

HISTORIC CONSERVATION DISTRICT DESIGN GUIDELINES

Adopted by City Council April 17, 2017

Amended September 5, 2017

INTRODUCTION

The “Historic Conservation District” designation is intended to protect the character and scale of the more modest historic Charlottesville neighborhoods that are facing tear-downs and increased development, without imposing excessive requirements on the current residents who may want to remodel their homes. Therefore, the ordinance regulations and the following guidelines focus on preventing demolitions of historic buildings, and preventing construction of inappropriate new buildings and additions. Modern and sustainable, energy-efficient construction is encouraged when done thoughtfully in concert with older structures.

A Historic Conservation District is different from an Architectural Design Control (ADC) District in three main respects: (1) Unlike in an ADC District, where review is required of all exterior changes to existing buildings, in a Historic Conservation District no approval is required from the Board of Architectural Review (BAR) for certain smaller structures, additions, and demolitions that are not in view of a public street; (2) The Historic Conservation District Design Guidelines have been greatly condensed and simplified; and (3) The residents of a Historic Conservation District help identify architectural character-defining features (included in these Design Guidelines) to be referenced and reinforced when applying the Design Guidelines.

A map of each designated Historic Conservation District is included in these Design Guidelines, with each structure determined to be either contributing or non-contributing. A non-contributing building or structure does not require BAR approval prior to demolition. Otherwise, both contributing and non-contributing buildings and structures follow the same design review process.

The following Design Guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville’s Historic Conservation Districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville’s historic districts.

The Design Guidelines are based on the Secretary of Interior’s Standards for Rehabilitation, which are intended to assist the long-term preservation of a property’s significance through the preservation of historic materials and features.

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NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and spacing

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

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DEMOLITIONS

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
5. The degree to which distinguishing characteristics, qualities, features or materials remain;
6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;
7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;
9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

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ADOPTED HISTORIC CONSERVATION DISTRICTS

For each adopted Historic Conservation District, this section lists architectural character-defining features; identifies properties that may potentially qualify as Individually Protected Properties; and includes a map that outlines the boundaries of the district, and identifies which structures are contributing or non-contributing.

1. MARTHA JEFFERSON Historic Conservation District Adopted October 18, 2010

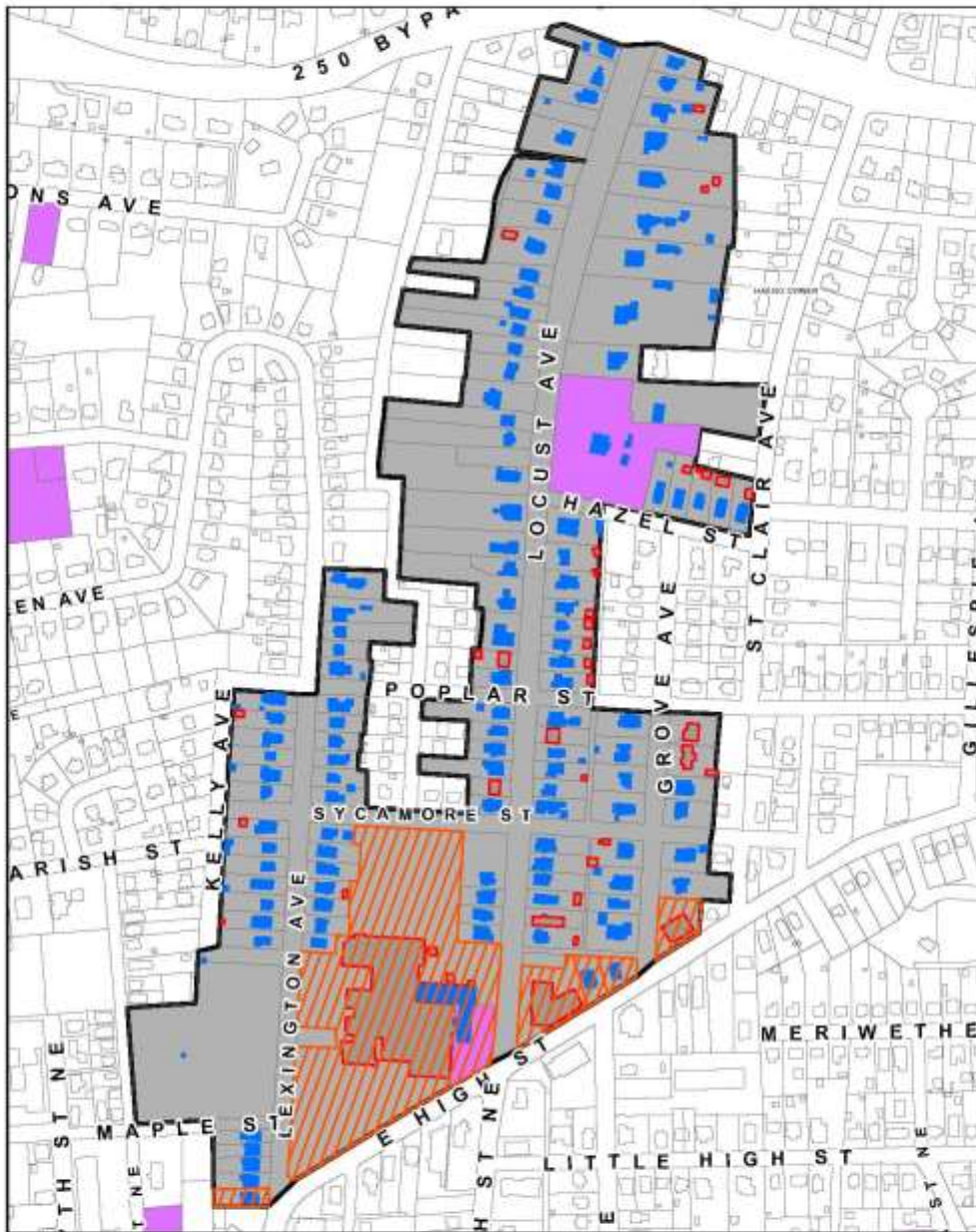
Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards;
3. The levels of a building's stories should be consistent with those on surrounding structures
with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
5. Encourage standing seam metal roofs;
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent: maintain neighborhood massing and form; encourage the use of sustainable materials; and limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been: not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

Individually Protected Properties:

No additional structures have been identified that may potentially qualify for designation as Individually Protected Properties (IPP).

Historic Conservation Overlay District for the Martha Jefferson Neighborhood



Legend

- MJ-Hospital-Conservation District
- Individually Protected Properties
- Contributing Structures
- Non Contributing Structures
- EC District

1 inch = 400 feet

City of Charlottesville
Department of Neighborhood Development Services
Adopted October 18, 2010

2. RUGBY ROAD Historic Conservation District
Adopted September 2, 2014

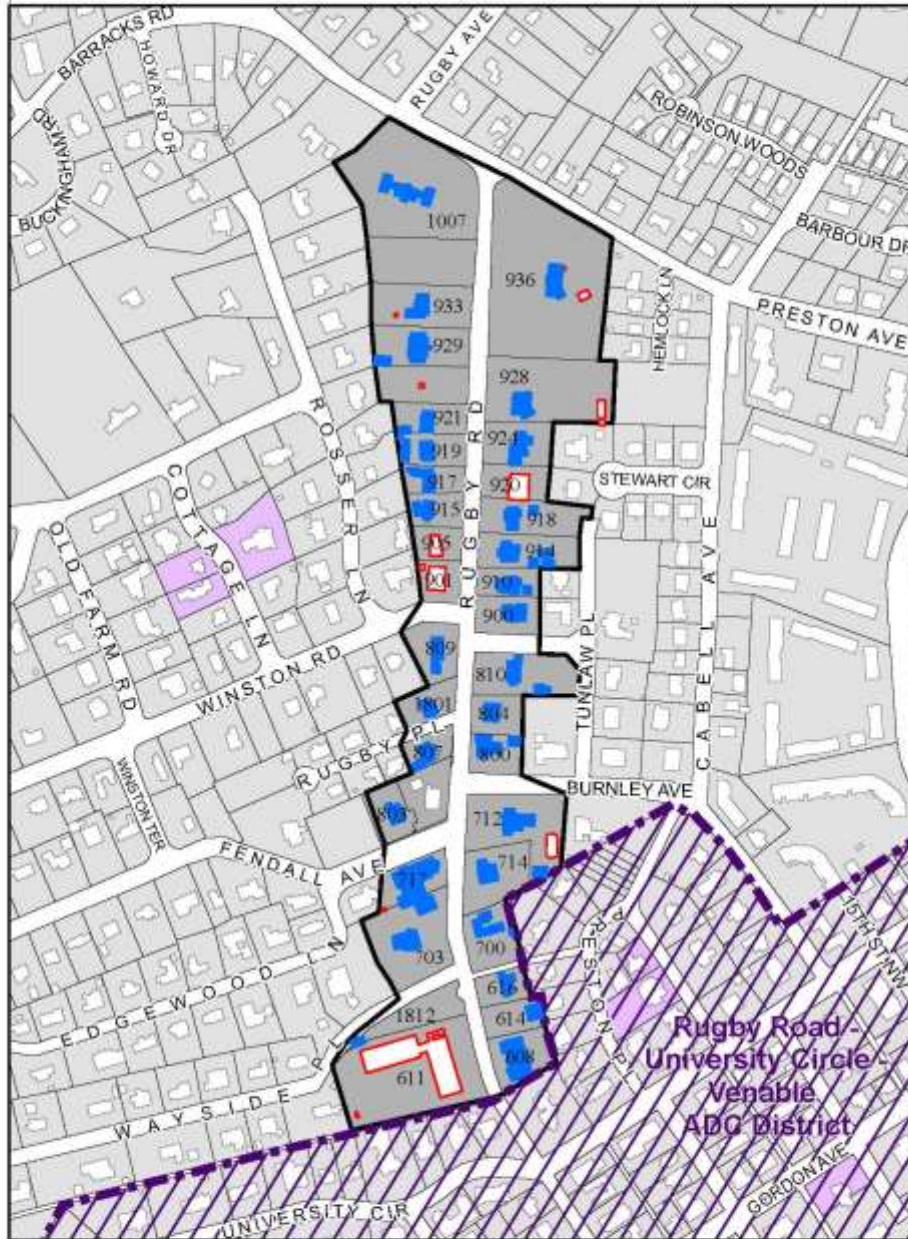
Architectural character-defining features:

1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding,
Front porticos or porches,
Slate shingle roofs, gable or hipped roof forms, roof dormers,
Contributing outbuildings, and deep-set, planted front yards mostly unpaved with no
visible garages.

Individually Protected Properties:

The following structures have been identified that may potentially qualify for designation
as Individually Protected Properties (IPP): 712, 924, 928, 929, 933, 936, and 1007 Rugby
Road.

Rugby Road Historic Conservation District



Legend

-  Non Contributing Structure
-  Contributing Structure
-  Individually Protected Property
-  Conservation District Boundary
- 123 Property Address



1 inch = 375 feet

City of Charlottesville
Neighborhood Development Services
Adopted September 2, 2014

3. WOOLEN MILLS VILLAGE Historic Conservation District
Adopted September 5, 2017

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

Individually Protected Properties:

No additional structures have been identified that may potentially qualify for designation as Individually Protected Properties (IPP).

Proposed Woolen Mills Village Historic Conservation District

September 05, 2017

