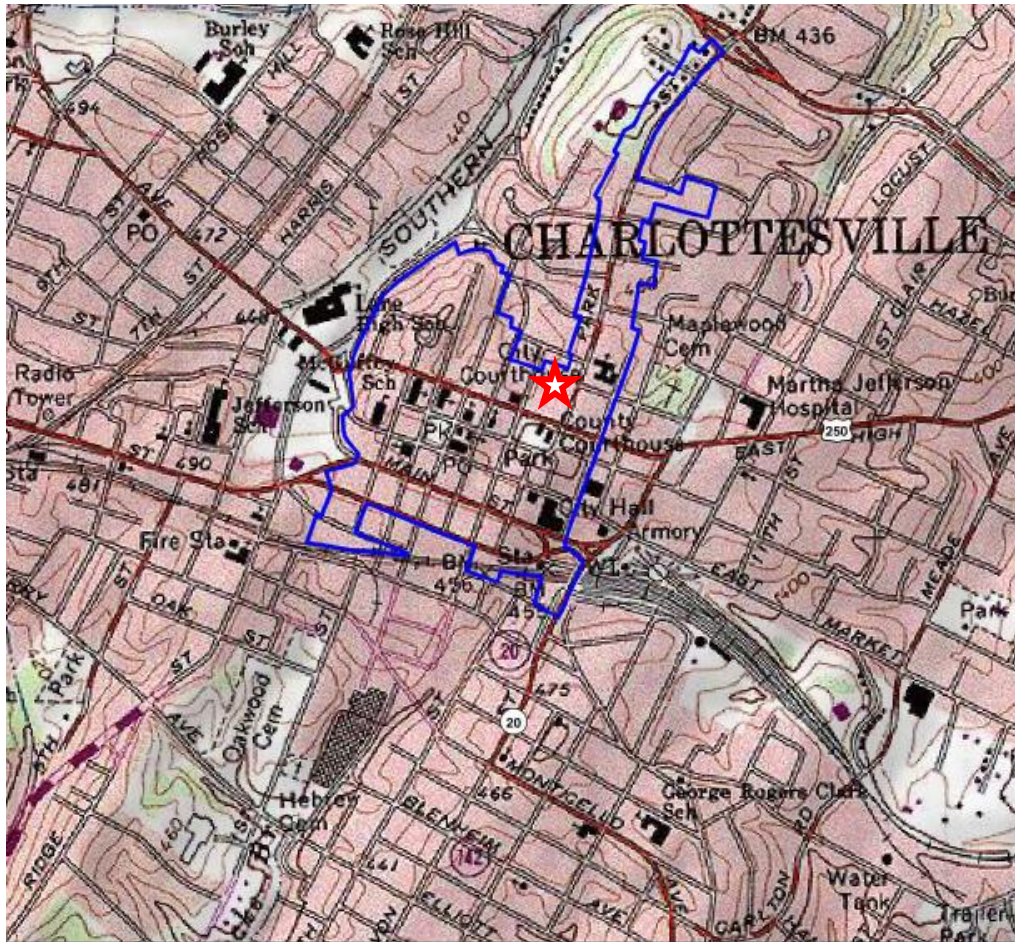
Remarks: Robert Poore House, circa 1836. Second French Empire style two & half story residence featuring Flemish bond brickwork, Mansard roof, 3 arched dormers, large scrolled brackets with a standing seam metal roof. Miss Lizzie Poore conducted a childrens' school here in 1850's. Located less than a block from Court Square and close proximity to the Downtown Mall. This fine residence has pine flooring throughout, 5 fireplaces, high ceilings, rear screened porch and lower brick terrace. Historic District!

427 Park Street Property Detail

Room Type	Lvl	Dimnsns	Fndatn: Brick	Siding: Brick	Wndws: DblHung	Heat: HtWatr, NatGas
Foyer	1	7x18	Roof: Tin	Walls: Plaster	Ceiling: High	Cool: WallUnt
Bedroom	2	19x15	Floors: Pine		Doors: Ext/Wood	
Kitchen	B	21x11	Porch: Front, Patio, Porch,		Basmnt: Finished, Full, Heated, InsideAcc, OutsideEnt,	
LivngRm	1	15x18		Scmed, Side, Terrace		PartFin, WalkOut, Windows, Workshp, TerrLevl
MstrBR	2	13x13	Depend: Shed		Secure: SecSys	
BasemntApt	B		Kitchn: N/A		KitCab: Painted	KitCntr: Formica
Library	1	15x18	Applnc: ElecRng			
FullBath	2		Lndry: DryrHkup, WashrHkup			
UtilityRm	B		Bath: AtchMstrBth			
DiningRm	1	177"x16	Firepl: Brick, WoodBurn		FrpLoc: Basemnt, DiningRm, LivngRm, StudyLib, Bedrm	
Bedroom	3	17x14	MiscInt: Blt-inBkcase, ChairRail, CrwnMoldng, CurvedStair			
MudRm	B		Amenit:			
Kitchen	1	15x9	Yard: GardnSpot, Lndscaped, Mature, NearlyLvl, Private, Wooded, NativeSpec			
Bedroom	3	17x14	Land: NearlyLvl, PartClred, Wooded		Fence:	
FullBath	B					
FullBath	1		FrmImp: Animal: FarmRem:			
Bedroom	B	18x15	Access: PubRdFmt		Drive:	
ButlerPantry	1		View: Woods, Resid'l, Urb		WatrPrp: None	
LivngRm	B	167"x157"	Eco Cert:			
			HOAIncl:			

#FP: 5	Attic:	NPool:	Water:	PWTR: Sewer:	PSEW: Utilities:	ElecAbvg: rnd, CableToHome, Gas:	NatGasCntl: Ht: Y	CntlAC: N
Gar: N	#CarGar: 0	Carport: N	#CarCprt:	Fence:	Histr:	DSL: Avail	HOA: N	HOAAct: HOAAmt:\$0/
RdMaint: \$0	HmWarr:	BldWar:	WatrHtr: Elec	CnstrStDt:	CnstrEndDt:	Buildr:		
Add'lItems:	NegItems:	Reserved:						

County Courthouse Historic District



104-0072 Albemarle & Charlottesville
County Courthouse Historic District
City of Charlottesville, Albemarle County, VA
Charlottesville East USGS Quadrangle



Charlottesville-Albemarle County Courthouse Historic District

The Albemarle County Courthouse District around Court Square in downtown Charlottesville was listed on the State and National Registers in 1972. It was expanded as the Charlottesville/Albemarle County Courthouse District in 1982, and again in 1995. This district is comprised of the original fifty acre town grid and expansion areas to the west of Court Square and north along Park Street. It extends west to McIntire Road, and south to the railroad tracks. It crosses the tracks at Avon Street to include the former Brown Milling Company building.

Charlottesville was established as the county seat in 1761, and a town grid was laid out adjacent to the new courthouse. The original wooden courthouse was replaced by the rear brick wing of the existing building in 1803. The courthouse served as a community center, house of worship, and nucleus for political life during the late 18th century. By 1835 the Court Square area included two hundred mostly brick houses, four churches, three hotels, a tavern, and other businesses.

Economic activity in Charlottesville originally centered on Court Square, but Main Street emerged during the mid-19th century as the social and commercial heart of the City, much like it is today. The intersection of two railroads contributed to this prosperity, which led to warehouses and industrial buildings being constructed along the tracks, including the Water Street and South Street area.

After a century of prosperity, downtown Charlottesville witnessed a decline in business due to new suburban centers taking shape on the perimeter of the city. In the mid 20th century many of the fine residences along High and Park Streets became offices. Vinegar Hill, a predominantly African-American business and residential area was razed in 1964.

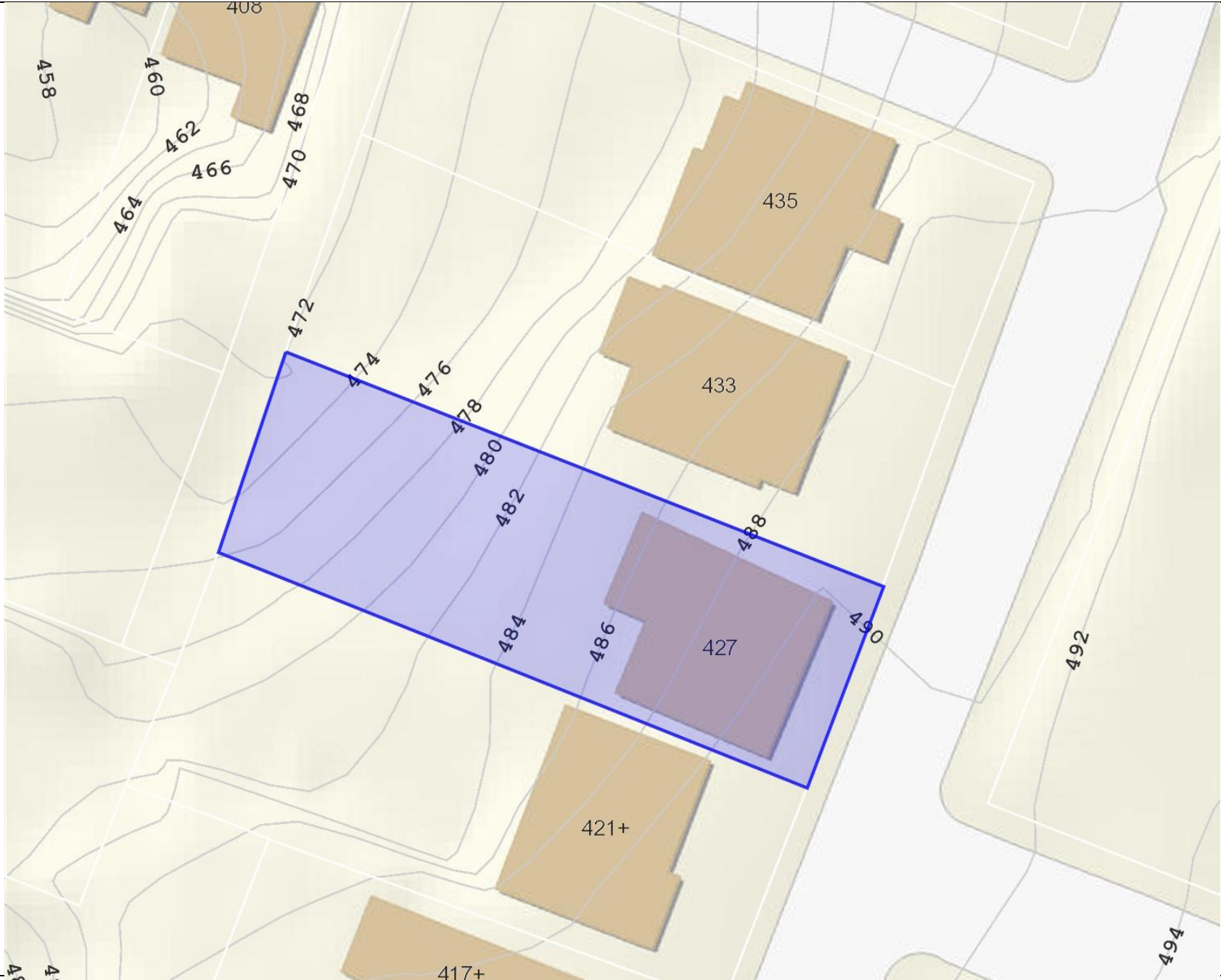
During the early 1970's a master plan for a pedestrian mall on Main Street downtown was designed by Lawrence Halprin & Associates. Restorations of residences on North 1st Street in the 1970's marked the beginning of renewed interest in Downtown and the Courthouse area.

427 Park Street Property Detail

Lot 23, Tax Map 53



427 Park Street Property Detail



427 Park Street Property Detail



427 Park Street Property Detail

Base Information

Parcel Number:	530023000	Current Owner:	WASHINGTON & LEE UNIVERSITY
State Code:	1.0 Resid (Urban)	Attention:	STEVEN G MCALLISTER
Tax Type:	Taxable	Owner Address:	204 W WASHINGTON ST
Zone:	B-1H	Owner City State:	LEXINGTON VA
Appraiser:	DWB	Owner Zip Code:	24450
Acreage:	0.0000		
Asmt Reason:	General Reassessment		
Legal:	PT LOT 98		

Additional Data

Elementary School Zone:	Burnley-Moran
Voting Precinct:	Recreation
Neighborhood:	North Downtown

Stormwater Utility Information

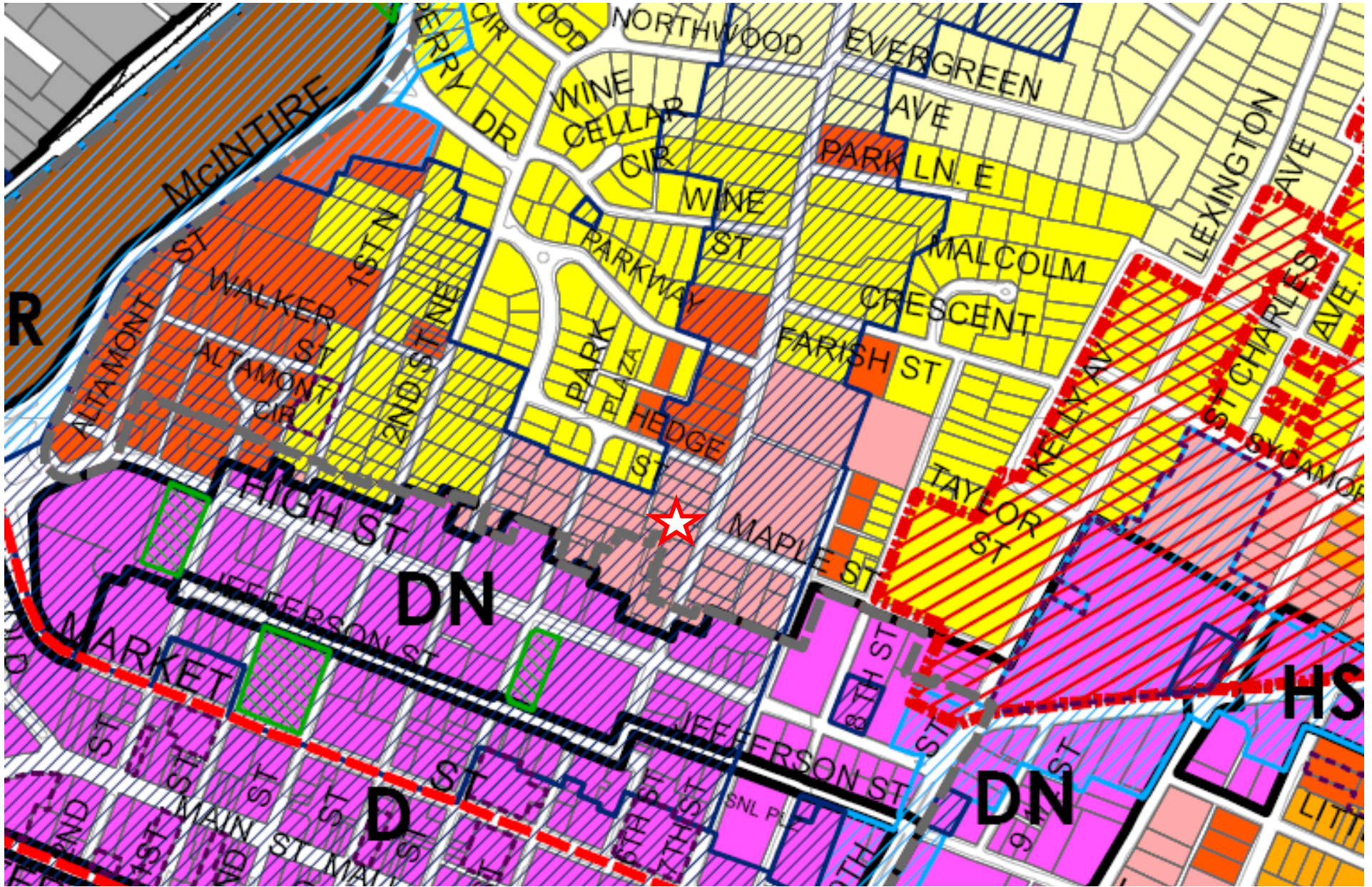
Impervious Area:	1,880 sq. ft.
Billing Units:	2
Potential Stormwater Utility Annual Fee Range:	\$48.00 to \$96.00

Commercial Details

Use Code:	Single Family
Year Built:	1836
Gross Area:	1608
Story Height:	10.00
No. of Stories:	2.00


Additions

Type	Description	Area	Year Built
Addition	Open W/Cover 2/Sty	25	N/A
Addition	Scr W/Cover 1/Sty	233	2011



Zoning Summary B-1

<http://library.municode.com/index.aspx?clientID=12078&stateID=46&statename=Virginia>

Sec. 34-440. - Purpose. 

The purpose of the city's commercial districts is to regulate the use of land, buildings, structures and other premises for business uses, in order to encourage economic development activities that are both harmonious with surrounding areas and which provide desirable employment, expand the city's tax base, and provide convenient goods, services and amenities to residents of the city. There are five (5) commercial districts, as follows:

(a)

B-1: The B-1 business district is established to provide for service-type businesses and office uses of a limited size, which are open primarily during daytime hours. The intent of the B-1 regulations is to provide a transitional district between residential areas and other commercial areas of the city. The uses permitted within this district are those which will have only minimal traffic impacts, and only minimal noise, odors, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.

Sec. 34-456. - Uses. 

The uses allowed within the city's various commercial zoning districts are those designated in the matrix set forth within section 34-472.

(9-15-03(3))

Sec. 34-457. - Dimensional requirements—By district. 

(a) Except as provided in subparagraph (b) below, all buildings and structures shall be constructed within the area defined by the following height, and yard requirements, according to the zoning district in which such building or structure is located, as follows:

Zoning District	Height Restrictions	Required Front Yard	Required Side Yard	Required Rear Yard
B-1	45 feet, max.	20 feet, min.	None Req'd.	None Req'd.

427 Park Street Property Detail

- (b) Exceptions to the dimensional requirements set forth within subparagraph (a), above, are as follows:
- (2) *B-1, B-2, B-3 and M-I districts*: on the side of a lot adjoining a residential district or use, there shall be a side yard of one (1) foot for every two (2) feet of building height of the tallest building on the lot, minimum of ten (10) feet, except that on a corner lot where the adjoining residential district is across the street, the required street side yard shall be five (5) feet.
 - (3) *B-1, B-2, B-3, and M-I districts*: when the rear of a lot adjoins a residential district or use, there shall be a minimum rear yard of twenty (20) feet.

(9-15-03(3); 11-21-05)

Sec. 34-458. - Mixed use development.

- (a) Mixed use developments shall be allowed within the zoning districts that are the subject of this article. For the purpose of this section, the term mixed use development shall mean a development project containing residential uses in combination with commercial and/or institutional uses, and the terms development site and mixed use development site shall mean and refer to all the lots or parcels of land containing, or proposed to contain, any component(s) of a mixed use development, where all such lots or parcels have been included within and are subject to the requirements of a single site plan.
- (b) By application made and joined by all owners of property comprising a mixed use development site, residential density in excess of twenty-one (21) units per acre, calculated with respect to the entire development site, may be permitted with a special use permit.

(9-15-03(3))

Sec. 34-471. - Additional regulations.

For additional regulations governing use and development of land within a commercial zoning district, refer to:

- (1) Article VIII, sections [34-850](#), et seq. (Landscaping and Other Developments Subject to Site Plans).
- (2) Article IX (General Regulations), including, without limitation:
- (3) Off-Street Parking (sections [34-970](#), et seq.),
- (4) Outdoor Lighting (sections [34-1000](#), et seq.),
- (5) Sign Regulations (sections [34-1020](#), et seq.),
- (6) Buildings and Structures (sections [34-1100](#), et seq.),
- (7) Lots and Parcels (sections [34-1120](#), et seq.),
- (8) Approvals of residential dwellings (section [34-1125](#)), and
- (9) Mixed-use density calculation (section [34-1126](#)).

Sec. 34-1123. - Lot area requirements—Certain residential uses.

When located on a lot containing fewer than three (3) total dwelling units, and where permitted within the applicable zoning district, the following residential uses shall be subject to the specified minimum (min.) and average (avg.) lot area requirements, according to the zoning district in which such uses are located:

Lot Area Requirements—Residential Uses

	Single-Family Detached (SFD)	Single-Family Attached (SFA)	Two-Family (TFD)	Townhouse (TH)
All other districts	6,000 SF min.	Per dwelling unit: 2,000 SF, min., 3,600 SF, avg	7,200 SF, min.; 6,000 SF, min. for lots of record prior to 08/03/64	2,000 SF, min.

Sec. 34-1126. - Mixed-use development.

- (a) With respect to any mixed-use development residential density may be calculated using the area of the entire development site, even if one (1) or more residential components is or will be situated on an individual lot not subject to ownership in common with other lots comprising the development site. For the purpose of this section, the term "development site" shall mean and refer to all the lots or parcels of land containing, or proposed to contain, any component(s) of a mixed use development, where all such lots or parcels have been included within and are subject to the requirements of a single (1) site plan.
- (b) Notations shall be included on all subdivision plats, site plans, building permits and certificates of occupancy for a mixed use development, identifying the component uses and density limitations applicable to the mixed use development.

(c) Sec. 34-1102. - Required building separation.

- (d) Except where otherwise expressly provided, wherever a separation is provided between any two (2) buildings or structures, the distance between them shall be a minimum of eight (8) feet.
- (e) (9-15-03(3))