

WHAT IS AN ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT?

In Charlottesville, historic resources may be designated as part of a historic district, or may be individually designated. An Architectural Design Control district, often referred to as an ADC or local historic district, is a group of historic resources that are designated for protection through zoning. The goal of local designation is to identify and preserve buildings, structures, landscapes, settings, neighborhoods, places, and features with historic, cultural and architectural significance; to protect visible reminders of the historic, cultural, architectural, or archaeological heritage of the city; to ensure that new buildings, additions, and landscaping will be in harmony with the existing character; to maintain property values; and to promote tourism and quality of life.

All properties designated within a local ADC district are subject to review by the Board of Architectural Review (BAR) for any exterior changes including demolitions. This ensures a public notification and review process before changes can be made to a protected property.

Locally protected resources include a range of building types including residences, commercial establishments, religious properties, warehouses and theaters. There are currently eight ADC districts in Charlottesville: Downtown, North Downtown, Ridge Street, West Main Street, The Corner, Wertland Street, Oakhurst- Gildersleeve Neighborhood, and Rugby Road-University Circle-Venable Neighborhood.

WHAT IS AN INDIVIDUALLY DESIGNATED PROPERTY?

In Charlottesville, historic resources may be designated as part of a historic district, or may be individually designated. Individual properties are designated for protection through zoning because City Council has determined them to be of special historic, cultural, or architectural value.

All Individually Protected Properties are subject to review by the Board of Architectural Review (BAR) for any exterior changes including demolitions. This ensures a public notification and review process before changes can be made to a protected property.

Individual historic properties may also be recognized on the Virginia Landmarks Register or the National Register of Historic Places. State or National designation is an honorary recognition that, unlike local designation, does not impose any review restrictions. A significant benefit of State or National designation is that such properties may qualify for income tax credits for rehabilitation work.

Authority: *See Ch. 34, Sec. 34-271 et. seq. of the City Code: Historical Preservation and Architectural Design Control Overlay (ADC) Districts. The State enabling legislation for historic districts is found in the VA Code Sec. 15.2-2306.*

Historic properties may also be recognized on the Virginia Landmarks Register or the National Register of Historic Places. State or National designation is an honorary recognition that, unlike local designation, does not impose any review restrictions. A significant benefit of State or National designation is that contributing properties located within a State or National district may qualify for income tax credits for rehabilitation work.