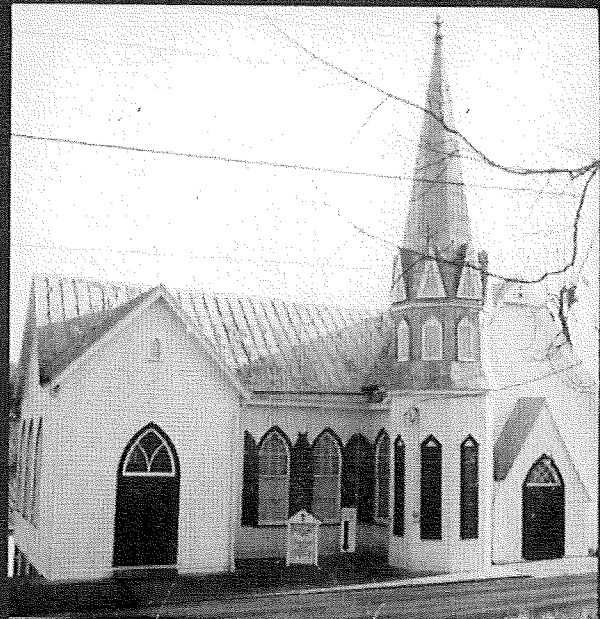


HISTORIC PRESERVATION PLAN



Charlottesville, Virginia

HISTORIC PRESERVATION PLAN

Charlottesville, Virginia



Department of Community Development
June 1993

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EXECUTIVE SUMMARY

Charlottesville has a rich historic and cultural legacy. This heritage not only establishes the City's unique sense of place, but also represents one of its primary economic and cultural assets. This preservation plan was prepared to help protect these important historic resources and to guide preservation activities in the community over the next decade. The plan attempts to assess current conditions and issues facing the community, and then presents a number of strategies to help increase preservation awareness and activity in the City.

This preservation plan represents an initial effort by the City to create a guideline for ensuring that historic resources are considered both in and of themselves, and as part of larger community concerns. Planning, is by nature, however, a process rather than a product, and subject to alteration as circumstances change and new information becomes available. Thus, it is expected that this plan will be supplemented and updated in the future. For example, present knowledge of historic resources in Charlottesville focuses primarily on architectural resources. Other types of historic and cultural resources, including archaeological sites, structures, and objects, have been less carefully considered. Future survey efforts may focus on the full range of historic resources, necessitating changes in the preservation plan as the richness and depth of Charlottesville's cultural heritage become more apparent.

When implementing the various recommendations contained in the plan, the City must maintain constant vigilance concerning the impact of proposed actions on low income and African-American neighborhoods in the City. When designating new areas for local protection, a concerted effort must be made to prevent displacement of existing residents and to preserve the existing character of the City's neighborhoods. By utilizing a balanced approach to preservation which takes into account the social and economic implications of proposed preservation activities, the City should be able to achieve its goal of neighborhood stability while at the same time, protecting the City's unique historic and cultural resources.

HISTORIC RESOURCES

Charlottesville contains 35 individual properties and five districts listed on the National Register of Historic Places. Nineteen of the 35 properties and four of the five historic districts are not under local protection. The remaining district, the Charlottesville and Albemarle County Courthouse District, is designated as a local historic district and a total of 80 individual properties have been designated locally as minor design control districts.

In addition to the National Register properties and Districts, Charlottesville contains numerous resources which are not listed on the National Register. Many of these resources, although eligible, have not been listed because of the time and expense involved in preparing National Register nominations. Some of these resources are known through past survey work, and some have never been properly documented. Throughout this preservation plan, references to historic resources should be understood to include not only those properties whose significance has already been acknowledged through National Register listing or local district designation, but also those buildings, sites, structures, objects, and districts whose significance to the community has yet to be formally recognized.

ISSUES AND NEEDS

In assessing current preservation issues and needs in Charlottesville, the following seven areas of concern were identified and studied:

1. Local Protection of Cultural and Historic Resources (p.14)

The lack of local protection of the many of the City's cultural and historic resources is an area of great concern. Although National Register designation offers some tax advantages for rehabilitation of historic properties, it provides relatively little protection to the property unless a federal agency is involved in the project or federal funding is being utilized. Therefore, the 19 properties listed on the National Register which do not fall under local protection could presently be demolished or significantly altered without any public review or input concerning the property's historic value. The same holds true for properties located in the four National Register Districts which are not yet protected by local ordinance.

2. Public Education (p. 15)

There is a need to better inform owners of historic properties about local historic preservation regulations, the National Register designation process, and the benefits of being locally or nationally designated. In addition, there is a need to educate the community as a whole about the full range of historic resources in the City and the importance of preserving these resources for the enjoyment of future generations.

3. Inventory of Historic Resources (p. 16)

The last comprehensive survey of historic resources in the City was completed in 1976. There is a need to update this survey and to complete surveys for historic properties that were not identified in the 1976 Study. Initial survey efforts should focus on the 176 properties located in National Register Districts which have not yet been surveyed on the local level. Additional survey work should focus on the full range of historic resources, including archaeological sites.

4. Incentives for Preservation (p.16)

Due to recent changes in federal tax laws, the tax credit incentives which were so widely used in the early 80's for the rehabilitation of historic properties have lost much of their appeal to investors. As a result of these changes, preservation activities in the nation as a whole and in Charlottesville have declined dramatically in recent years. To compensate for the reduction in the federal tax credit, it is essential that incentives be developed on the local level to encourage preservation activity.

5. **Neighborhood Conservation** (p.17)

There has been a great deal of concern in recent years about the lack of an effective mechanism to protect the City's older neighborhoods against the destruction or encroachment by major institutional uses in the City. Many of these neighborhoods contribute significantly to the character of the City, however they do not contain sufficient historic resources for them to be designated as historic districts. The creation of conservation districts in these older neighborhoods could help to preserve and protect these neighborhoods without imposing the rigorous standards and review procedures which traditionally accompany historic district zoning.

6. **Coordination of Public, Private and Institutional Preservation Efforts** (p. 18)

There is currently no formal mechanism to coordinate the preservation efforts of the public, private and institutional sectors in the City. If the goals contained in this document are to be achieved, these three sectors will have to work in a cooperative fashion.

7. **Certified Local Government** (p. 18)

In order to implement many of the recommendations in this report, additional funding will be required. Given the budgetary constraints currently placed on the City, alternative funding sources must be explored. By participating in the State Certified Local Government Program, the City could become eligible for matching grants to fund various preservation activities.

GOALS

To address the above mentioned issues and needs, the following set of goals was established. The goals are broad in scope and are intended to serve as general policy guidelines when dealing with preservation issues in the future. More detailed action strategies are provided in Section 4.0 to implement these goals.

1. Provide the fullest possible protection to the historic resources in the City of Charlottesville.
2. Educate property owners of historic resources about the history and significance of their property and inform them of any preservation plans which will impact their property.
3. Inventory and evaluate all historic resources in the City to identify properties/districts which should be protected by local ordinance.
4. Strengthen the major preservation tools currently being utilized by the City and provide incentives to property owners to encourage historic preservation.

5. Protect and enhance the scale, character and stability of existing neighborhoods and protect against destruction or encroachment upon areas which contribute to the character of the City.
6. Coordinate actions of government, the private sector and non-profit organizations to achieve preservation goals.
7. Provide necessary mechanisms to implement the historic preservation goals of the City.
8. Encourage a community-wide preservation ethic through preservation education.
9. Coordinate preservation efforts with major institutional property owners in Charlottesville and neighboring areas.

PRIORITY RECOMMENDATIONS

In an effort to address the City's most critical preservation concerns and needs, the following eight recommendations have been identified and given priority status:

1. **Local Protection of National Register Properties**

The nineteen remaining properties listed on the National Register of Historic Places which are not protected by local ordinance should be included in a local historic district or designated individually.

Estimated Cost: \$1,000 (staff intern)

2. **West Main Street - University Corner**

The West Main Street - University Corner corridor should be considered for designation as a local historic district.

Estimated Cost: \$7,000 (Includes survey of approx. 50 structures)

3. **Education Program**

Devise and implement an ongoing educational program to notify property owners that their property is situated in either a local historic district, a national historic district, or is individually listed in a minor design control district or on the National Register. Provide an informational brochure which summarizes the regulations which apply to their property as well as the benefits of being designated in a local historic district.

Estimated Cost: \$4,000 * (Preparation and printing of brochure)

4. **Survey of Historic Resources**

Complete survey of all properties located in National Register Districts and areas surrounding local historic districts. Develop a computerized database of all historic properties for reference purposes.

Estimated Cost: \$20,000 (approx. 200 surveys @ \$100/survey)

5. **Creation of New or Expanded Historic Districts**

Evaluate boundaries of existing local and National Register districts and recommend creation of new local historic districts and/or revised district boundaries where appropriate. Give priority status to National Register Districts, such as the Ridge Street Historic District, which contain structures or other historic or cultural resources that are endangered due to deterioration or proposed demolition.

Estimated Cost: \$8,000 * (approx. \$2,000 per district)

6. **Neighborhood Conservation Overlay District**

Encourage the conservation and revitalization of established neighborhoods through the use of a flexible overlay zone which includes design guidelines to protect the neighborhood context (scale, setback, height), but does not impose the same level of design review as local historic districts. In developing design guidelines and the enforcing the standards of the district, the overriding objective should be to prevent the displacement of existing owners and renters in the district.

Estimated Cost: \$15,000 per District *

7. **Incentives for Preservation**

Develop incentives such as plaques, financial incentives (loans, grants, tax legislation) and preservation awards to encourage owners to list their property on the National Register or become part of a local historic district under the BAR's review.

Estimated Cost: Varies depending upon incentive type

8. **Revolving Loan Fund**

Make low-interest loans available through the Historic Preservation Revolving Fund to owners of properties which are protected by local ordinance.

Estimated Cost: \$40,000 + administrative costs **

9. Certified Local Government Program

Apply for designation as a state Certified Local Government. Once designated, apply for grants made available through the CLG program.

Estimated Cost: Administrative costs

* Estimates based on cost of hiring outside consultant for completion of various tasks. Costs of implementing these recommendations in-house given additional staff resources would be substantially lower.

** \$40,000 was appropriated in FY 92-93 to initiate a Revolving Loan Fund.

1.0 INTRODUCTION

1.1 Why a Preservation Plan?

Charlottesville has a rich historic and cultural legacy. This heritage not only establishes the City's unique sense of place, but also represents one of its primary economic and cultural assets. Charlottesville contains 35 individual properties which are listed on the National Register of Historic Places. When these historic resources are combined with such distinctive and historic areas as Downtown, the University of Virginia, Court Square, Rugby Road, the University Corner, Wertland Street and Ridge Street, the potential for preservation is indeed vast.

The value of preservation in Charlottesville can be measured both in qualitative and quantitative terms. Safeguarding the heritage of the City promotes the pleasure, education, and sense of well-being among its citizens. Protecting the City's unique resources also fosters civic pride, contributes to an understanding of the city's past, and serves as a guide for future development. The economic value of preservation can be realized both in the stabilization of property values and the stimulation of business.

A 1982 study by the Virginia Historic Landmarks Commission documents historic preservation's contributions to the economic revitalization in Virginia's towns and cities where preservation programs are in place. The Commission found that:

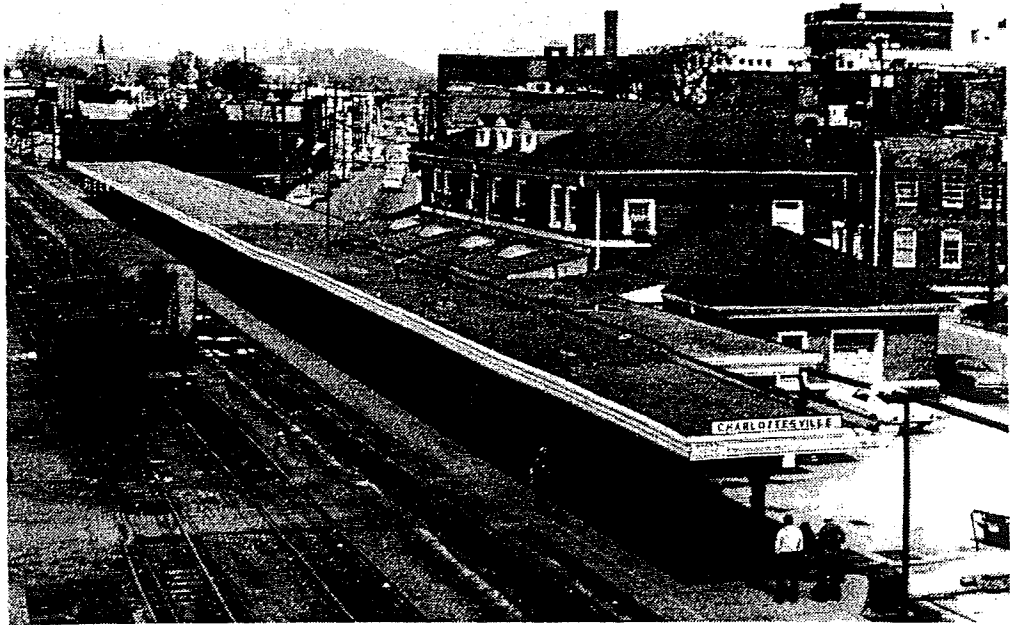
1. Property values in historic districts have increased as a result of preservation activity, and property tax revenues have increased accordingly.
2. Historic preservation has expanded opportunities for private-sector investment in downtown residential and commercial redevelopment.
3. Historic preservation has increased retail trade and local employment.
4. Improvements in the economies of Virginia's registered historic districts are signs of major qualitative changes in community life.

The goal of this preservation plan is not to attempt to preserve every building or site that is old. Rather, the aim of this plan is to inventory the City's resources and take the necessary steps to preserve the buildings, sites and areas which are determined to contribute to the City's unique physical and cultural heritage.

This preservation plan has been developed with the intent that key elements of the plan will eventually be incorporated into the City's Comprehensive Plan. The Comprehensive Plan, which was last updated in January 1990, sets forth the overall needs and goals of the City. By incorporating the recommendations of this preservation plan into the Comprehensive Plan, it will ensure that preservation issues are considered when developing plans for land use, housing, economic development, transportation and other physical, social and economic improvements.

As the City continues along its path of growth and change, choices must be made concerning the course of its development. Rather than attempting to regenerate the City through demolition and rebuilding, the City should attempt to preserve and rehabilitate its unique cultural and historic resources as it strives toward its vision for the future.

To date, while the importance of historic preservation has been recognized by many, its potential to strengthen and improve the vitality of the City has not yet been fully realized. In order to maximize the benefits associated with historic preservation, it should be integrated more fully into all levels of life in the City, and the actions of both the public and private sectors should be coordinated to achieve the goals of preservation articulated in this document.



C & O Depot, ca. 1965



C & O Depot, 1992

PRESERVATION TODAY

2.0 PRESERVATION IN CHARLOTTESVILLE TODAY

2.1 Preservation Activity in Charlottesville

Charlottesville's unique cultural heritage is a gift from past generations. The architecture past residents have left behind reflects the physical and social development of the City, and enables the community to understand its historical identity. The City's historic and cultural resources are one of the more important reasons Charlottesville is an attractive place to live and to visit.

Realizing the importance of protecting its unique cultural heritage, Charlottesville embarked on a preservation planning program in 1959 by enacting an Architectural Design Control Ordinance. This ordinance established a "restricted design district" comprised of 33 properties in the Court Square area and created a Board of Architectural Review to review the appropriateness of exterior changes to buildings in the district.

In 1973, the Historic Landmarks Commission was created by City Council to survey historic properties in the City and to propose new historic districts for local protection. The Commission published the "Charlottesville Landmarks Study" in 1976, which initiated an on-going program for surveying significant structures in the City. As of 1991, over 500 buildings in Charlottesville have been surveyed by the Department of Community Development.

In response to the Commission's study, a new Historic Preservation Ordinance was enacted in 1976 as an amendment to the City Zoning Ordinance. This Ordinance created an expanded Architectural Design Control District (ADC), and significantly increased the responsibilities of the Board of Architectural Review. A total of 130 properties were included in the ADC District and 50 additional properties were designated outside of the district based on the age of the property.

In July 1980, the "Historic Preservation Guide" was published by the City. The objectives of the guide were to encourage historic and architectural preservation, to provide the community with an educational resource concerning preservation, and to provide information assistance to City residents. This report has been used as an educational tool for City residents and has served as a model for other communities.

In 1982, Charlottesville was designated by the National Register of Historic Places as a Multiple Resource Area (MRA). The MRA designation provided a flexible and efficient framework for registering a number of significant properties on the National Register in a single application. As a result of this designation, 88 properties and two districts were submitted to the National Register and approved simultaneously.

During the early 1980's the City became concerned about the changes taking place to buildings on the Downtown Mall. Several significant buildings had been removed for new construction and the facades on others altered. Concerned that the style of architecture and colors used on new buildings and existing buildings were not appropriate, City Council created the Downtown Architectural Design Control District (DADC) and the Downtown Board of Architectural Review in 1985 to provide guidance for downtown development.

In 1988, the City developed an Urban Design Plan which provided a number of recommendations to improve the visual environment in the City. This plan focuses on the most highly visible areas in the community such as entrance corridors, downtown, West Main Street, and the University Corner. While the report does not directly address historic preservation issues, many of the proposed improvements are located in historic districts and will enhance the overall appearance of the districts.

In May 1991, City Council amended the Zoning Ordinance to consolidate the Landmarks Commission, Board of Architectural Review and the Downtown Board of Architectural Review into a single Board of Architectural Review (BAR). At the same time, Council adopted the Secretary of Interior's Standards for Rehabilitation to serve as a policy guideline for the BAR when reviewing projects in local design control districts. One of the BAR's primary missions which was set forth in the revised Ordinance called for the development of a preservation plan to be considered by the Planning Commission and to eventually be incorporated into the Comprehensive Plan for the City.

As part of the May 1991 amendment to the Zoning Ordinance, a new Entrance Corridor Historic Overlay District was created to protect and enhance the visual quality of the primary entrance corridors in the City. The Ordinance provides guidelines for landscaping, signage, lighting, screening and height of structures within designated entrance corridors. Although the overlay district does not establish requirements for individual historic structures, it does attempt to protect the overall historic quality of the City's entrance corridors.

The May 1991 Zoning Ordinance amendments also renamed the two local design control districts as District A (formerly the Downtown Architectural Design Control District) and District B (formerly known as the Architectural Design Control District). In addition to the two "major" design control districts, 80 individual properties were designated as "minor" design control districts.

2.2 Who's Who: Preservation Organizations in Charlottesville

Charlottesville's preservation successes could not have come to fruition without the input from a variety of public and private groups. Historic preservation ideals are represented at the neighborhood level by local interest groups, at the city level by public agencies and non-profit organizations, and at the state level through institutions such as the State Historic Preservation Office.

State Preservation Organizations

Virginia's **State Historic Preservation Office** is the Department of Historic Resources. An independent state agency with a professional staff of historians, architectural historians, archaeologists and other specialists, the Department provides technical support to three citizen Boards. The State Review Board, appointed by the Department's Director, reviews and recommends properties for listing on the National Register of Historic Places. The Governor appointed Historic Resources Board oversees Virginia Landmarks Register designations, the Historical Highway Marker Program and the Preservation Easement Program. The Historic Preservation Foundation, also appointed by the Governor, administers a revolving fund that is used to purchase threatened historic properties and resell them subject to historic preservation easements. The Department provides planning assistance to local governments, and reviews federally funded or approved projects under Section 106 of the National Historic Preservation Act of 1966, as amended.

The **Preservation Alliance of Virginia** is a network of preservation organizations in Virginia. This private non-profit organization was founded in 1984 to support historic preservation efforts throughout the Commonwealth through activities such as educational programs, workshops and publications. The Preservation Alliance provides local assistance to architectural review boards and local government agencies on an as needed basis. If the assistance goes beyond cursory involvement, then a contractual agreement is established with the community for their services.

Another organization operating on the statewide level is the **Virginia Historical Society**. This group, which was founded in 1831, is a non profit institution that documents and exhibits the history and cultural life of Virginia from the earliest times to the present. The Historical Society is the state's major repository and resource for historical documents, photographs, architectural drawings and other records.

The **Association for the Preservation of Virginia Antiquities (APVA)**, founded in 1889, is the oldest statewide preservation organization in the nation. The Association has been responsible for several major restoration efforts in the state. Headquartered in Richmond, APVA also has local branches across Virginia, most of which own historic house museums and offer educational programs on history and preservation. The Thomas Jefferson Branch, which was formed in 1986, serves Charlottesville and Buckingham, Fluvanna, Albemarle and Nelson Counties. This all-volunteer group is dedicated to educating the public about preservation issues and concerns and holds several programs for members and the general public each year.

The **Piedmont Environmental Council** is a regional organization established in 1972 to preserve the traditional character and visual order of the countryside, towns and villages of the Northern Piedmont region of Virginia. One of PEC's primary missions is to serve as a lobbying group to represent the region's interests on the state and national level. The PEC also has a local office in Charlottesville that works closely with citizen-activist groups to protect the quality of life in Charlottesville.

City Agencies and Boards

The City has several departments and boards which deal with historic preservation issues. (See Figure 1). **City Council**, the main decision making body in the City, is responsible for adopting ordinances and plans dealing with historic preservation, creating and amending design control districts, designating historic landmarks, and appointing members to the Board of Architectural Review.

The **Planning Commission**, a seven member board appointed by City Council, is responsible for reviewing any proposed changes to a historic district, as well as proposals for the designation of new districts or landmarks, and making recommendations to City Council. The Commission is also responsible for reviewing amendments to the zoning ordinance and reviewing the proposed preservation plan prior to City Council adoption.

The **Board of Architectural Review** was created by City Council in May 1991 by consolidating three previously existing boards: the Board of Architectural Review, the Downtown Board of Architectural Review and the Historic Landmarks Commission. The consolidated Board was created to establish a single entity responsible for safeguarding and preserving properties and districts which reflect elements of the city's cultural, social, economic, political and architectural history. The Board, which is composed of nine members, reviews all plans affecting the exterior appearance of any structure or site in a local design control district. Their review includes new building construction, alteration, repair, moving, demolition and signage within locally designated historic district zones.

The **Department of Community Development** provides ad hoc staffing for the Board of Architectural Review and contracts for the services of a part-time historian to inventory historic resources in the City. The Department, working in conjunction with the Board of Architectural Review, is also responsible for preservation planning and for reviewing and proposing amendments to the preservation ordinance as needed.

City-wide Groups

The **Albemarle County Historical Society** serves both the Charlottesville and Albemarle County area. Formed in 1940, the Historical Society sponsors a variety of educational programs, seeks to stimulate the rehabilitation of historic buildings, assists preservation planning and aids in historical research of the area. The Society provides a range of services including annual and quarterly publications, educational programs on local history to local elementary schools, walking tours, exhibits, slide presentations and an extensive research library which is open to the public.

Preservation Piedmont is a local community based organization which was formed in 1992 to focus public attention and resources on the preservation of the region's heritage. The group monitors the protection of historic properties, promotes tourism and attempts to educate the public about historic resources in Charlottesville, Albemarle County, and the surrounding counties. The group works closely with other preservation groups in the area to achieve common goals and objectives.

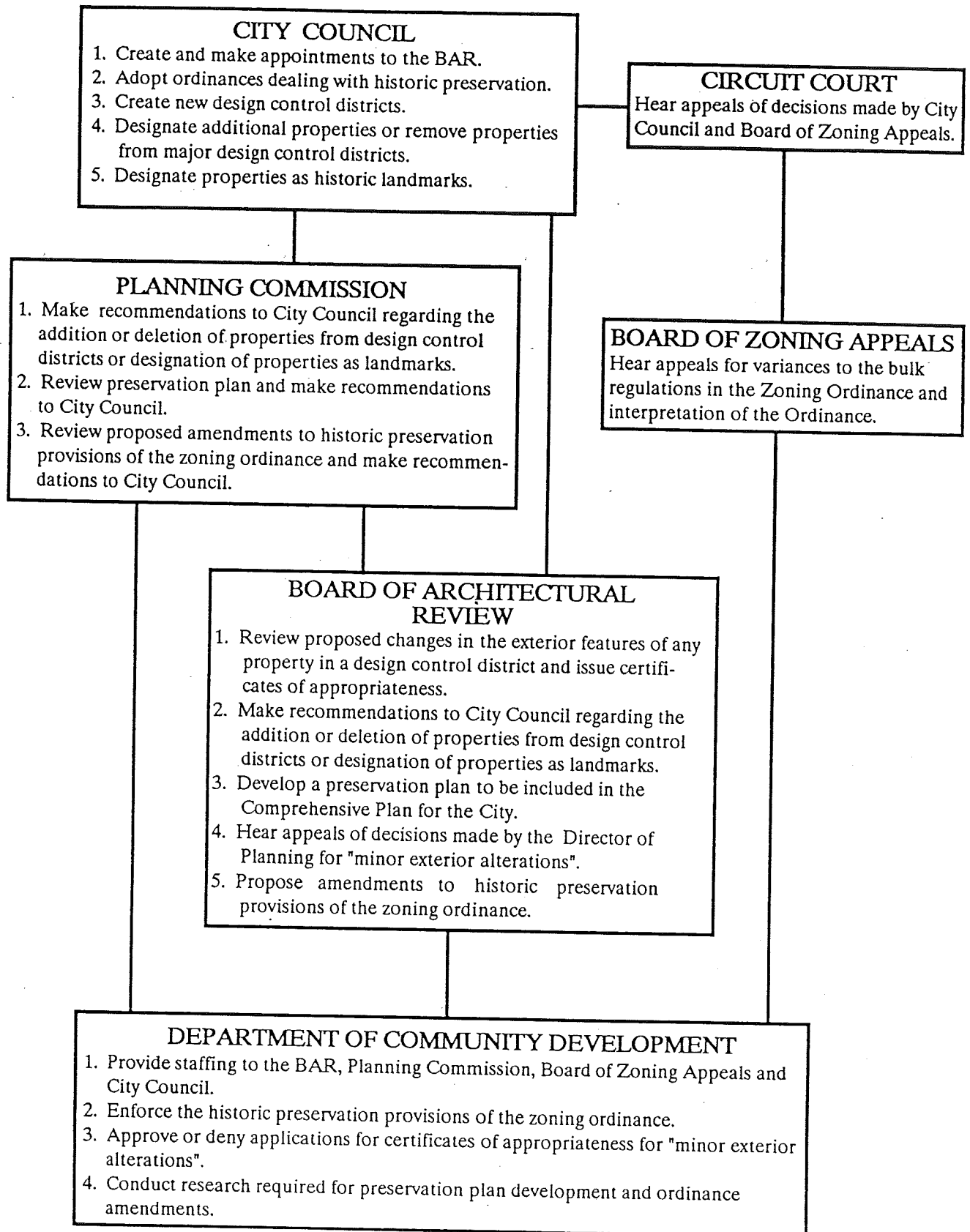
Neighborhood Groups

There are 20 active Neighborhood Associations in the Charlottesville Federation of Neighborhood Associations. These groups were formed to encourage neighborhood cohesiveness and to address problems and concerns on the neighborhood level. Among the many activities sponsored by neighborhood groups include crime watches, block parties, and other community-related activities and events. Due to the diversity among the City's neighborhoods, some groups are more concerned with architectural preservation issues than others. When designating new design control districts, it is essential that support be obtained from the applicable neighborhood groups prior to any public action.

CHRONOLOGY OF HISTORIC PRESERVATION ACTIVITIES CHARLOTTESVILLE, VIRGINIA

- 1959 First Historic Preservation Ordinance of the City of Charlottesville.
- 1959 Designation of the first local historic district in Court Square area.
- 1959 Creation of the first Board of Architectural Review staffed by Building Inspections Division.
- 1973 Creation of the Historic Landmarks Commission to do survey work and propose new historic districts.
- 1976 Publication of "Charlottesville Landmarks Study" which provided the first comprehensive survey of historic properties.
- 1976 New Historic Preservation Ordinance enacted as part of the Zoning Ordinance which created expanded Architectural Design Control District in Downtown area.
- 1978 Transfer of staff responsibility for the Board of Architectural Review from Building Inspections to the Department of Community Development.
- 1980 Publication of the "Historic Preservation Guide" as an educational tool for preservation.
- 1980's Designation of four districts on National Register: Charlottesville and Albemarle County Courthouse District (1982), Ridge Street District (1982), Wertland Street District (1985), Rugby Road-University Corner (1984).
- 1982 Charlottesville designated as a Multiple Resource Area (MRA) on the National Register.
- 1985 Creation of Downtown Design Control District and Downtown Board of Architectural Review.
- 1988 Completion of Charlottesville Urban Design Plan.
- 1990 Chapter on historic preservation added to Comprehensive Plan.
- 1991 Comprehensive amendment to historic preservation provisions of Zoning Ordinance.
- 1991 Consolidation of three Historic Preservation Boards into one Board of Architectural Review.
- 1991 Creation of Entrance Corridor Historic Overlay District in the Zoning Ordinance
- 1992 Creation of Historic Preservation Revolving Loan Fund.
- 1993 Historic Preservation Plan adopted by City Council

FIGURE 1
HISTORIC PRESERVATION ORGANIZATIONAL CHART
CITY OF CHARLOTTESVILLE



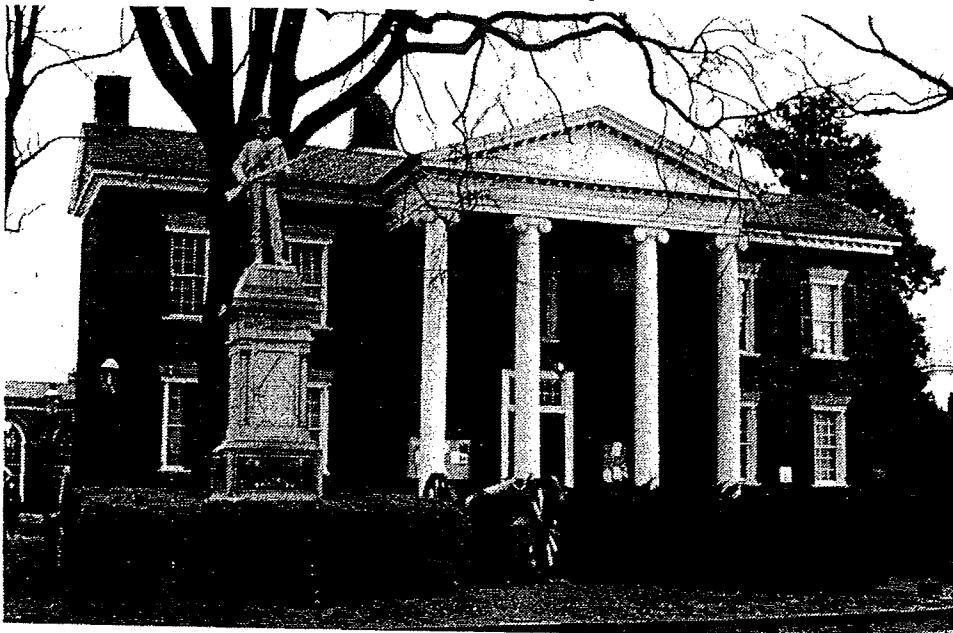
2.3 What's Designated: National, State and Local

National Register of Historic Places

The National Register of Historic Places is the nation's principal listing of historically significant districts, sites, buildings, structures, and objects. There are currently five districts and 35 individual properties listed on the National Register in Charlottesville. (See Sections 6.3 & 6.4). Not to be confused with local architectural design control efforts, National Register designation is primarily honorary, but does have some associated federal rehabilitation tax benefits. These incentives include a twenty percent credit on the cost of rehabilitation of income producing historic properties. While some degree of protection is afforded to National Register properties and districts when a federal agency is involved or federal funding is being utilized, there is no mechanism for formal review at the local level. Currently, the only National Register District which is also protected on the local level is the Charlottesville/Albemarle County Courthouse District.

The five National Register Districts within City limits are shown on Maps 1,2, and 3 and include the following:

1. Charlottesville/Albemarle County Courthouse Historic District - 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. This area was settled by Charlottesville's early lawyers, doctors and merchants. Their homes were built of both brick and wood and were solid, well-proportioned and simply designed. The Federal style of architecture dominated well into the nineteenth century, when the Colonial Revival and neo-classical systems began to appear. Main Street was not the primary mercantile district until after 1840 when businesses expanded south from Court Square.



The Albemarle County Courthouse, which dates back to 1803, is the focal point of the Charlottesville/Albemarle County Courthouse District.



While several historic structures in the Ridge Street District have recently been rehabilitated, others remain in a severely deteriorated state.

2. **Ridge Street Historic District** - Ridge Street was the principal residential street of the City's wealthy merchants and other businessmen in the 1870-80's. Suburban expansion, made possible by the availability of the automobile, halted its development and led to various transitions in use for the large turn-of-the century houses. Although suffering from losses from the widening of Ridge Street and Cherry Avenue, the physical character of the street has basically remained the same



The Wertland Street District is being encroached upon by the UVA student population due to increased off-grounds housing demand

3. **Wertland Street Historic District** - Also a turn-of-the century residential neighborhood, this district is an enclave of high style Queen Anne, Colonial Revival and Victorian homes. Although basically intact on its exterior, many have been converted to multi-family

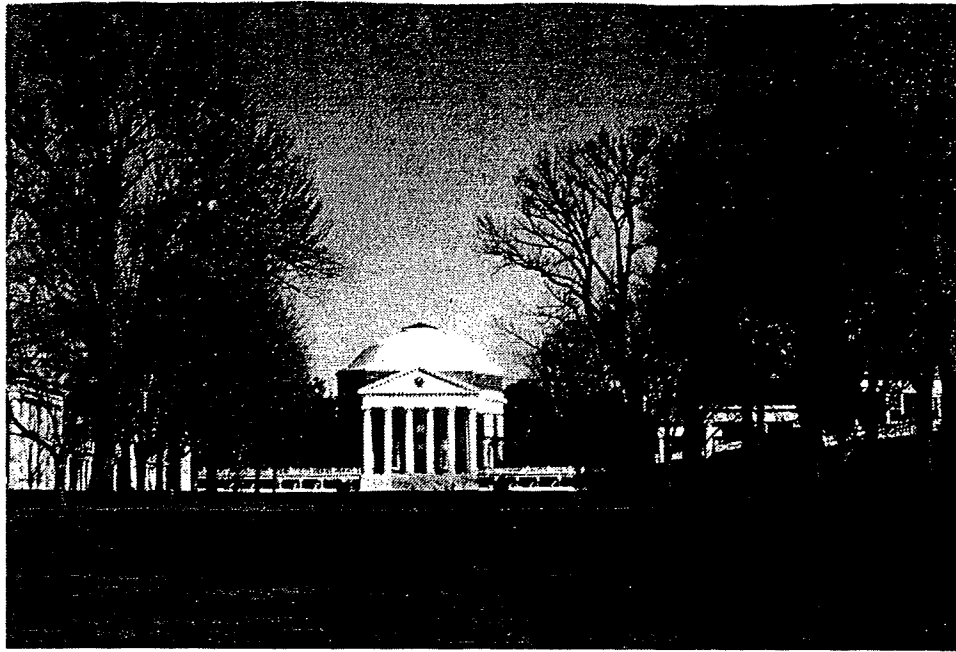
dwellings. Due to its proximity to the University, many tenants are art of the City's student population. Increasing housing demands by the University and the large lot sizes has resulted in the expansion of existing structures, oftentimes with construction that is incompatible with the Districts historical context.

4. **Rugby Road - University Corner Historic District** - This District was part of the suburban sprawl movement and did not develop until after the 1890's. The District was originally settled primarily by University professors and local professionals, constructing many examples of outstanding architecture in the Arts and Crafts styles (Queen Anne, Stick, Bungalow) and the revival styles (Georgian, Colonial, Roman, Greek). The majority of the houses on Rugby Road and Madison Lane are currently occupied by fraternities and sororities. Approximately twenty of these houses were rehabilitated in the early eighties, taking advantage of the federal tax credit incentives made available to properties located in National Register Districts. Many of the district's commercial buildings located along University Avenue, were built or had their facades restored in the 1920's. The integrity of many of the historical structures in the district is being threatened by pressures to expand or reconstruct to accommodate increasing housing demands generated by the University population.



The University Corner was recently improved with new sidewalks, lighting, landscaping and other streetscape improvements.

5. **University of Virginia Historic District** - This district includes the original buildings and grounds designed by Thomas Jefferson and is now recognized as a historical resource of international significance. Since all University property is technically located on Albemarle County land, the City has no jurisdiction in this district. However, the University, City and County work together when making important development and land use decisions which will affect the area as a whole.



The Rotunda is the focal point of the University of Virginia Historic District.

Virginia Landmarks Register

Four of the five National Register Districts and four individual properties (excluding UVA properties) have also been designated on the Virginia Landmarks Register. (See Appendix 6.3 & 6.4). The Virginia Register provides formal recognition of the Commonwealth's most prominent historic resources although it places no restrictions on the property owner. All properties listed on the State Register are nominated to the National Register.

Local Design Control Districts

Many of the properties and districts which have been designated by the State and National Registers are not protected under local ordinance. Twenty-one of the 35 buildings and four of the five historic districts included on the National Register are not locally protected. The remaining district, the Charlottesville and Albemarle County Courthouse District, is designated as a local historic district, although the boundaries of the national and local districts do not coincide exactly. (See Map 1). In addition, a total of 80 individual properties have been designated locally as Historic Landmarks and included in minor design control districts. (See Appendix 6.4). Locally protected properties include a range of building types including residences, religious properties, commercial establishments, warehouses, theaters, as well as memorials.

Properties in local historic districts are afforded a great deal more protection than National Register properties. The Board of Architectural Review reviews all projects which affect the exterior appearance of any locally designated property. The Board evaluates the project based on a number of criteria including its economic feasibility and compatibility of the proposed construction/ alteration with the site and other properties in the design control district. The Board also ensures that the proposed rehabilitation work complies with the Secretary of the Interior's Standards for Rehabilitation. (See Appendix 6.7).

Table 1
**NUMBER OF HISTORIC STRUCTURES
DESIGNATED ON NATIONAL AND LOCAL LEVELS**

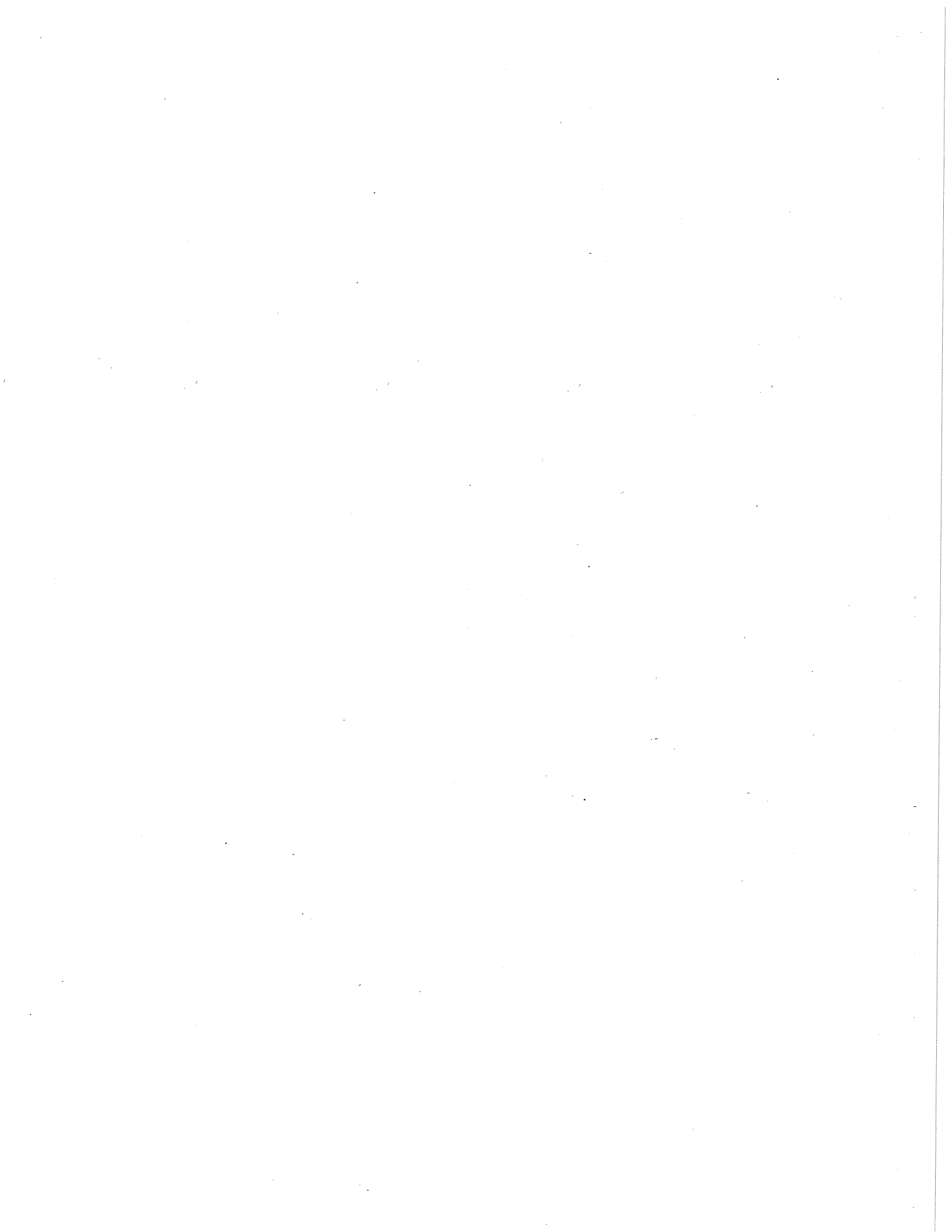
<u>National Register Districts</u>	<u>Number of Structures</u>
Charlottesville-Albemarle County Courthouse District	354
Ridge Street District	42
Rugby Road-University Corner District	209
Wertland Street District	34
National Register - Individually Designated Properties Outside of National Register Districts	33

Total National Register Structures	672*
<u>Local Architectural Design Control Districts</u>	
Downtown Architectural Design Control District	325
Individual Structures (Minor Design Control Districts)	80

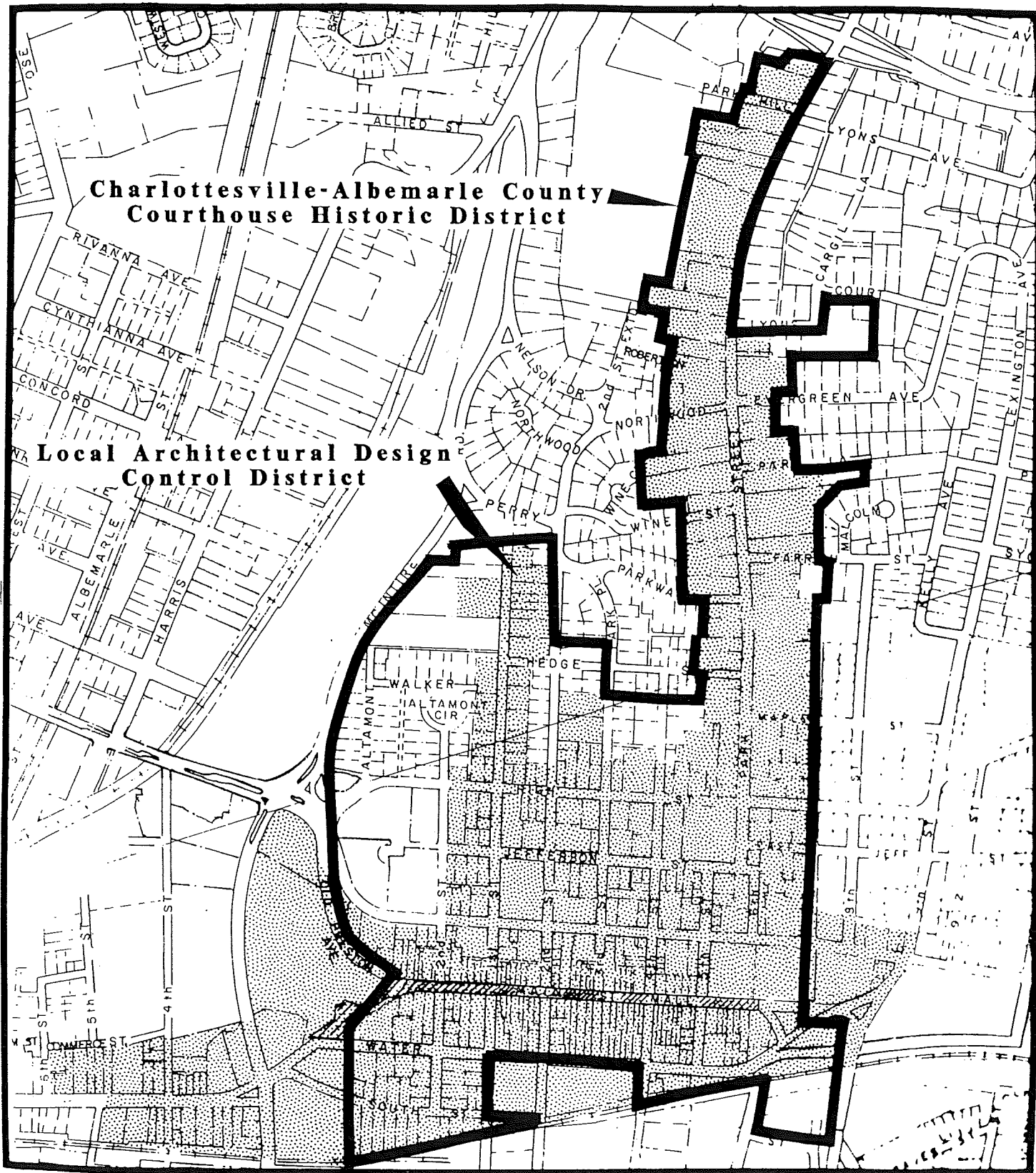
	405
<u>Potential Architectural Design Control Districts</u>	
West Main Street	71
University Corner	65



	136

* 323 of these structures are also located in local design-control districts. The remaining 349 National Register structures are not protected on the local level.



DOWNTOWN HISTORIC DISTRICTS

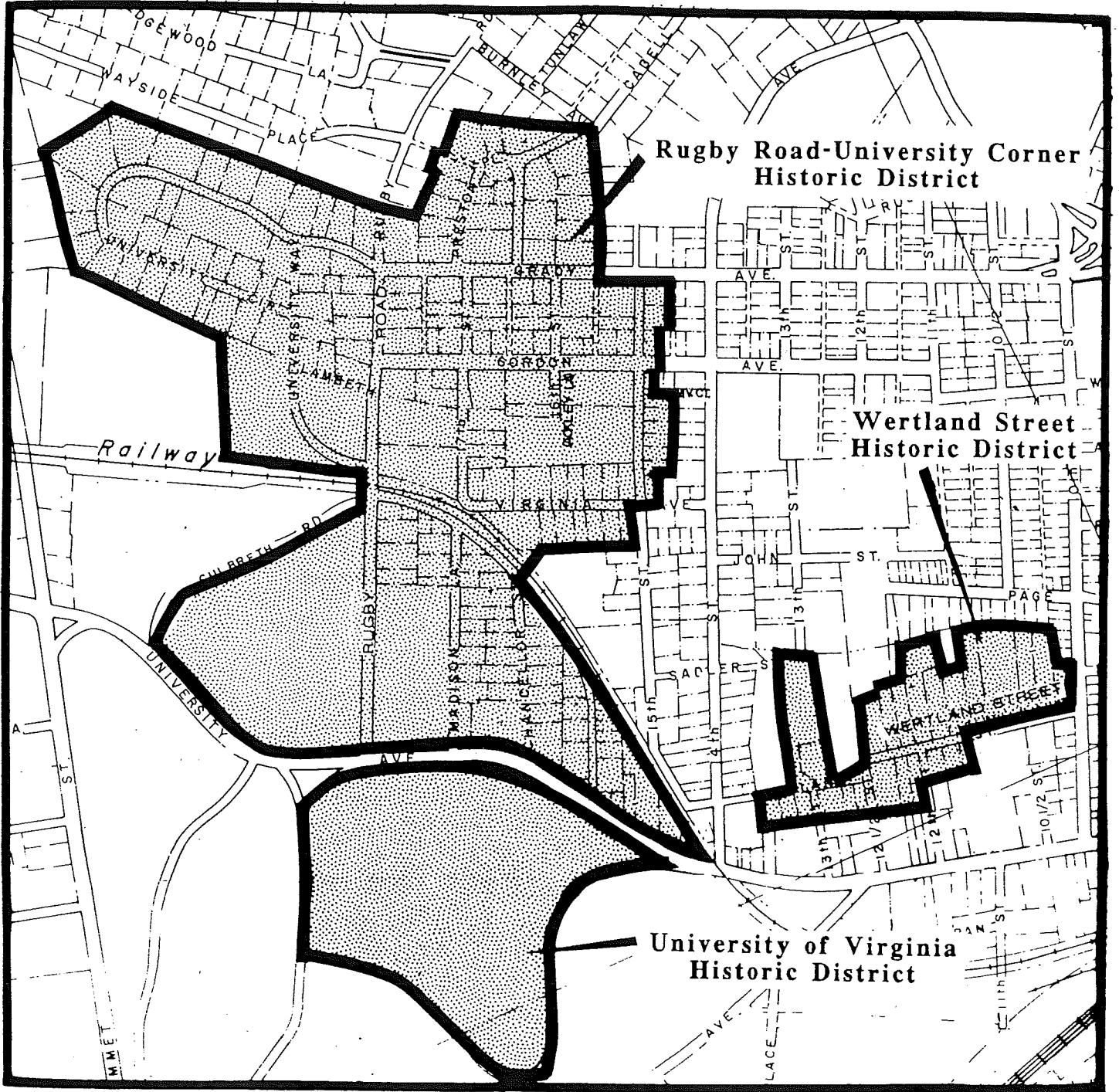


-  National Register District
-  Local Historic District



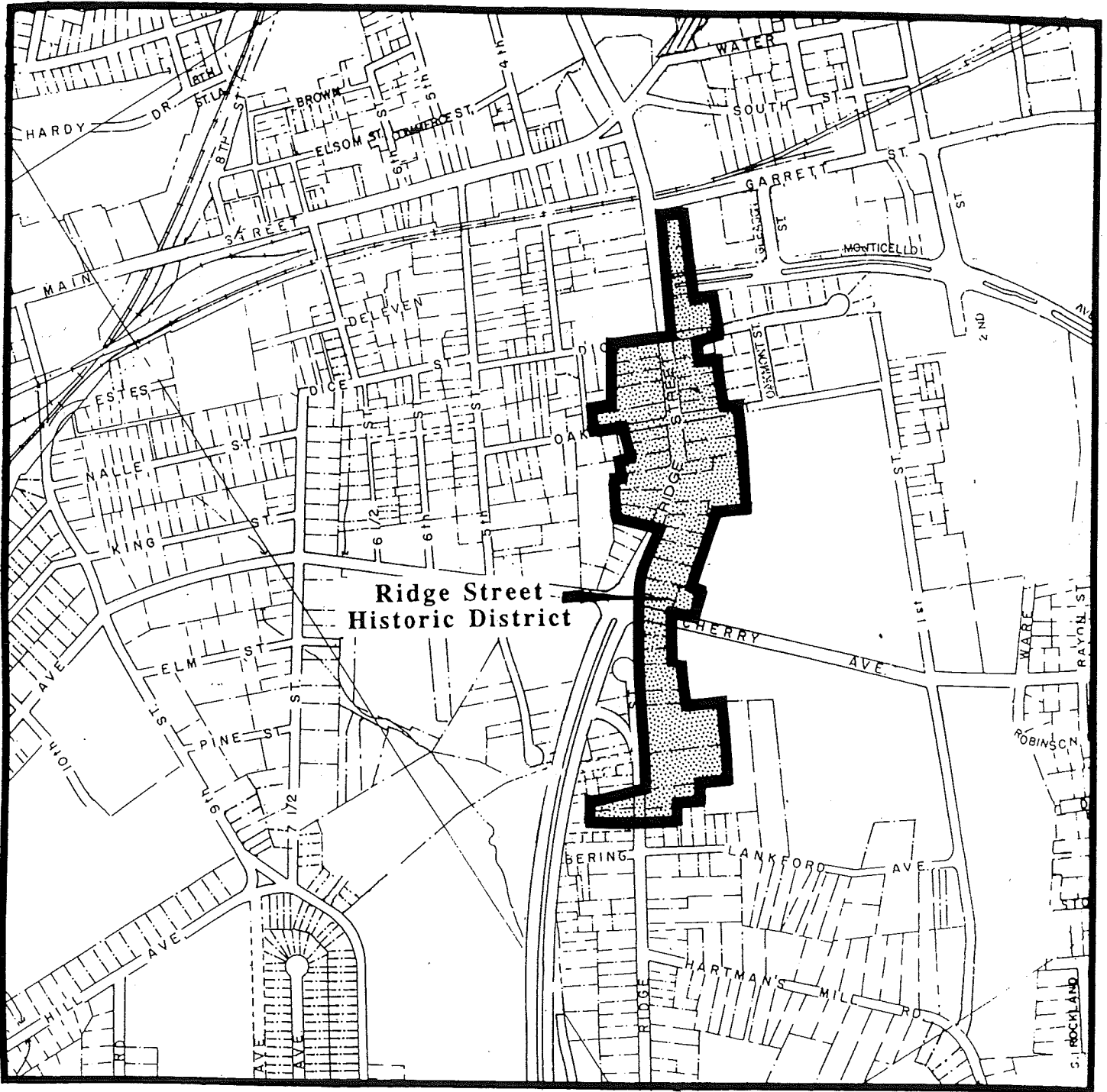


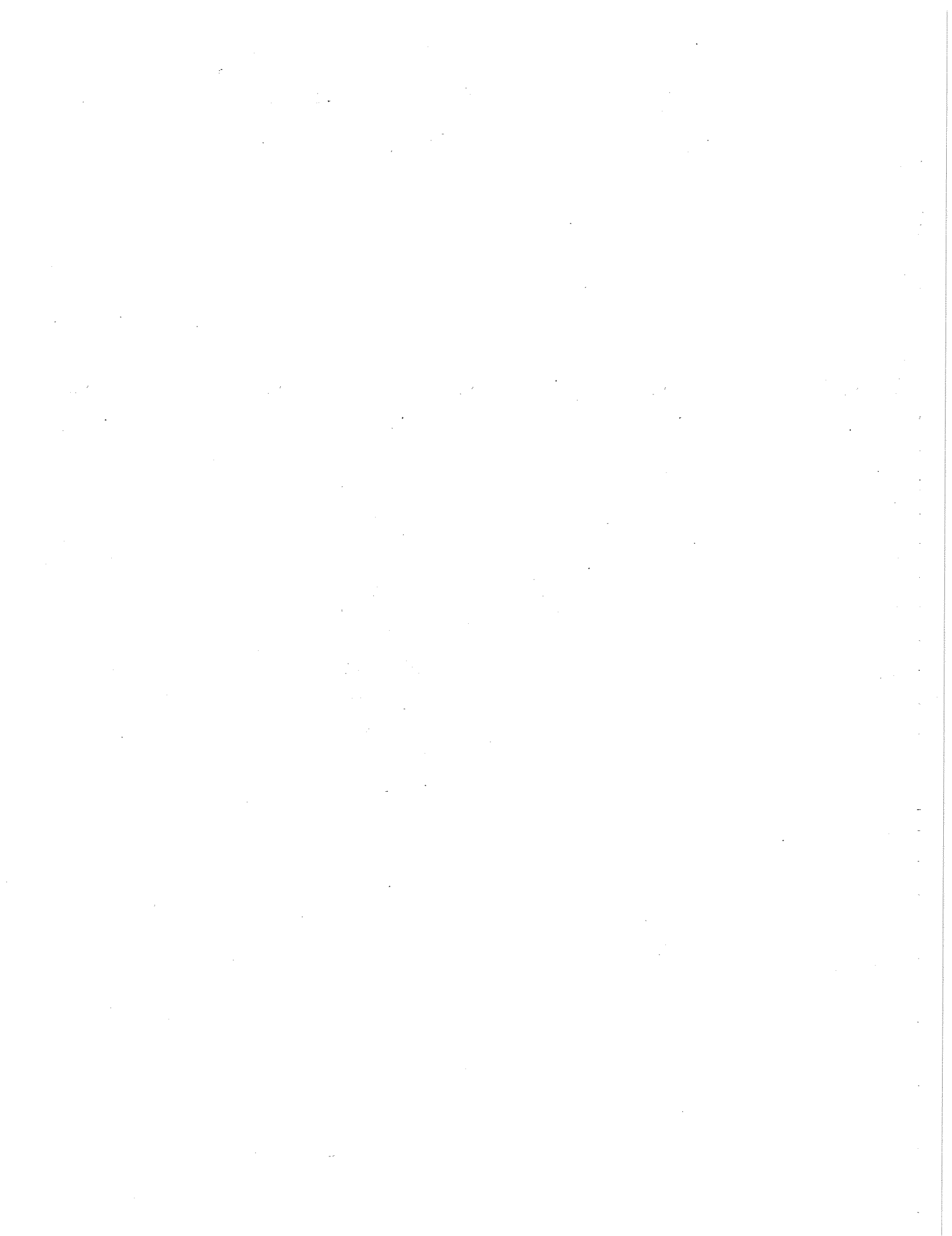
NATIONAL HISTORIC DISTRICTS



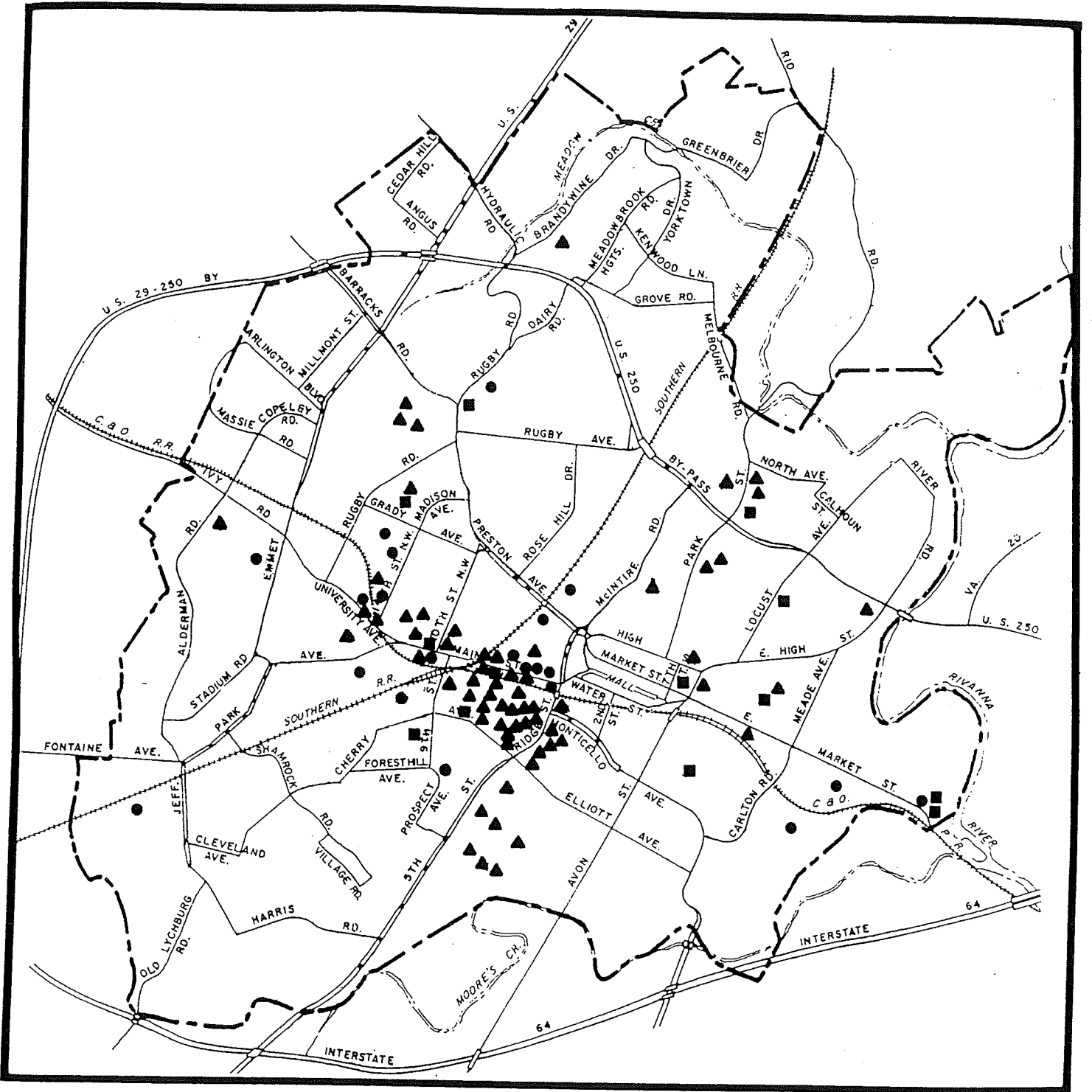


NATIONAL HISTORIC DISTRICTS





INDIVIDUAL HISTORIC PROPERTIES

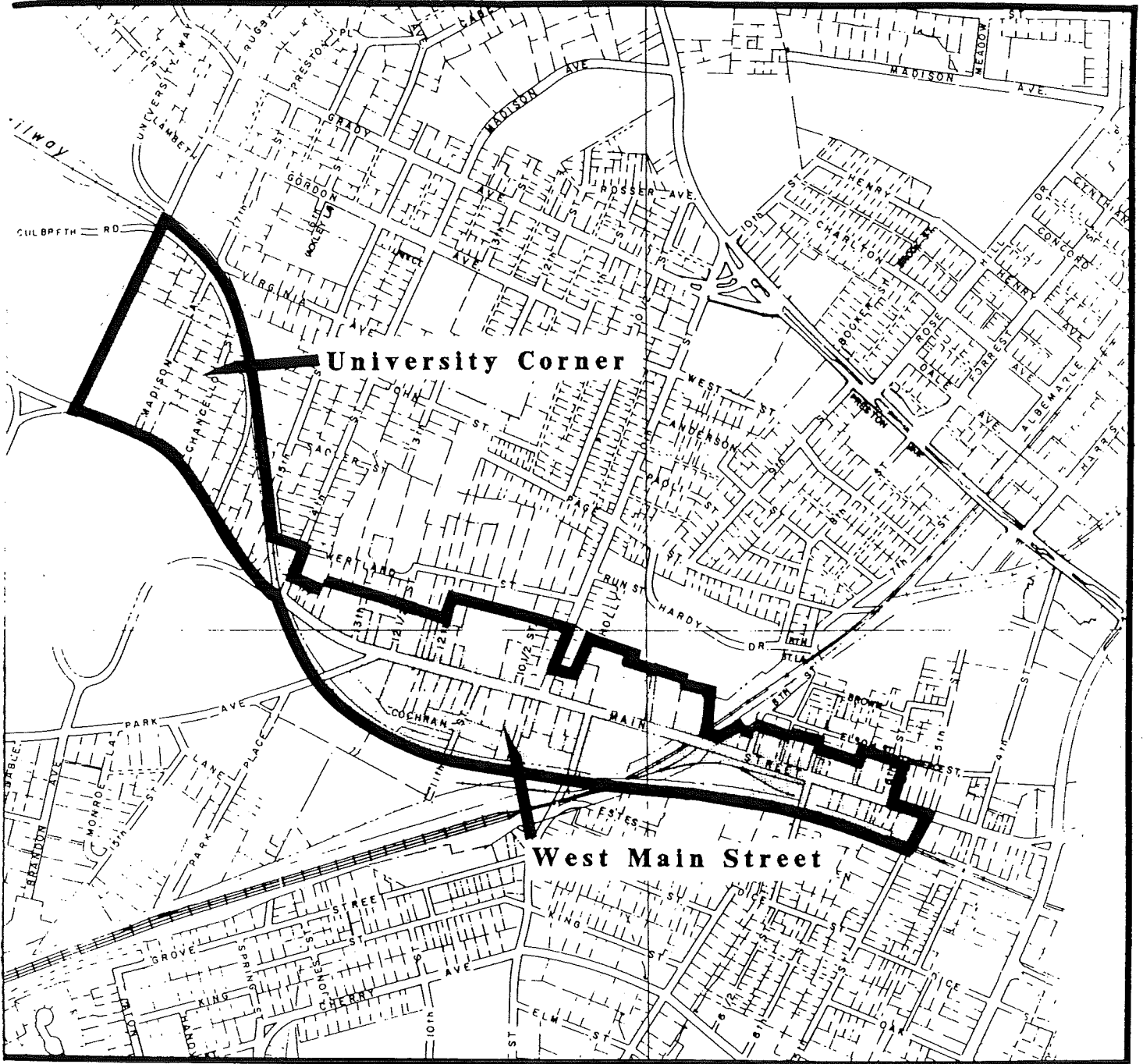


- ▲ LOCALLY DESIGNATED PROPERTIES
- NATIONALLY DESIGNATED PROPERTIES
- BOTH LOCALLY AND NATIONALLY DESIGNATED PROPERTIES





PROPOSED WEST MAIN STREET-UNIVERSITY CORNER ARCHITECTURAL DESIGN CONTROL DISTRICT





2.4 Local Review Processes

Additions to and Deletions from Local Historic Districts, and Designation of Landmarks

Changes to local historic districts and designations of historic landmarks require an amendment to the zoning ordinance. Under the current ordinance, such changes require the adoption of an ordinance by City Council after the Council has considered recommendations of the Planning Commission and the Board of Architectural Review (BAR). A number of criteria are specified in the Ordinance which must be utilized by the BAR when making recommendations regarding the addition or removal of properties from a design control district. (See Appendix 6.8). The same process would be utilized for designating new design control districts in the City.

Site Plan Review

Site plans are required for any change in use of an existing structure or any new construction except detached single family units, single family attached dwellings not exceeding two units or two family dwellings. Because many historic rehabilitation projects involve a change in the use of a structure, site plan review is generally required.

The Department of Community Development is the primary agency responsible for the review of site plans. Upon submission of an application, the Department circulates copies of the plan to various city departments and notifies members of the Planning Commission that the plan is being circulated. In general, the Director of Planning has the authority to administratively approve site plans. However, in cases of disagreement or public interest, the site plan may be required to go before the Planning Commission for review and approval. Decisions of the Director of Planning can be appealed to the Planning Commission and Planning Commission decisions can, in turn, be challenged to the Circuit Court.

Alteration or Demolition of any Architecturally and/or Historically Significant Structure

No changes in the exterior features or appearance of locally protected properties can be made until the owner has obtained a certificate of appropriateness. This requirement applies to any proposed changes in exterior features which are visible from a public street or right of way. Upon submission of an application by the property owner, the Department of Community Development staff reviews the application to ensure compliance with the design standards and other criteria listed in Appendix 6.7. If it is in compliance, a certificate of appropriateness is issued by either the Director of Planning in cases of "minor exterior alterations" or by the BAR for all other alterations. The decision of the Director of Planning can be appealed to the BAR. BAR decisions, in turn, can be appealed to City Council.

In cases of proposed demolition or removal of a locally designated historic structure, the BAR can require the owner to postpone demolition and make a bona fide effort to sell the structure to an entity which is willing to preserve and restore the property. If the owner is unsuccessful in selling the property within a specified time period, the BAR must issue a certificate of appropriateness to permit the proposed demolition work.

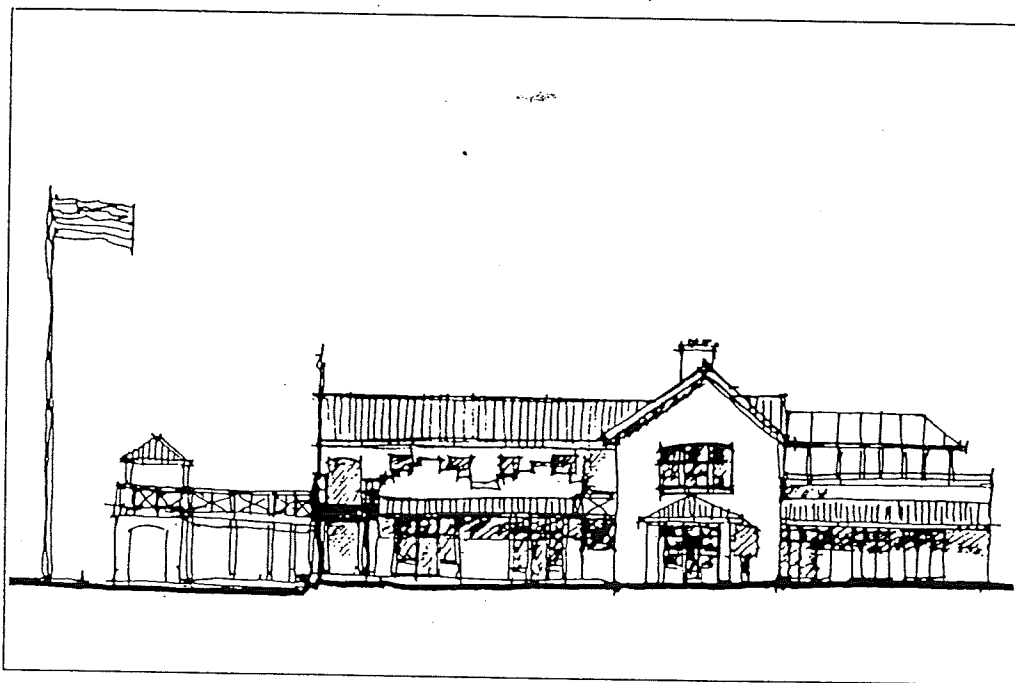
Compliance with Americans with Disabilities Act (ADA)

The Americans with Disabilities Act which was enacted in 1990 requires that all businesses and commercial establishments provide accessibility to disabled persons in accordance with the provisions of the Act. While, for most commercial property owners, the requirements of the Act can usually be met through minor interior alterations, owners of historic structures have experienced some difficulty in attempting to comply with the Act without compromising the architectural integrity of the structure. In order to address this problem, the City recently established the following set of guidelines to assist owners of historic structures in complying with the Act:

1. Interior Modifications - Property owners should first attempt to develop an interior solution or reasonable accommodation to any accessibility issue. Only if accessibility cannot be achieved through interior modifications should exterior changes be considered.
2. Exterior Modifications - If exterior modifications are deemed to be the only feasible means of achieving an accessible route, then these should be made in a manner which has the least obtrusive impact on the architectural integrity of the building. If the structure is located in a local design control district, approval is required by the Board of Architectural Review prior to any exterior alteration.
3. Exterior Ramps - If an accessible route cannot be achieved in an unobtrusive manner and a ramp or other measure is required, then these additions should be constructed with similar building materials and should be compatible with the character of the structure and adjacent buildings.



Union Station (Amtrak Train Station), 1993



Proposed restoration of Union Station as part of a planned multi-modal transportation project on West Main Street.

PRESERVATION TOMORROW

3.0 PRESERVATION IN CHARLOTTESVILLE TOMORROW

3.1 Issues and Needs

1. Local Protection of Historic Resources

Out of the 35 properties which are listed on the National Register, only 17 are protected by local ordinance. (See Appendix 6.4). In addition, only one of the five National Register historic districts in the City is designated as a local historic district. (See Appendix 6.3). Although National Register designation offers some tax advantages for rehabilitation of historic properties, it provides relatively little protection to the property unless a federal agency is involved in the project or federal funding is being utilized. Therefore, all of the properties which are listed on the National Register, either individually or within a district, which do not fall under local protection could presently be demolished or significantly altered without any public review or input concerning the property's historic value.

The benefits of local protection of historic resources are numerous. Local regulation not only ensures that the City's most valued historic resources will be preserved for the enjoyment of future generations, but it also provides certain tangible benefits for the property owner. Some of the primary advantages include opportunities for low-interest loans for rehabilitation work, technical assistance in complying with local design criteria and standards, and the maintenance of property values in designated historic districts.

It is important to note that the preservation of historic resources on the local level is not intended to discourage diversity or to create a uniform architectural style in the City's neighborhoods. To the contrary, the Board of Architectural Review encourages innovative design and creativity within the designated historic districts, provided that the proposed alteration or structure is not incompatible with the surrounding environment or the existing architecture of the building.

Local historic designation is also not intended to result in neighborhood gentrification, whereby existing residents are forced to move out of the neighborhood due to increased property values and higher taxes. Rather, the overriding goal of local historic resource protection is to preserve the existing historic character of the City's neighborhoods, while at the same time, maintaining property values and neighborhood diversity.

West Main Street Corridor

The West Main Street corridor is one of the most highly visible and frequently traversed corridors in the City. The corridor serves as an essential link between the University of Virginia and the downtown area. (See Map 5). Recognizing the importance of this corridor to the social and economic vitality of the City, a task force comprised of residents, business owners, City leaders and representatives from the University, was recently formed to develop a plan for the future development and revitalization of the corridor and adjacent neighborhoods. One of the recommendations which came out of this effort called for the preservation and protection of historically significant buildings and neighborhoods along the corridor. The task force also

concluded in its preliminary report that all future development along the West Main Street corridor should be subject to design review by the City.

To date, a very limited degree of protection has been afforded to historic structures in the West Main Street corridor. Out of the 71 structures in the corridor, 28 have been determined to have architectural or historical significance. However, only 8 of these structures have been designated for protection under the local ordinance.

In addition, there is currently no mechanism in place to ensure that future development along the corridor is compatible with the historic character of adjacent uses. This is a significant cause for concern due to the abundance of vacant and underutilized land in the corridor. By designating the corridor as a local design control district, greater protection could be afforded to the numerous cultural and historic resources located within its boundaries. Furthermore, as the corridor continues to develop, the City will be able to ensure that all future development is compatible with the historic character established by existing uses.

University Corner

The University Corner, which extends from the western end of the West Main Street Corridor along University Avenue to Rugby Road, serves as commercial center for University students and visitors. (See Map 5). Working in cooperation with local business owners, the City recently completed extensive streetscape improvements to the area, making it one of the City's most attractive pedestrian environments.

The Corner is located in the Rugby Road-University Corner National Register District and contains numerous structures which are of cultural or historic significance. Out of the 65 structures located within the district, 27 have been judged to have some degree of historical or architectural merit. Despite the prevalence of historic structures, only 3 structures have been designated for protection under the City's ordinance. The remaining structures in the district could presently be altered or demolished without any local input concerning the structure's historic value.

2. Public Education

Many residents who own property which is located in either a local or national historic district may not be aware of their property's historic status or of the regulations that apply to their property. In many instances, these owners are also not aware of the benefits of being included in a local or national historic district, such as tax incentives and low-interest loan opportunities.

In addition, there is currently no mechanism for educating the general public about the process for attaining National Register designation or for creating a local historic district. Owners of historic property which is not currently protected by local ordinance but which has the potential for being designated should be informed of the process and the benefits of historic designation in advance of any action on the part of the City.

Finally, there is an overall lack of education and awareness of preservation issues in the community at large that should be addressed. It is essential to educate citizens and members of the banking, real estate and construction industries about the historical resources in their community and the importance of preserving these resources for the enjoyment of future generations. Only by establishing a strong preservation ethic on a community-wide basis, will the City be able to realize the goals set forth in this document.

3. Inventory of Historic Resources

The last comprehensive inventory of historic resources was completed in 1976 as part of an effort to expand the local Architectural Design Control District in the downtown area. This inventory was documented by the Historic Landmarks Commission in the Charlottesville Landmarks Study. Since that time, survey work has been done on a very limited basis by a part-time historian who is contracted by the Department of Community Development.

Due to funding constraints, most of the surveys in the 1976 Landmarks Study have not been updated. In addition, numerous other historic properties exist in the City which were not identified in the Landmarks Study which have not been surveyed to date. In order to further assess the City's inventory needs, a database should be developed of all historic properties to keep track of their survey status.

Several local groups, including Preservation Piedmont and the Association for the Preservation of Virginia Antiquities, have volunteered to assist the City in the completion of required survey work. While the use of volunteers would greatly reduce costs and the burden on existing staff members, a volunteer effort would require a fair amount of coordination and would involve an extensive training program for volunteers.

4. Incentives for Preservation

During the early 1980's federal rehabilitation tax credits were the biggest government-sponsored financial boon to preservation. The incentives were first authorized by the Tax Reform Act of 1976 and reauthorized and strengthened in the Economic Recovery Tax Act of 1981. The 1981 Act offered owners of income producing historic and old buildings up to 25 percent rehabilitation tax credit depending on the building's age and its status on the National Register of Historic Places. In Charlottesville, the tax credits spawned the rehabilitation of such buildings as the King Warehouse Complex, the South Street Inn, the Exchange Center on the Downtown Mall, the Barringer Mansion, and over twenty fraternity houses at the University of Virginia. While the historic rehabilitation tax credit was not eliminated by the 1986 Tax Reform Act, the law severely curtailed the attractiveness of the tax credit to developers in several ways. First, the new law reduced the credit for historic rehabilitation from 25 to 20 percent. Second, the amount of the credit a taxpayer could use each year was trimmed to \$7,000 per year - previously taxpayers could use all the credit available to them in the year the project was finished. Third, in the case of many taxpayers earning more than a specified income, the rules deny all use of the rehabilitation tax credit.

As a result of these changes, preservation activity in the nation and in Charlottesville has declined dramatically. To compensate for the changes in the federal tax credit, it is essential that incentives be developed on the local level to encourage preservation activity. The City is currently developing a Revolving Loan Program to provide funds for the rehabilitation of historic structures. Approximately \$40,000 has been appropriated to initiate the loan program.

Another potential incentive for preservation that could be developed on the local level is a preservation easement program. Preservation easements are a way to guarantee that a historic property remains intact, protected in perpetuity against inappropriate development, while remaining in private ownership. Property owners could be encouraged to donate or sell, at below market value, preservation easements to the City. In return, the property owner would qualify for a federal tax credit for the appraised value of the easement if donated, or for the differences in the selling price and fair market value, if sold to the City. Such a program could be used to protect entire structures, facades of buildings, or other types of historic or cultural resources that were considered to be at risk of destruction or alteration. Additional information on this technique and the State Preservation Easement Program is provided in Section 5.3(D) (p.33).

5. Neighborhood Conservation

There has been a great deal of concern in recent years about the lack of an effective mechanism to protect the City's established neighborhoods against the destruction or encroachment by major institutional uses in the City. Many of these neighborhoods contribute significantly to the character of the City, however they do not contain sufficient historic resources for them to be designated as historic districts.

Other culturally significant neighborhoods exist in the City that are at risk due to a deteriorated housing stock, lack of employment opportunities, and numerous other social and economic problems. These neighborhoods are in need of a mechanism which promotes stability and protects against encroachment without resulting in an undue regulatory burden on the residents.

Neighborhood Conservation Districts have been used successfully in other communities to preserve and revitalize older neighborhoods through the use of a flexible overlay zone which amends the underlying zoning district regulations. This technique is described further in Section 5.1(2.C) (p.28).

6. Coordination of Public, Private and Institutional Preservation Efforts

If the preservation goals set forth in this document are to be realistically achieved, it is essential that the actions of the public, private and institutional sectors be coordinated to the fullest extent possible. Within the public sector, the various boards and decision-making bodies should be educated about the importance of historic preservation and due consideration should be given to historic resources when making important land use and development decisions. An effort should be made to coordinate the efforts of all public entities involved in historic preservation efforts including the City, Albemarle County, and the State.

Preservation efforts must also be coordinated with the private sector, including businesses and non-profit organizations. Many of the public education goals outlined in this document can be achieved in cooperation with non-profit organizations, such as the Albemarle County Historical Society. The City should also coordinate its preservation efforts with the business community and should draw on the resources within this sector to assist in the public education program.

Coordination with the major institutions in the City is also imperative if the City is to attain its preservation goals. The presence of a major university and medical facility in the City has a significant impact on the community. As these institutions expand, consideration must be given to the impact of the proposed expansion on historic resources and neighborhoods in the City. A concerted effort should be made to balance the needs of the institution with the needs of the community.

7. Certified Local Government

The Certified Local Government Program (CLG) was established by the National Preservation Amendment Act of 1980 to allow greater involvement of local governments in national historic preservation activities. To become a Certified Local Government, a community must have in place an appropriate preservation ordinance and a qualified board of review to administer the ordinance. It must provide for adequate public participation in its preservation activities, perform other functions delegated to it by the State Historic Preservation Office under the National Historic Preservation Act, and maintain a system for the survey and inventory of historic properties consistent with guidelines provided by the State Historic Preservation Office.

In addition to establishing a closer working relationship with the State Historic Preservation Office, Certified Local Governments are eligible to apply for matching grants from a ten percent share of Virginia's annual federal appropriation which must be set aside specifically for Certified Local Governments. The annual state appropriation for this grant program is about \$60,000. Currently there are ten CLG's in the State which apply for these funds on a competitive basis. Grants may be used for surveys of historic resources and archaeological sites, preparation of National Register nominations, the development of design guidelines, preparing or amending preservation ordinances or plans, public education programs and providing staff support for the local review board.

3.2 Suggested Citywide Preservation Policies

The City of Charlottesville should take the lead in promoting the preservation goals set forth in this plan. In order to achieve these goals, preservation issues must be considered when formulating development plans and policies for the City. The following recommended preservation policies attempt to interrelate the goals of the preservation plan with the functional components of the comprehensive plan:

- ◆ **Economic Development:** The City should take advantage of its rich cultural and historic heritage by promoting tourist activities which focus on the City's unique historical resources. A well organized heritage tourism program could bring numerous visitors into the downtown area and promote business in and around the City's historic districts.
- ◆ **Housing:** In addition to increasing the housing supply through new construction, the City should emphasize programs which seek to rehabilitate the existing housing stock. Rehabilitation projects and new construction should be compatible with the historic, cultural and architectural character of the property as well as the district or neighborhood in which it is located.
- ◆ **Transportation:** The historic street pattern is part of the City's character and should be recognized as an important part of the City's overall transportation network. New roads should be compatible with the character of existing streets, and should be located to avoid the demolition of historic structures or other historic or cultural resources.
- ◆ **Urban Design:** When developing plans for the development or revitalization of the City, every effort should be made to preserve historic resources and to ensure compatibility with the surrounding environment. The City should encourage innovation and creativity in design provided the proposed development is compatible with the surrounding district or neighborhood.
- ◆ **Land Use:** City regulations and codes should be revised and enforced to promote the preservation of buildings. Codes with regard to historic properties should be flexible in order to promote shared use and adaptive re-use.
- ◆ **Services and Facilities:** The city should create an awareness among its citizens concerning the value of its historic, cultural and architectural qualities through the education of government officials, school children and non-English speaking residents. The city should serve as an advocate for preservation in actions concerning its own property, and in regulatory and budget processes. Government funding of projects should be leveraged to promote preservation in the rehabilitation of properties or new construction.



The Perkins House, 433 North First Street, 1974



The Perkins House, 433 North First Street, 1993

ACTION STRATEGY

4.0 AN ACTION STRATEGY FOR PRESERVATION

4.1 Recommended Actions

* = Priority Action

1. Local Protection of Historic Resources

Goal: Provide the fullest protection to the historic resources in the City of Charlottesville.

Strategies:

- * 1. The eighteen properties listed on the National Register of Historic Places which are not protected by local ordinance should be included in a local historic district or designated individually.
- * 2. The West Main Street- University Corner corridor should be considered for designation as a local historic district.
- 3. National historic districts (and areas surrounding local historic districts) should be examined for inclusion in local historic districts.

2. Education Program for Owners of Historic Resources

Goal: Educate property owners of historic resources about the history and significance of their property and inform them of any preservation plans which will impact their property.

Strategies:

- * 1. Devise and implement an ongoing educational program to notify property owners that their property is situated in either a local historic district or a national historic district, or individually listed as a local historic property or on the National Register.
- 2. Maintain a listing of locally designated historic properties in the Clerk of the Circuit Court's office and update all property records in the City Assessors office to include local historic designation.
- 3. Organize workshops for owners of historic properties on cyclical maintenance and rehabilitation work. Provide lists of suitable replacement materials, suppliers, and local services and craftspeople specializing in historic renovations.

3. Inventory of Historic Resources

Goal: Inventory and evaluate all historic resources in the City to identify properties/ districts which should be protected by local ordinance.

Strategies:

- * 1. Complete survey of all properties located in National Register Districts and areas surrounding local historic districts. Develop a computerized database of all historic properties for reference purposes.
- * 2. Evaluate boundaries of existing local and National Register districts and recommend creation of new local historic districts and/or revised district boundaries, where appropriate. Give priority status to National Register Districts, such as the Ridge Street Historic District, which contain structures that are endangered due to deterioration or proposed demolition.
- 3. Compile for the City a listing and map of all historic resources located on public property.

4. Incentives and Tools for Historic Preservation

Goal: Strengthen major preservation tools currently being utilized by the City and provide incentives to property owners to encourage historic preservation.

Strategies:

- * 1. Develop incentives such as plaques, financial incentives (loans, grants, tax legislation) and preservation awards to encourage property owners to list their property on the National Register or become part of a local historic district.
- * 2. Make low-interest loans available through the Historic Preservation Revolving Fund to owners of properties which are protected by local ordinance.
- 3. Provide technical assistance to owners of historic properties in the following areas:

Historical: Provide documentation or resources to trace the history of a structure or site.

Architectural: Provide information relating to the restoration, rehabilitation, or adaptive reuse of historic structures.

Financial: Provide information on available federal, state and local preservation assistance programs.

- 4. Institute a local easement donation program (both facade and open space) to protect Charlottesville's unique architectural resources.
- 5. Review the Historic Preservation Ordinance and Historic Preservation Plan every five years and amend them when necessary.

5. Neighborhood Conservation

Goal: Protect and enhance the scale, character and stability of existing neighborhoods and protect against the destruction or encroachment upon areas which contribute to the character of the City.

Strategies:

- * 1. Encourage the conservation and revitalization of neighborhoods through the use of a flexible overlay zone which includes design guidelines to protect the neighborhood context (scale, setback, height), but does not impose the same level of design review and stringent standards as local design control districts. The overlay district would include the following features:
 - a. **Designation Process** - The process for designating Neighborhood Conservation Districts would be an open and interactive process between the Board of Architectural Review and property owners from the neighborhood. When amending the zoning ordinance to permit Neighborhood Conservation Districts, specific criteria for determining the boundaries of proposed conservation districts should be developed and included in the ordinance.
 - b. **Review Process** - In order to streamline the review process, the staff of the Department of Planning and Community Development rather than the Board of Architectural Review would review all new construction, reconstruction, additions or deletions of floor area and demolitions.
 - c. **Maintenance and Minor Alterations** - Routine maintenance (i.e. painting) and minor changes such as window or roof replacement would be exempt from regulation.
 - d. **Prevention of Displacement** - Strategies will be developed to prevent displacement of existing owners and renters, by working with residents to develop affordable solutions to achieve the objectives of the district. City staff will work with residents of the district in the implementation of rehabilitation and conservation programs.
 - e. **Targeting of Local Housing Initiatives** - Local housing improvement programs should be encouraged to consider rehabilitation of historic properties which are designated in the local ordinance or on the National Register. Community Development Block Grant (CDBG) funds and funds received for other housing initiatives should be targeted to low-income owners of historic structures. Strategies should be developed to provide the maximum number of affordable low and moderate income ownership and rental opportunities with priority given to occupancy by existing residents.

f. **Neighborhood Employment Opportunities** - The City will make every effort to employ residents of designated neighborhoods in the implementation of rehabilitation and conservation programs.

2. After designation of an area as a Neighborhood Conservation District, develop a plan with direct input from neighborhood residents to determine which elements of the neighborhood, in the residents' minds are important for protection. Develop design guidelines for each neighborhood based on the unique architectural elements in that neighborhood and the desires of the residents.

6. Coordination of Public and Private Sector Preservation Efforts

Goal: Coordinate the actions of government, the private sector and non-profit organizations to achieve preservation goals.

Strategies:

1. A BAR member should attend meetings involving the development of the City; there should be a member of the BAR on the Urban Design Committee and all development task forces or committees dealing with historic properties or preservation issues.
2. All public decision making bodies should give due consideration to the impact of their decisions on historic resources; this should be incorporated into the review procedures of all decision making bodies. (e.g. Planning Commission, Urban Design Committee, CIDA, etc...)
3. Develop agreements, procedures and lines of communication between the City and other government agencies to promote a coordinated effort to protect and improve historic sites.
4. Encourage the adoption of legislation on the federal and state level to provide additional funding, tax incentives, etc. for historic preservation.
5. Support and encourage private sector preservation efforts by providing technical and financial assistance and publicity.

7. Implementation Mechanisms

Goal: Provide necessary mechanisms to implement the preservation goals of the City.

Strategies:

1. Provide adequate resources to implement the recommendations contained in the plan. (See Appendix 6.2).

- * 2. Apply for designation as a State Certified Local Government (CLG). Once designated, apply for grants made available through the CLG Program.

8. City-wide Preservation Ethic

Goal: Encourage a community-wide preservation ethic through preservation education.

Strategies:

1. City Leaders
 - Increase preservation awareness among the City's decision makers through regular presentations on preservation.
 - Target specific groups for special programs, such as city officials, members of major organizations, bankers, developers, builders, contractors, real estate firms, staff and board members of related organizations, and merchants that are essential to the success of historic preservation.
 - Identify leaders in each neighborhood or historic district to serve as an advocate for neighborhood conservation.
2. School Children
 - Involvement in statewide heritage education efforts.
 - Encourage the Albemarle County Historical Society to continue producing and updating educational programs for local schools.
3. Contractors and Craftspeople
 - Investigate and determine the potential for expansion of school programs at Charlottesville-Albemarle Technical Education Center into such areas as historic rehabilitation as a means of educating future contractors and craftspeople who may be involved in historic rehabilitation projects in Charlottesville in the future.
4. General Population
 - Develop and print in the newspaper annually an inspection checklist to encourage property owners and tenants to undertake annual maintenance. (Also offer basic hints on proper techniques such as cleaning, masonry, repairing windows, etc...)
 - Encourage local newspapers and media to have regular features on historic preservation.

- Preservation publications, slide shows, videotapes and other educational materials should be made more readily available to the general public by having check-out copies available in the library and at City Hall as appropriate.

5. Visitors

- Distribute walking tour brochures, encourage the Albemarle County Historical Society to continue providing summer guided walking tours and develop special interest tours as repeat visitation demands.
- Offer historic tours and lectures to conference and convention attendees in Charlottesville.

9. Coordination with Institutions

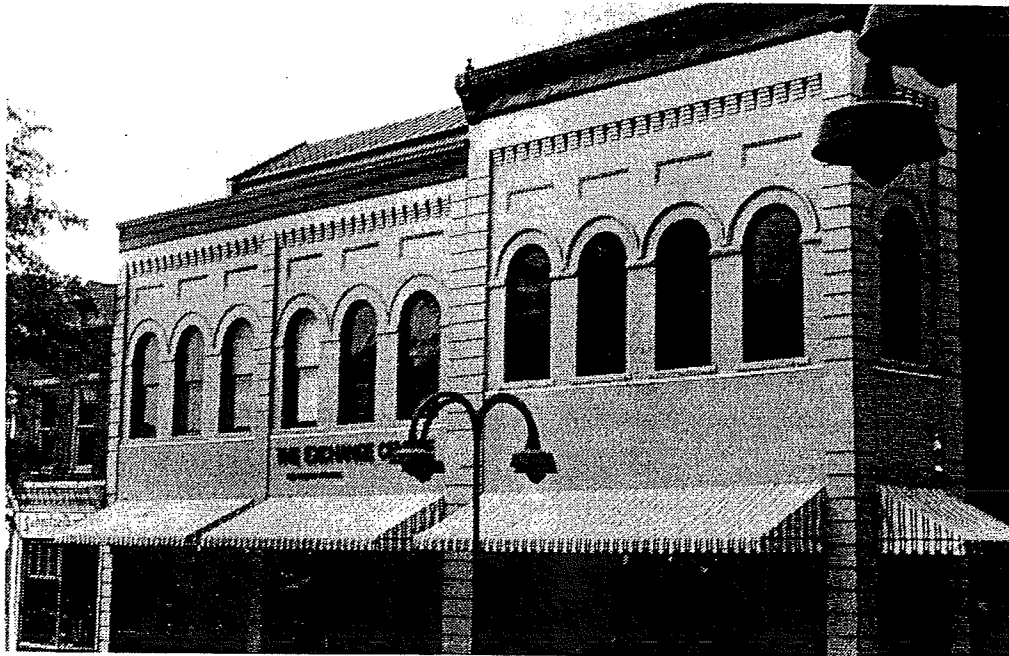
Goal: Coordinate preservation efforts with major institutional property owners in Charlottesville and neighboring areas.

Strategies:

1. Encourage each institution to develop a preservation policy for both its buildings and grounds that calls first for the retention of the property's historic character, and secondly, for the incorporation of quality design elements when additional space requirements cannot be met through adaptive reuse.
2. Encourage owners of institutional properties to be sensitive to preservation issues and neighborhood conservation efforts when developing expansion or renovation plans.



The Exchange Store, ca. 1974



The Exchange Center, 1992

PRESERVATION TOOLS

5.0 PRESERVATION TOOLS AND TECHNIQUES

A variety of tools and techniques are available on the local level to implement the recommendations contained in this document. The techniques described in this chapter have been divided into four general categories as follows:

- ♦ Regulatory Techniques;
- ♦ Administrative Techniques;
- ♦ Financial Techniques;
- ♦ Education and Training.

5.1 Regulatory Techniques

The ability of regulations to be an effective preservation tool depends on how well they are crafted and the strength of the regulation. Some regulations pertain directly to historic preservation (preservation ordinances, certain zoning techniques), while others may be used in a more indirect fashion to achieve preservation objectives. Other regulations (view protection, tree ordinances) may not address historic buildings per se, but may be used to preserve the special character of a place.

Regulatory tools include:

- ♦ Historic Preservation Ordinances/Historic District Zoning
- ♦ Zoning techniques including special districts, design guidelines and conservation districts
- ♦ Site Plan Review
- ♦ Appearance Codes including tree preservation and scenic area designation

1. Historic Preservation Ordinances/Historic District Zoning

Historic preservation ordinances were originally enacted to freeze a building or neighborhood at a point in time. More recently, however, these tools are being used as a catalyst for private reinvestment and revitalization. The Vieux Carre in New Orleans, and Beacon Hill in Boston are examples where the strict application of historic preservation has led to restoration in the area.

Local historic preservation ordinances, whether they regulate districts or individual buildings, serve an important role where federal or state regulations fall short. While federal or state laws mostly regulate actions carried out by public agencies, local preservation ordinances are concerned primarily with the actions of private property owners and the protection of local

historic or other resources. The scope of an ordinance varies according to state enabling legislation and the municipalities particular needs.

Ordinances typically have several standard components relating to purpose and procedure, types of actions, appeals, and enforcement. Newer ordinances have begun to incorporate additional standards such as minimum maintenance requirements, certain architectural materials and details, and review criteria for pedestrian amenities, streetscape features, transportation and parking, and open space.

The provisions for regulating Charlottesville's locally designated historic districts are contained within the City's Zoning Ordinance as required by Virginia State enabling legislation. The Ordinance gives specific criteria for Board of Architectural Review proceedings, powers and duties. It also describes, in general terms, the preservation elements that are to be considered by the BAR when reviewing an application. These criteria include architectural significance, the degree to which a structure contributes to the district, general design, texture, materials, and siting of a new or existing structure. However, there are no specific criteria or design regulations specified for each district.

Such design regulations are typical provisions of many historic district ordinances. These guidelines vary with the local regulatory climate. Usually they are designed to control such features as height, scale, massing, directional expression, setback, entryways, siting, roof shape, fenestration patterns and style features.

2. Zoning

Conventional zoning is probably the most commonly used device for guiding development at the local level. It is employed to control the use of private land and structures; the area of the lot that may be developed; and the density, height and bulk of development. The general purpose of zoning is to avoid the undesirable effects of development by segregating incompatible uses and maintaining adequate standards for individual use groups.

Conventional zoning includes a variety of controls over basic aspects of development which should be considered in the context of planning for preservation (i.e. parking, signage and landscaping). Excessive parking requirements, for example, may lead to the needless demolition of a historic structure to make way for the required parking. Signage regulations should be developed to protect and complement the historic character of the area. In addition, landscaping requirements can be an effective tool to highlight important historic resources or to minimize the impact of more obtrusive types of development in historic areas.

Traditionally, zoning has been used as a negative control which prohibits types of activities or construction. Increasingly, however, zoning is being used as an incentive to achieve the broader goals of the community. Historic preservation is among these goals. The following are representative of the zoning techniques which are available to achieve preservation goals:

A. Special Districts

Special zoning districts have been established in a number of cities to achieve the goals of preservation. In San Diego, Planned Districts have been established in eleven areas of the city in order to "...preserve and enhance the cultural, aesthetic or economic value of neighborhoods having special importance due to their historical significance." The Old San Diego Planned District is one area with special administrative regulations and density controls. In some instances, deviations are permitted from the building code to enable the preservation of historic and architecturally significant structures.

In other cities, rather than creating special districts tailored to specific purposes, more generic regulations have been crafted which encourage forms of development more closely matched to the existing urban fabric. In New York City, over 12 such contextual zoning approaches have been applied in all the city's boroughs with considerable success.

B. Design Guidelines

Design guidelines can be included in zoning regulations for nearly any type of development in which the maintenance of a specific scale and character is desired. Design guidelines have been drafted for industrial parks, working waterfront areas, downtown areas, residential streets and historic districts.

In Annapolis, Maryland, design guidelines were created for the West Street Corridor which were incorporated by reference in the City's new zoning. Guidelines for building facades were established for both commercial buildings and residential buildings within the district. These guidelines specified standards for building materials and surfaces, openings (i.e. doors and windows), height and roof form.

There are legal and practical limitations to the use of design guidelines outside designated historic areas. The locality should ensure sufficient authority exists to establish aesthetic controls over development whether it is located in a designated district or not.

C. Conservation Districts

Neighborhood preservation or conservation districts have been designed in a number of cities to achieve the fundamental goals of historic districts without the rigorous standards and review procedures which traditionally accompany historic district zoning. Conservation districts are used to preserve and revitalize older neighborhoods through the use of a flexible overlay zone which amends the underlying zoning district regulations. By using this overlay technique, additional requirements can be placed on the district, such as design guidelines, demolition restrictions, expanded or contracted use provisions, and administrative review of new development.

In Atlanta, Georgia, under the present Zoning Ordinance, conservation districts may be established for areas that have retained some degree of historic character, although some alterations may have occurred within the district. Prior to construction, alteration or demolition

of a structure or site located within a designated conservation district, the owner must submit plans to the Urban Design Commission. The Commission reviews the proposed actions and makes recommendations to the owner. These recommendations are advisory only and the owner is not bound to modify his or her plans to comply with the recommendations.

In Virginia, municipalities are permitted under Section 15.1-503.2 of the Virginia Code to regulate design in areas with "historic" value. This provision of the Code could support the creation of neighborhood conservation districts in existing National Register Districts or in other areas of the City which contain a significant number of historic structures. In order to create conservation districts in less historically significant areas of the City, it may be possible to draw some authority from Section 36-48 et seq. of the Virginia Code which deals with redevelopment projects in "blighted" areas.

If, upon further legal research, the City determines that it cannot fully achieve its goals for neighborhood preservation under current State enabling legislation, the City could pursue a Charter amendment to expand its authority to permit design review in other areas. The City of Richmond successfully amended their Charter to permit the designation of overlay districts to protect developed areas of the City which are characterized by "uniqueness of established neighborhood character, architectural coherence and harmony, or vulnerability to deterioration". The City of Roanoke also recently amended its Charter to permit the creation of overlay districts to protect designated conservation, rehabilitation or redevelopment areas with "unique architectural value".

3. Site Plan Review

Site plan review is undertaken by local officials, typically the planning commission and staff, to determine if development plans meet specified criteria. Items which are usually considered as part of the site plan review process include the existence of adequate public facilities and infrastructure such as roads, sewer and water and schools, the compatibility of the proposed development with the environment and surrounding land uses, and compliance with all applicable development regulations.

4. Appearance Codes

Other regulatory approaches to control the appearance of a new development within the community may include the following:

A. Tree Preservation

Many communities have enacted laws governing the removal or pruning of trees on public property, especially along street rights of way. In addition, a number of jurisdictions provide special protection for specimen trees on private property and regulate land clearance operation to retain trees in new developments. An Alexandria, Virginia, ordinance allows the City to designate "historic" or "specimen" trees. Any tree of notable historic association or any tree of extraordinary value because of its size, age, or type can be so designated. Fairfax County,

Virginia, now has one of the most comprehensive tree preservation laws in the nation. Charlottesville has a tree ordinance and trees under the BAR's review are subject to its approval.

B. Scenic Area Designation

Areas that contribute to the unique character of the community can be designated as scenic areas. Such areas as scenic roadways, entryways, or areas that frame monuments, parks, or other public areas are candidates for this scenic designation. Controls may be imposed for signs, landscaping, and building preservation or maintenance requirements. Highway or street corridors are frequently designated as scenic or special district areas, such as the Calhoun Street Corridor in Charleston, South Carolina, or the H-2 Corridor Overlay District in Leesburg, Virginia.

Charlottesville recently created an Entrance Corridor Historic Overlay District in its Zoning Ordinance. The overlay district was established to protect and enhance the visual quality of the primary entrance corridors in the City.

5.2 Administrative Techniques

A government's effectiveness in achieving planning and preservation goals hinges to a great extent on the way it conducts business. Administrative actions can be used to improve the enforcement of regulations, and to improve coordination among agencies or departments of government.

1. Code Enforcement

The enforcement of historic preservation controls is often difficult because they address building details unfamiliar to most building inspectors. For this reason, some controls may require special training of inspectors. In Portsmouth, Virginia, the Planning Department is responsible for enforcing the historic district regulations, while other enforcement activities are handled by other departments. In order to ensure compliance with historic regulations, planners inspect two neighborhoods per month on a random basis. In New York City, enforcement is accomplished by civic groups active in each historic district, such as the Greenwich Village Society for Historic Preservation or Friends of the Upper East Side Historic Districts.

Targeting enforcement activities with other preservation actions is another means of strengthening enforcement. In New York City, code enforcement has been given a priority in strategy areas where funds have been earmarked for community improvement.

Good enforcement requires appropriate staffing and training. It also requires community involvement and monitoring. Citizen complaints about violations can be a problem or an opportunity. Many citizen complaints involve matters that local governments cannot control; however, if handled systematically, through active neighborhood associations, citizen involvement can enhance the effectiveness of limited staff.

2. Interagency Coordination

Effective interagency coordination is also important for comprehensive preservation efforts. Many communities include an office of interagency coordination in the council or mayor's office to ensure that coordination occurs. Coordination is a natural role for a planning department because planning activities crosscut functional concerns.

5.3 Financial Techniques

Several financial incentives are available to encourage historic preservation. These techniques range from grants--an extremely popular funding technique--to easements, a more innovative preservation tool. The following provides a brief description of the various financial techniques available to encourage preservation on the local level:

A. Grants

Grants are often the funding backbone for many preservation projects. Unfortunately, their availability lags far behind their demand. The availability of grants varies from state to state depending on certain factors, including the economic and political climate. In Virginia, grants for historic preservation are available through the Department of Historic Resources. The Department administers both federal and state grants.

The Certified Local Government (CLG) program is a federal grant program in which the ten CLGs in Virginia competitively apply for project grants from the \$60,000 available each year. On average, four to six grants are awarded yearly. Other federal grants include Special Purpose Grants and Line Item Grants. While the size of these grants may be small compared to the need, they fill an important gap in a city's preservation program.

Another often overlooked grant source is charitable foundations that disperse funds for preservation and community revitalization projects. Some foundations are local while others are nationwide but sponsor local projects (i.e. Getty Foundation). Even in difficult economic times, these endowments remain a stable funding source. The State Department of Historic Resources has information on foundations that grant money for preservation projects.

In addition, the National Trust for Historic Preservation runs several grant programs including the Preservation Services Fund, the Inner-City Ventures Fund, and the Critical Issues Fund. This latter fund is a useful source of seed money for innovative planning and zoning studies, which sets the stage for other capital grants or procedural improvements.

B. Revolving Loans

Revolving loans provide funding for rehabilitation and repair work by enabling property owners to borrow money at a low interest rate. The technique is fairly simple but in most cases, the owner must meet a number of specified criteria. Most revolving funds require that rehabilitation work be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. The City of Charlottesville is currently drafting a low interest revolving loan fund in order to provide an

incentive to rehabilitate historic properties. The City's program requires that the property be included in or be in the process of seeking inclusion in a local historic district to be eligible for a loan.

In Pittsburgh, local foundations (represented through the non-profit Cultural Trust) engaged the City's Urban Redevelopment Authority in establishing matching grants for a low-interest revolving loan program for further renovation in the downtown Penn-Liberty historic district. In this program, building owners who comply with previously agreed design standards for renovation qualify for this financial assistance.

C. Tax Incentives

Recent changes to the Federal government's Incentive Tax Credit (ITC) program, so popular in the 1970's and 1980's, have made the credits less useful as a broad based preservation tool. The rehabilitation tax credit is still available, but now due to restrictions on investor participation, it is mostly applicable and beneficial for use in large projects. Under the program, owners of income producing historic properties can take a 20 percent income tax credit on the cost of rehabilitating buildings for industrial, commercial or residential purposes. The rehabilitated buildings must be a certified historic structure and all rehabilitation work must meet the Secretary of Interior's Standards for Rehabilitation.

The low income housing tax credit is another Federal tax credit often used in historic preservation projects. It is based on the cost of development and the number of low-income units produced in rental housing. Tax credits can be taken for new construction and acquisition, but its use in rehabilitation of existing structures has made this tax credit an increasingly important preservation tool.

There is no Virginia enabling legislation for granting local tax exemptions for properties placed within a design control district. However, localities are authorized to provide for a partial real estate tax exemption for properties at least 25 years old which have been substantially rehabilitated.

D. Preservation Easements

Historic preservation easements are instrumental in preserving not only the facades of historic buildings, but adjacent grounds which often include important gardens and scenic views. Easements can also be used to protect other types of historic and cultural resources, including archaeological sites. Easements are a way to guarantee that a historic property remains intact, protected in perpetuity against inappropriate development, while remaining in private ownership.

The Virginia Department of Historic Resources administers a statewide preservation easement program and currently holds easements on over 150 properties throughout the Commonwealth. To qualify for the program, a property must be listed on the Virginia Landmarks Register. When an easement is donated to the State, the owner must surrender certain rights, such as the right to modify the exterior or to use adjacent space in a way that might compromise the historic character and integrity of the site. In return, the owner is assured that their property will be permanently

protected from destruction, demolition or other inappropriate treatment. Donation of easements can also provide the following tangible financial advantages:

1. The value of an easement, as determined by a qualified appraisal, can be claimed as a charitable donation deduction. (To qualify for the federal tax deduction, the property must also be listed on the National Register.)
2. Donation of an easement can lower local property taxes, as the local tax assessor is required by law to take the easement into account when assessing the value of the property.
3. Donation of an easement will often substantially reduce estate taxes.

In addition to donating a preservation easement to the State, easements can be donated or sold to a public agency or to a non-profit historic preservation organization. However, if the easement is sold rather than donated, it must be sold at less than fair market value in order to qualify for the Federal tax deduction.

In addition to regulatory measures, easements are the main preservation tool in Charleston, South Carolina. The Historic Charleston Foundation began negotiating easements on historic properties in the late 1970's. They currently hold about 100 easements. One of the reasons for Historic Charleston's success is that many of the city's historic buildings are locally regulated and cannot be significantly altered. A preservation easement enables the property owner to take advantage of local regulations by taking a Federal tax deduction. In addition, the easement program has been particularly helpful in preventing the subdivision of property, and therefore preserving the property in its original setting. Easements strictly for land conservation can serve many purposes including the protection of forests, wetlands, farms and ranches, endangered species habitat, beaches, and other scenic areas.

In an urban context, parks may also be covered by easements. In Midtown Manhattan, a small, privately owned park surrounded by 12 apartment buildings which comprise Tudor City, will forever remain as open space because of the easement that covers it. An easement on an urban park is fairly uncommon, but in the case of Tudor City, it has ensured that the complex of 1925 Tudor apartment buildings, a locally designated historic district, remains intact.

5.4 Education and Training

Education and training are among the most important and potentially effective tools for historic preservation. Educational programs can introduce an array of preservation issues to a wide spectrum of people, including young school children learning to appreciate the unique contribution of historic resources to their environment, people seeking to alter their historic property, and government employees even marginally involved in the preservation process, such as building inspectors, zoning regulators and agencies that monitor home or commercial improvement loans.

Education and training programs are a form of public relations that traditionally involve classes, lectures or seminars. Less informal techniques are also effective, such as the distribution of pamphlets, newsletters, booklets and brochures, and house and walking tours. The majority of education and training programs are done by local non profit preservation advocacy groups. In Portland, Maine, Greater Portland Landmarks has established a successful public education program through the publication of an architectural guide to the city, by organizing walking tours, and by providing technical advisory services on a limited basis to historic property owners.

As a part of the public education process in Portland, property owners are notified of their location in a local historic district and are informed about the building permit process in a single mailing. Recently, the city's part time Preservation Enforcement Officer sent notices--informally on a post card--advising all residents of the local historic district to consult the Building Inspections Office for any "spring cleanups" or home repairs involving changes to the property's exterior. In addition to reminding owners of their property's designated status, this outreach effort helps owners avoid building code violations.

APPENDICES

Appendix 6.1

ACTION STRATEGY

GOALS AND OBJECTIVES	STRATEGIES*	IMPLEMENTING ENTITY	TIME FRAME		
			SHORT	MID	LONG
			1-2 yrs	2-5 yrs	5-10 yrs
<u>LOCAL PROTECTION OF HISTORIC RESOURCES</u>	1. Include 18 National Register properties not protected by local ordinance in a local historic district or designate individually.	DCD, BAR	X		
Provide the fullest protection to the historic resources in the City of Charlottesville	2. The West Main Street - University Corner corridor should be considered for designation as a local historic district.	City Council, DCD, BAR	X		
	3. Examine National Historic Districts and areas surrounding local historic districts for inclusion in local historic districts.	DCD, BAR		X	
	<u>EDUCATION PROGRAM FOR OWNERS OF HISTORIC RESOURCES</u>	1. Devise and implement an ongoing educational program to notify property owners that their property has been designated as a historic property on the local or national level.	DCD, BAR	X	
Educate property owners of historic resources about the history and significance of their property and inform them of any preservation plans which will impact their property.	2. Maintain a listing of local historic properties in the Clerk of the Circuit Court's office and update City Assessor's property records to include local historic designation.	DCD	X		
	3. Organize workshops for owners of historic properties on cyclical maintenance and rehabilitation work.	BAR, Builders Association		X	
	<u>INVENTORY OF HISTORIC RESOURCES</u>	1. Complete survey of all properties located in National Register districts and areas surrounding local historic districts. Develop computerized database of historic properties.	DCD		ongoing
Complete a comprehensive survey and evaluation of all historic resources in the City to identify properties/districts which should be protected by local ordinance.	2. Evaluate boundaries of existing local and National Register districts and recommend creation of new local historic districts and/or revised district boundaries.	BAR, Planning Commission, DCD, City Council		ongoing	
	3. Compile for the City a listing and map of DCD all historic resources on public property.			X	
	<u>INCENTIVES AND TOOLS FOR PRESERVATION</u>	1. Develop incentives such as plaques, incentives and preservation awards to encourage property owners to be locally or nationally designated.	City Council, BAR, DCD	X	
Strengthen major preservation tools currently being utilized by the City and provide incentives to property owners to encourage historic preservation.	2. Make low-interest loans available to owners of locally designated historic properties through the Historic Preservation Revolving Fund.	City Council, Revolving Fund Committee, DCD	X		

GOALS AND OBJECTIVES	STRATEGIES*	IMPLEMENTING ENTITY	TIME FRAME		
			SHORT	MID	LONG
			1-2 yrs	2-5 yrs	5-10 yrs
	3. Provide technical assistance to owners of DCD historic properties.			X	
	4. Institute a local easement donation program to protect unique architectural resources.	City Council, BAR, DCD		X	
	5. Review historic preservation provisions in Zoning Ordinance and Preservation Plan every 5 years and amend when necessary.	BAR, Planning Commission, DCD		X	
<u>NEIGHBORHOOD CONSERVATION</u>					
Protect and enhance the scale, character and stability of existing neighborhoods and protect against destruction or encroachment upon areas which contribute to the character of the City.	1. Encourage the conservation and revitalization of neighborhoods through the use of a flexible overlay zone which includes design guidelines to protect the neighborhood context but does not impose the same level of design review and stringent standards as local design control districts.	BAR, Planning Commission, DCD	X		
	2. Develop neighborhood plans with direct input from neighborhood residents to determine which elements of the neighborhood, in the residents' minds, are important for protection.	DCD, Planning Commission, BAR		X	
<u>COORDINATION OF PUBLIC AND PRIVATE SECTOR PRESERVATION EFFORTS</u>					
Coordinate the actions of government, the private sector and non-profit organizations to achieve preservation goals.	1. BAR member should attend meetings involving the development of the City.	BAR			ongoing
	2. All public decision making bodies should give due consideration to the impact of their decisions on historic resources.	All public decision making bodies			ongoing
	3. Develop agreements, procedures and lines of communication between the City and other State government agencies to coordinate efforts to protect and improve historic sites.	City, County,			ongoing
	4. Encourage the adoption of legislation on the federal and state level in support of historic preservation.	City Council, BAR			ongoing
	5. Support private sector preservation efforts by providing technical and financial assistance and publicity.	City Council, BAR, DCD			ongoing
<u>IMPLEMENTATION MECHANISMS</u>					
Provide necessary mechanisms to implement the preservation goals of the City.	1. Provide adequate resources to implement the recommendations contained in the plan.	City Council			ongoing
	2. Apply for designation as a State Certified Local Government. Once designated, apply for grants made available through the program.	City Council, DCD	X		

GOALS AND OBJECTIVES	STRATEGIES*	IMPLEMENTING ENTITY	TIME FRAME		
			SHORT 1-2 yrs	MID 2-5 yrs	LONG 5-10 yrs
<u>CITY-WIDE PRESERVATION ETHIC</u> Encourage a community-wide preservation ethic through preservation education.	1. City leaders - Increase preservation awareness among City leaders through regular presentations on preservation; target specific groups involved in preservation for special programs; identify leaders in each neighborhood to serve as an advocate for neighborhood conservation.	BAR, City leaders, Preservation Piedmont, Historical Society		X	
	2. School children - Involvement in statewide heritage education efforts; encourage educational programs on preservation in schools.	Historical Society, public schools			X
	3. Contractors and craftspeople - Expand curriculum at CATEC to include historic rehabilitation courses.	CATEC			X
	4. General population - Publish annual inspection and maintenance checklist for older properties in newspaper; encourage newspapers and media to have regular features on historic preservation; make educational materials on preservation available to public.	Newspapers, media, DCD		X	
	5. Visitors - Provide walking tours and lectures on historic preservation to visitors and conference attendees.	Historical Society		ongoing	
<u>COORDINATION WITH INSTITUTIONS</u> Coordinate preservation efforts with major institutional property	1. Encourage each institution to develop a preservation policy for both its buildings and grounds.	City Institutions			X
	2. Encourage owners of institutional properties be sensitive to preservation issues and neighborhood conservation efforts when developing expansion or renovation plans.	City Council, DCD, City Institutions		ongoing	

See Section 4.0 (Action Strategy for Preservation) for more detailed description of strategies.

Appendix 6.2

RESOURCES REQUIRED FOR PLAN IMPLEMENTATION

<u>Priority Recommendations</u>	<u>In-House*/ Consultant</u>	<u>Estimated Cost</u>
1. <u>Local Protection of 18 National Register Properties</u> - Update existing surveys and prepare proposal to City Council to support local designation of properties.	In-House	\$ 1,000
2. <u>West Main Street-University Corner</u> - Completion of survey work in district (Approx. 50 structures) and preparation of proposal to City Council to support local designation of district.	Consultant	\$ 7,000
3. <u>Educational Program</u> - Preparation of an informational brochure which summarizes the regulations which apply to local historic properties as well as the benefits of being designated on the local level.	Consultant	\$ 4,000.
4. <u>Survey of Historic Resources</u> - Complete survey work for all properties located in National Register Districts which have not been surveyed to date (Approx. 200 surveys).	Consultant	\$20,000
5. <u>Creation of New or Expanded Historic Districts</u> - Evaluate boundaries of existing local and National Register districts and prepare a proposal(s) to City Council recommending the creation of new local historic districts and/or revised district boundaries, where appropriate.	Consultant	\$ 8,000
6. <u>Neighborhood Conservation Overlay District</u> - Designate neighborhood conservation districts and develop a plan for each district which establishes design guidelines for future development in the district.	Consultant	\$15,000/district
7. <u>Incentives for Preservation</u> - Develop incentives to encourage owners to list their property on the National Register or become part of local historic district.	In-house	Varies depending upon incentive type
8. <u>Revolving Loan Fund</u> - Make low-interest loans available through a revolving loan fund to owners of properties which are protected by local ordinance.	In-house	\$40,000 +Admin. Costs**
9. <u>Certified Local Government Program</u> - Apply for CLG status and grants made available through the CLG Program.	In-house	Admin. Costs

* In-house work assumes use of existing staff resources. If additional staffing was provided in the future, many of the above tasks could be performed in-house rather than by hiring a consultant.

** \$40,000 was appropriated in FY 92-93 to initiate a Revolving Loan Fund.

Appendix 6.3

HISTORIC DISTRICTS

<u>Historic Districts</u>	<u>National Register</u>	<u>Virginia Landmarks Register</u>	<u>Local Historic District</u>
Charlottesville and Albemarle County Courthouse Historic District (Roughly bounded by Park, Water, Saxton, and Main Streets)	X	X	X*
Ridge Street Historic District (200-700 Ridge Street)	X		
Rugby Road-University Corner Historic District (Roughly bounded by University Ave., Wayside Pl., 14th St., and U.S. 29)	X	X	
University of Virginia Historic District**	X	X	
Wertland Street Historic District (Wertland Street between 10th and 14th Sts.)	X	X	

* Boundaries of local historic districts do not coincide exactly with state and national district boundaries

** Although the University of Virginia is located within City limits, all property is owned by Albemarle County, and therefore, the City has no jurisdiction over this district.

Appendix 6.4
HISTORIC PROPERTIES

<u>Property Name</u>	<u>National Register</u>	<u>Virginia Landmarks Register</u>	<u>Locally Designated Property</u>
Anderson Brothers Building 1417-1427 University Ave.	X		
Armstrong Knitting Factory 700 Harris Street	X		
Barringer Mansion 1404 Jefferson Park Ave.	X		
Belmont 759 Belmont Ave.	X		X
Carter-Gilmer House 802 E. Jefferson St.	X		X
Dabney-Thompson House 1602 Gordon Ave.	X		
Delevan Baptist Church 632 W. Main Street	X		X
Enderly 603 Watson Ave.	X		X
Four Acres 1314 Rugby Rd.	X		
Gardner-Mays Cottage 1022 Grove St.	X		
Hard Bargain 1105 Park St.	X		X
Hotel Gleason/Albemarle Hotel, Imperial Cafe 617-619 W. Main St.	X		
House at Pireus 302 Riverside Ave.	X		X
King Lumber Company Warehouse 608 Preston Ave.	X		
King-Runkle House 201 14th St., NW	X		
The Farm 1201 East Jefferson St.	X		X
Locust Grove 810 Locust Ave.	X		X
Morea 209-211 Sprigg Lane	X	X	
Mount Zion Baptist Church 105 Ridge St.	X	X	

<u>Property Name</u>	<u>National Register</u>	<u>Virginia Landmarks Register</u>	<u>Locally Designated Property</u>
Oak Lawn Cherry Ave. and 9th St.	X	X	X
Patton Mansion 1018 W. Main St.	X		
Paxton Place 503 W. Main St.	X		X*
Peyton-Ellington Building 711 W. Main St.	X		
Piereus Store 1901 E. Market St.	X		X
Pitts-Inge 331-333 W. Main St.	X		X*
Stonefield 1204 Rugby Rd.	X		X
Timberlake-Branham House 1512 E. Market St.	X		
Tonsler, Benjamin, House 327 6th St. SW	X		X
Turner-LaRowe House 1 University Court	X		
Updike, Robert L., House 620 Prospect Ave.	X		
Vowles, John, House 1111-1113 W. Main St.	X	X	-X
White Cross-Huntley Hall 152 Stribling Ave.	X		
Woolen Mills Chapel 1819 E. Market St.	X		
Wynhurst 605 Preston Pl.	X		X
Young Building 1102 Carlton Ave.	X		
123 Bollingwood Road			X
907 Cottage Lane			X
908 Cottage Lane			X
909 Cottage Lane			X
513 Dice St.			X
402 W. Dice St.			X

* Included in Local Architectural Design Control District

<u>Property Name</u>	<u>National Register</u>	<u>Virginia Landmarks Register</u>	<u>Locally Designated Property</u>
406 W. Dice Street			X
410 W. Dice St.			X
412 W. Dice St.			X
200 Fifteenth St., NW			X
205 Fifth St., SW			X
217 Fifth St., SW			X
301 Fifth St., SW			X
418 Fifth St., SW			X
223 Fourth St., SW			X
204 Hartman's Mill Rd.			X
208 Hartman's Mill Rd.			X
801 East High St.			X
800 East Jefferson St.			X
901 East Jefferson St.			X
1615 Keith Valley Road			X
114 Lankford Ave.			X
214 Lankford Ave.			X
610 Lyons Court			X
706 Lyons Court Lane			X
810 West Main St.			X
1213-4 West Main St.			X
512-4 West Main St.			X
811-3 West Main St.			X
600 West Main St.			X
817 West Main St.			X
909 West Main St.			X
1211 West Main St.			X
1118 East Market St.			X
224 Ninth St., SW			X
1108 Park St.			X
1112 Park St.			X

<u>Property Name</u>	<u>National Register</u>	<u>Virginia Landmarks Register</u>	<u>Locally Designated Property</u>
611 Preston Place			X
204 Ridge St.			X
409 Ridge St.			X
413 Ridge St.			X
500 Ridge St.			X
505 Ridge St.			X
506 Ridge St.			X
510 Ridge St.			X
511 Ridge St.			X
515 Ridge St.			X
517 Ridge St.			X
522 Ridge St.			X
528 Ridge St.			X
632 Ridge St.			X
752 Ridge St.			X
818 Ridge St.			X
1328 Riverdale Dr.			X
204 Seventh St., SW			X
208 Seventh St., SW			X
201 Sixth St., SW			X
309 Twelfth St., NE			X
104 Twelfth St., NW			X
1403-9 University Ave.			X
1411-5 University Ave.			X
1414 University Ave.			X
1201 Wertland St.			X
1301 Wetland St.			X
212 Wine St.			X

Appendix 6.5

HISTORICAL OVERVIEW OF CHARLOTTESVILLE

Historically, Charlottesville's fate was strongly identified with the people and events of the nation's history. That identification concretely preserved through architecture, deeds and ideas, remains an integral part of the physical and spiritual life of the community and its heritage.

Early Formation

The formation of Albemarle County from Goochland County dates back to 1744. The magistrates for the newly formed Albemarle County were sworn in on the last day of February 1745, at Scott's Landing on the James River. Taken from the upper portion of Goochland County, Albemarle was settled to the north and west by thousands of people over the next seventeen years. Due to this pattern of settlement, the James River became the southern border of the county. A more central location for the county seat was needed.

The Three Notch'd (or Three Chopt) Road was a major trail used by explorers and traders. This road, running north of the James, cut through the Rivanna River Gap in the southwest mountains on its way to the Blue Ridge. It was on this road that Albemarle's leaders established their new central county seat. In 1761 and 1777 the county underwent boundary reductions, which caused the county seat to be moved from Scottsville on the James River to the more central location of the present Court House Square.

The new community of Charlottesville, named after Queen Charlotte Sophia of Mecklenburg, wife of George III, evolved there, being from the start a planned community and a center of trade along the Rivanna River. The site, a knoll safe from floods, is a group of hills divided by one long range into two major drainage areas.

Early Charlottesville consisted of 50 acres of a 1000 acre tract purchased by the county. A rectangle of 28 acres, four east-west streets, six north-south streets, 56 half acre lots, and a two acre public square for the Court House became the new county seat. The plan was approved by the General Assembly on December 23, 1762. The names of the east-west streets survive today - Jefferson, Market, Main, and Water - but the expressive names of the six cross streets have yielded to "progress", Court is now East 5th, Union is East 4th, School is East 3rd, Church is East 2nd, Green is 1st, and Hill is West 2nd. The first additional street, Maiden Lane, is now High Street. Early Charlottesville provided the legal and mercantile services needed by the area. The merchants prospered by serving as "factors" for the plantation owners in the county.

Growth

The annexation of land has been important to the development of Charlottesville. By 1818 Charlottesville had grown to 1,500 people and the area north of Jefferson Street, known as Anderson's Addition, became a part of the town. In 1849 the Louisa Railroad, the predecessor to the Chesapeake and Ohio, was extended to Charlottesville, bringing with it the beginning of industrial development. This line became the Virginia Central in 1850 and did not reach westward to the Valley until 1857. The extension of this line through the mountains was considered one of the greatest engineering achievements of the 19th century. Similarly, in 1854 the first line of the Great Southern Railroad (now Southern Railroad) system was completed from Orange to Gordonsville with the "Lynchburg Extension" through Charlottesville in 1858. In 1863 this line and the Washington City, Virginia Midland were extended into the City producing along with the C & O Railroad the well-known crossing of tracks, called "The Junction", dividing the city into four sections. In 1980, the Charlottesville and Rapidan completed the Charlottesville to Orange line, which was leased to Virginia Midland for 34 years.

After the Civil War, Charlottesville continued to grow and prosper. A professional community which included doctors, lawyers and professors continued to locate in the Court Square area. Manufacturing of wool and other high quality materials and shoe making were the major industries of the area. The hilly area at the end of North First and Second Streets was where fine wines were produced, from locally grown grapes, by the Monticello Wine Company. Local Orchards were renowned for their apples.

Following two small annexations, Charlottesville was incorporated as a City in 1888. The area had increased to 781 acres and the population to 5,000 people. Afterwards, development was more rapid and Park Street and Ridge Street featured houses built by the more prosperous citizens. Lawyers and judges lived on Park Street, merchants on Ridge Street and doctors on High Street. In 1916, Charlottesville undertook an annexation which more than tripled its size. Subsequent annexations took place in 1939, 1963 and 1968. The eight annexations in the history of the City increased its area from .059 square miles to 10.442 square miles.

Personalities

It is difficult to discuss the history of Charlottesville without mentioning the people who contributed so much to the physical and spiritual growth of the community. Three people were instrumental in the westward movement to Charlottesville from the Tidewater. Peter Jefferson, father of Thomas Jefferson, and Joshua Fry were fellow surveyors involved in the earliest mapping and development of the area. Thomas Walker, Charlottesville's original land commissioner, drew up the earliest deeds and offered prizes and money to people to encourage the westward movement to Charlottesville.

Perhaps the single most important person in the history of Charlottesville was Thomas Jefferson, third President of the United States, author of the Declaration of Independence and the Virginia religious freedom statute, and father of the University of Virginia. The University (founded in 1819), then one mile west of the village of Charlottesville, is now a major part of this community and contributes to its growth and economy.

Two other presidents are associated with Charlottesville's history. James Monroe, twice president and governor of Virginia, resided at Ash Lawn near Monticello. James Madison, who served as second Rector of the University of Virginia, was a frequent visitor to the Charlottesville Court House and often visited Jefferson at Monticello.

Jack Jouett, responsible for putting Charlottesville on the Revolutionary War map is remembered for his 45 mile Paul Revere-like ride from Cuckoo Tavern in June 1781 to save Thomas Jefferson and the General Assembly from the British.

Other personalities identified with the Charlottesville-Albemarle area are: George Rogers Clark, Conqueror of the Northwest; Meriwether Lewis, led the members of the Lewis and Clark Expedition to explore the Louisiana Purchase; and John S. Mosby, Virginia's famous Civil War cavalry officer. Statues located throughout the City commemorate historic personalities including Charles Keck's 1921 statue of Stonewall Jackson considered one of the finest equestrian statues in the world, the Lewis and Clark statue of 1919, also by Charles Keck, Leo Lentelli's 1924 statue of Robert E. Lee, and the George Rogers Clark Statue 1922 by sculptor Robert R. Aitken. Several statues of Thomas Jefferson as well as a statue of George Washington are located on the University of Virginia Grounds.

Architecture

Eighteenth century Charlottesville houses were generally small, rectangular, story and a half structures. At the beginning of the 19th century, the Georgian style appeared; like the earlier structures they were built of brick made from native clay. Some examples later in the century feature giant pilasters as seen in the Levy Opera House (the Old Town Hall) and the Hughes House, 307 Market Street.

With the exception of one small brick residence at 410 E. Jefferson Street, no 18th century structures have survived. The earliest structures appear to have been constructed of both timber and brick with neither material dominating. Like most other Virginia towns, the lots adjacent to Court Square were the most valuable as legal and mercantile centers. Main Street did not emerge as the preferred mercantile area until after 1840.

Nineteenth century Charlottesville expanded to the north and west of Court Square. Houses and shops were predominantly brick, as the Georgian tradition continued until mid-century. Precious few early nineteenth century structures have survived, and even fewer in their original condition.

Post-bellum prosperity and growth transformed Charlottesville into a Victorian town rich in robust and fanciful Victorian and Colonial Revival structures along with very fine vernacular interpretations of the high styles. The Colonial Revival remained the dominant style well into this century - this attests to the lingering conservatism of Charlottesville's architectural preferences, and its strong associations with its past.

The architectural genius of Thomas Jefferson was a dominant force in the buildings of Charlottesville. The Neoclassical style of Jefferson was derived by his study of great 16th century Italian architect, Andrea Palladio, and his association with visionary architects of Paris while he served as our minister to France, 1783-1789. The Palladian style featured a central block with a gable on front balanced by connected small wings. The University of Virginia and Monticello are the greatest examples of the Neoclassical style in Virginia.

Thomas Jefferson planned the original University of Virginia grounds in 1819 as a realization of his dream for an academical village; "the capstone of public education in Virginia". The University is located at the foothills of the Ragged Mountains. The University Rotunda, which Jefferson designed as a replica of the Pantheon in Rome, housed the library, classrooms and gymnasium of the original university. This building, damaged by fire in 1895, was restored to its original appearance in 1976. The lawn, pavilions, serpentine walls and gardens extending from the Rotunda are charming remnants of Mr. Jefferson's architectural style.

Planning

In 1926, the Virginia General Assembly enacted legislation authorizing city planning and zoning to cope with the need to control growth and development. Planning in Charlottesville began with the adoption of a Zoning Ordinance in 1929 (which was revised in 1949, 1958, 1964, and in 1976 to its present form). This was followed in 1931 by a plan for streets, highways, transportation, schools, recreation, fire stations, public hearings, and an airport.

The General Assembly authorized the creation of a local planning commission in 1934. On August 7, 1944, the first City Planning Commission in Charlottesville was appointed by the City Council. Advancements in planning were rapid from this point on. In 1951, the City employed a full-time planning engineer. The Planning Commission completed work on a Master Plan in 1959. In 1967, the City contracted for the revision of the Comprehensive Plan which provided basic data for the Thoroughfare Plan and 1990 Land Use Plan, which were adopted by the City Council in 1971 and 1972 respectively. The City created a Planning Department and employed a full-time Planning Director in 1968.

In 1973, the Department of Community Development replaced the Planning Department. Community Development performs the necessary physical, social and economic planning tasks, and provides assistance to the Planning and Social Development Commissions and their task forces. In March, 1974, the City Council created a Social Development Commission to provide resident input in human service planning. In 1976, broad revisions were made to the City's Zoning Ordinance, and in 1980 Charlottesville's present subdivision ordinance was approved.

In the early 1970's City Council adopted various comprehensive plan components, including an open space and recreation plan and a bicycle plan. During this period, studies were also conducted in the areas of children, youth, elderly, handicapped, families, alcoholism, emergency needs, vacant land and buildings, housing, sidewalk needs, economic development, and capital improvements. The findings of these studies were incorporated into the City's first adopted Comprehensive Plan in October, 1979, which superseded previous comprehensive plan components. The Comprehensive Plan for Charlottesville was updated again in 1984. A complete revision of the Comprehensive Plan was completed in 1990.

Appendix 6.6

ARCHITECTURAL STYLES

Architecture, as with other fine arts, reflects the society which produces it. In Charlottesville, the history of building illustrated the conservative nature of her citizens. Throughout the nineteenth and twentieth centuries, buildings were built of brick with white trim and designed for simplicity, economy, and strength. While the rest of the nation fell under the spell of the nineteenth century eclectic revivalism, Charlottesville continued to build the simple architectural forms which were so familiar. The influence of the Greek and Gothic revivals, for example, was muted under the persistence of the Georgian style of architecture, which lasted up to the time of the Civil War. Before and after the war, economics prohibited innovative experimentation with the unrestrained Second Empire and Romanesque styles so prevalent in northern cities. By the turn of the century, however, the architecture of Charlottesville began to keep pace with current national styles. The Victorian, Colonial Revival, and Neo-Classical Revival styles are represented within the City, while domestic structures reflect the City's regained prosperity. In our own time, the architecture of Charlottesville remains basically conservative, with the persistence of simple traditional design. An explanation of the various major architectural styles is given in the following list.

A. Georgian

Georgian buildings are characterized by: a paneled front door, usually centered and capped by an elaborate decorative crown (entablature) supported by decorative pilasters; usually with a row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above; cornice usually emphasized by decorative moldings, most commonly with tooth-like dentils; windows with double-hung sashes having many small panes (most commonly nine or twelve panes per sash) separated by thick wooden muntins; windows aligned horizontally and vertically in symmetrical rows, never in adjacent pairs, usually five-ranked on the front facade, less commonly three- or seven- ranked; and Flemish Bond brickwork is common. One of the few late-built survivors of this period is the 1803 portion of the Albemarle County Courthouse.

B. Federal Styles

The late Georgian or Federal style was dominant in the United States during the eighteenth century, but because of the conservative nature of Charlottesville builders, it lasted here well into the nineteenth century. The style derives its name from the reigns of the first three kings of England who ruled the colonies before independence. Basic to the Federal style is symmetry, or the regular placement of windows and doors on an even facade. Windows usually have six or nine panes of glass per sash and the doors are always paneled. The cornice (where the wall meets the roof) usually has a row of modillion blocks, or, in later examples, "mousetoothing" or projecting bricks set on edge to represent modillions. Chimneys are placed symmetrically and are sometimes connected with a low brick wall or curtain. In the nineteenth century, gables are stepped in an almost New York Dutch fashion. In Charlottesville, Federal buildings were built of local, hand-made brick. It was often laid in "Flemish" bond, with long bricks (stretches) alternating with short bricks (headers). Because of the many variations of the Federal style found in Charlottesville, it is useful to divide it into several categories.

Sophisticated examples of the Federal Style: These examples are rare in the City due to the fact that the wealthy builders were located on plantations in the county. There are, however, two examples which are exceptions:

1. The Carter-Gilmer House (1830). This is a splendid, yet simple, brick Federal town house, three stories high, two rooms deep, with a side hall plan.
2. "Number Nothing" (1823). This building shows the pleasing effects of a simple, yet beautifully proportioned design. The windows are evenly spaced and there are simple transoms over each doorway. The low pitch of the roof allows the gabled end, which faces Court Square, to resemble a Classical pediment such as those on the Lawn at the University of Virginia. This building is located at 240 Park Street.

1. Federal Vernacular: These structures illustrate provincial interpretations of the more costly "High Style" Federal buildings. They are less formal, more utilitarian and less pretentious than either the Carter-Gilmer House or "Number Nothing". The architecture, however, is still rooted in the same Georgian design tradition. Examples of Federal Vernacular are: 220-224 Court Square, 211-215 Fourth Street N.E., 410 East Jefferson Street and the John Vowles house at 1111-1113 West Main Street.

2. Federal Detached House: This type of Federal architecture is quite sophisticated and represents the finest and most common "High Style" domestic structures in Charlottesville. The style is distinguished by its ever present one story entrance porch with columns, low pitched roof, simple cornice, and center hall plan. Two windows almost always flank the center door on each side. So popular was this form that it was revived several times during the twentieth century. Three of the finest examples are: the Lipop House (1836) and "The Old Manse" (1839).

C. Early Classical Revival:

This style draws heavily on Jefferson's interpretations of the great sixteenth century Italian architect, Andrea Palladio. It is usually characterized by the use of domes. Major elements of the Jeffersonian Style are: entry portico (porch) dominating the front facade and normally equalling it in height; porch roof usually supported by four simple columns (Roman Doric or Tuscan types) each with a shallow square base (plinth); the columns support a prominent centered gable; a semi-circular or elliptical fanlight normally occurs above the paneled front door; windows aligned horizontally and vertically in symmetrical rows, usually five-ranked on the front facade, less commonly three- or seven-ranked; high first floors with low mezzanine levels above for secondary bed chambers; alcove beds and small stairs to conserve space; and octagonal rooms or room ends.

The finest domestic expression of the Early Classical Revival style is Monticello, which exercised great influence over the domestic architecture of the ante-bellum South. The most notable examples in Charlottesville are Oak Lawn located at Cherry Avenue and 9th Street and, of course, Jefferson's masterpiece, the University of Virginia, in particular the Rotunda.

D. The Greek Revival:

Greek Revival architecture became dominant in the United States during the 1830's and 1840's and remained popular throughout the south until the Civil War. It is characterized by: gabled or hipped roof of low pitch; a cornice line of main roof and porch roofs emphasized with a wide band of trim; most have porches (either entry or full-width) supported by prominent square or rounded columns, typically of Doric style; a front door surrounded by narrow sidelights and a rectangular line of transom lights above the door; and any woodwork which might be employed on the interior or exterior is usually very broad and flat, without the deep cutting or carving found in earlier Georgian woodwork. Examples of the Greek Revival in Charlottesville include the portico of the Albemarle County Court House and the Hughes House (1850's).

The most frequent expression of the Greek Revival in the City is the unique "Pilastered House". As the name suggests, its most distinguishing characteristic is the use of the two story high pilaster (square columns attached to the wall) on the facade of a building and sometimes of the rear facade. By their very nature, pilasters are cheaper and easier to build than free standing columns and by this fact reaffirms the conservative nature of the local building industry. Examples of the "Pilastered House" include the Levy Opera House (1852), the Gleason House (1859), and "Bonahora" (1858).

E. The Gothic Revival:

The Gothic Revival, which began in England during the eighteenth century, reached its height of popularity in this country during the 1840's, although it survived in a somewhat different form up to our own time. Its most prominent feature is the pointed arch used for doors and windows. Other identifying features are: a steeply pitched roof, usually with steep cross gables (the roof is normally side-gabled, less commonly front-gabled or hipped; rarely flat with castellated parapet); gables commonly have sawn gingerbread vergeboards; a wall surface extending into

the gable without break (eave or trim normally is lacking beneath the gable); windows commonly extend into gables, frequently having a pointed-arch (Gothic) shape; a one-story porch (either entry or full-width) usually present and commonly supported by flattened Gothic arches. A charming example of this style is the Perkins House at 433 N. First Street (c. 1850), while the Chapel at the University of Virginia & Christ Episcopal Church serve as good later examples. (The Gothic style was thought to be particularly suited for churches for it was a "Christian Style": whereas Classical architecture was seen as pagan).

F. The Victorian Period:

This style flourished in the 1870's and 1880's and 1890's and is featured in some of Charlottesville's finest mansions of the period. This style is characterized by a picturesque variety of architectural forms, color, and material on the exterior. Windows and doors may be straight-topped or round arched (seldom pointed arched), bay windows may assume a variety of shapes and are often extended upward to form a tower. Large gables are used either separately or in groups and chimneys are paneled or otherwise enriched. Examples of this style in the City are Marshall-Rucker House at 620 Park Street and the Duke House at Park Street. Many structures in Charlottesville have some features which could be further designated as Queen Anne or Victorian Vernacular style such as the Pendleton House at 526 N. 1st St.

1. Victorian Vernacular: Many more humble buildings of the period exhibit vernacular features or details of Virginia-I houses and other similar buildings. Buildings with more elaborate details, such as sawn work, bracketed cornices, spool friezes, and loop balustrades are often referred to as "carpenter Gothic". A finely-restored example is the Pendleton House at 526 North First Street.

2. Italianate Styles: The nineteenth century's love of exotic foreign design led to the widespread acceptance of the architecture of other countries and that of Italy being the most enthusiastically adopted. Characteristics of the Italianate style are: a two or three story building (rarely one story); a low-pitched roof with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborated crowns, usually of an inverted U shape; many examples with a square cupola or a tall tower; and heavy rustication (rough surfaced stone work). The Tower House (c. 1850) at 408 Park Street is a good domestic example as is the Judge Robertson House at 705 Park Street.

3. Second Empire: This style is based on that of the Second Empire in France, and is identified by: the use of a Mansard (dual-pitched hipped) roof with dormer windows on a steep lower slope; molded cornices normally bound by the lower roof slope, both above and below; and decorative brackets usually present beneath the eaves. A good example is the Armstrong knitting mill off Preston Avenue. The Brooks Museum on the University Grounds is also of this style.

4. Romanesque Revival: The Romanesque Revival was generated by H. Richardson, who practically invented the style. Hallmarks of this style are: great sloping roofs banked with windows and towers, usually for stairs; round-topped arches occurring over windows, porch supports, or entrance; masonry walls, usually with rough-faced, squared stonework of natural materials including brick and stone; and the facade is usually asymmetrical. An example of this style is the Delevan Baptist Church.

G. The Neo-Classical Period:

This revival style, sometimes called the Beaux Arts, sought to return to simple monumentality of classical architecture advocated by Jefferson a century earlier. Identifying features are: a facade dominated by a full-height porch with a roof supported by classical columns typically with Ionic or Corinthian capitals; and the facade shows symmetrically balanced windows and center door. Because of the scale and expense of reproducing Roman columns, entablatures, pediments and other detailing, this style was largely confined to large public structures such as the Jefferson-Madison Regional Library (1906), the C & O Station, Nations Bank on Main Street as well as McIntire Library at Lee Park.

1. The Colonial Revival: The Colonial Revival style developed as a reaction to the supposed disorder and confusion of the later nineteenth century design. It sought to return to the order and discipline of symmetrical and geometric Georgian design. It is also significant to note that this movement revived an American style instead of relying upon European sources. Although many of the architectural elements of the Colonial Revival are directly borrowed from the eighteenth century, they are handled in a heavier, somewhat freer way. Because of its historical associations and because of the conservative nature of its architectural appeal, the Colonial Revival became very popular in Charlottesville in the first third of this century. Some of the finer examples of this style included the Sterling-Lewis House (1919) at 101 E. High, the First Methodist Church at 101 E. Jefferson (1924), and numbers 625 & 515 Park Street.

2. Jeffersonian Revival: The Jeffersonian Revival refers to the revival of Jeffersonian forms that took place in this area in the early 20th century. Jefferson's influence was so strong that it never really faded away. It was responsible for such buildings as St. Paul's Memorial Church at the University, Eugene Bradbury, Architect; in the early twentieth century, Clark Hall, the Law School at the University in 1932 and "Four Acres" at 1314 Rugby Road.

H. Art Deco:

This period is characterized by a linear, hard-edge composition, often with a vertical emphasis and highlighted with stylized decoration. Facades often are arranged in a series of setbacks, emphasizing the geometric form. Ornamental detailing is executed in the same material as the building, or in colored bricks, tiles or metals. Usually windows are metal casement type. Art Moderne versions include rounded corners, flat roofs, and horizontal lines. Examples include the Ben Franklin Store on West Main Street, the Coca Cola Plant on Preston Avenue, and the Premier Video Store at 1214 E. High Street.

APPENDIX 6.7

DESIGN GUIDELINES

The following criteria have been selected by the City of Charlottesville for use in evaluating projects which fall within a major or minor design control district. The BAR acts on the exterior architectural character and the environment visible from any public street or place for the above structures. It should be noted that these criteria are presented as guidelines for use in developing a project for BAR review much like the Secretary of Interior's "Standards for Rehabilitation" which are also used by the BAR and can be found in the next chapter.

A. Certificate of Appropriateness

The BAR, or the Director of Planning in cases of administrative review, will approve the application for a certificate of appropriateness unless it finds that the proposed change:

1. Does not meet the standards and criteria set forth by the Council; and
2. Is incompatible with the historic, cultural or architectural character of the property or district.

B. Demolition

Criteria when reviewing applications for proposed demolition or removal of any building or site within a district:

1. The criteria for adding or removing properties from design control districts, as set forth in section 34-568 (b) of the Zoning Ordinance;
2. Whether the structure is not capable of earning a reasonable economic return on its value in light of its overall condition, potential uses, and location; and
3. Whether the restoration and preservation of the property is not economically feasible because the owner, without good cause, failed to properly maintain the property.

C. Alterations and New Construction

When reviewing applications for proposed alterations and new construction of any building or site within a district, the BAR shall use the following criteria:

1. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
2. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
3. The criteria identified in the Secretary of the Interior Standards for Rehabilitation (1983 Edition);
4. The effect of the proposed change on the historic district neighborhood;
5. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks; and
6. Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site.

D. Secretary of the Interior's Standards

The most widely-used standards and guidelines in the United States for the rehabilitation of buildings in historic districts are "The Secretary of the Interior's Standards for Rehabilitating Historic Buildings". Developed in 1979 and periodically updated, the "Secretary's Standards" include extensive information on appropriate and inappropriate methods and techniques of maintenance, repair, selection and installation of replacement elements and materials, as well as alterations and additions for historic buildings.

According to the "Secretary's Standards" rehabilitation is "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values." There is a recognition in this definition that some alteration to the building's original fabric is often necessary to meet contemporary needs, but these changes should be designed to retain the material and features that are important in defining the building's historic or architectural character. Ten standards were developed to provide guidance for rehabilitation efforts and to determine eligibility for federal tax credits for rehabilitation projects. These standards are generally accepted as guiding principles that determine appropriate and inappropriate rehabilitation efforts. The BAR has adopted these standards as a guideline.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architecture features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and the significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any rehabilitation project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

E. Guidelines for Applying the Secretary of the Interior's Standards for Rehabilitation

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation". The guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the standards and guidelines is required for each rehabilitation project.

Techniques, treatments and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Those techniques, treatments and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color and materials of buildings, including roofs, porches and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, streetlights, signs, benches, walkways, streets, alleys and building setbacks which have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, streetlights, signs and benches which are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods which is compatible with the character of the district because of size, scale, color and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material or by introducing inappropriately located new streets and parking lots incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials which are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings and other elements which might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, streetlights, signs and benches which reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers and tax records.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

Providing site and roof drainage that causes water to splash against building or foundation walls

If changes are made they should be carefully evaluated in light of the past appearance of the site.

ARCHEOLOGICAL FEATURES

Recommended

Leaving known archeological resources intact.

Minimizing disturbance of terrain around the structures, thus reducing the possibility of destroying unknown archeological resources.

Arranging for archeological survey by a professional archeologist of all terrain that must be disturbed during the rehabilitation program.

BUILDING: Structural Systems

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

BUILDING: Exterior Features

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with these colors to illustrate the distinctive character of the property.

ENTRANCES, PORCHES AND STEPS

Recommended

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical

or drain toward the building.

Not Recommended

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated which will cause continuing deterioration and will shorten the life of the structure.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

Not Recommended

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile and brick.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets and roof decoration of wood, iron, cast iron, terra-cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

MASONRY: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar joints in composition, color and texture.

Duplicating old mortar in joint size, method of application and joint profile. Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a special technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high portland cement content can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing porosity of the material and the mortar.

Repointing with mortar joints of differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone, surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products which would have an adverse chemical reaction with the masonry materials; i.e. acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Indiscriminate removal of paint from masonry surfaces. This may subject the building to harmful damage and may give it an appearance it never had.

ARCHITECTURAL METALS: Cast Iron, Steel, Pressed Tin, Aluminum, Zinc

Recommended

Retaining original material, whenever possible.

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

ROOFS AND ROOFING

Recommended

Preserving the original roof shape.

Retaining the original roofing whenever possible.

Providing adequate roof drainage and insuring that the roofing materials are providing a weather tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.

WINDOWS AND DOORS

Recommended

Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

Improving the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows and doors which are compatible with the character of the building and do not damage window or door frames.

Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Not Recommended

Removing architectural features that are an essential part of the building's character and appearance, illustrating the continuity of growth and change.

Exposing metals which are intended to be protected from the environment. Do not use cleaning methods which alter the color, texture and tone of the metal.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer material windows, vents or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Not Recommended

Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.

Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.

Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.

Installing interior storm windows that allow moisture to accumulate and damage the windows.

Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

STOREFRONTS

Recommended

Retaining and repairing existing storefronts including windows, sash doors, transoms, signage and decorative features where such features contribute to the architectural and historic character of the building.

Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.

WOOD: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible. Repairing or replacing, where necessary, deteriorating material with new material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.

Using materials which detract from the historic or architectural character of the building, such as

Altering the entrance through a significant storefront.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves and doorway pediments. These are, in most cases, an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone,

brick veneer, asbestos, or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.

BUILDING: Interior Features

Recommended

Retaining original material, architectural features and hardware whenever possible, such as: stairs, elevators, handrails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantle pieces, paneling, lighting fixtures, parquet or mosaic flooring. Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with wallpapers or decorative

Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.

Retaining the basic plan of a building, the relationship and size of rooms, corridors and other spaces.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials and texture.

Designing new work to be compatible in materials, size, scale, color and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features contributing to the character of the building.

Not Recommended

Removing original material, architectural features and hardware, except where essential for safety or efficiency. Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.

Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, building was constructed, such as vinyl, plastic or imitation wood wall and floor covering except in utility areas such as bathrooms and kitchens.

Removing plaster to expose brick colors, to give motifs based on the original.
the wall an appearance it never had.

Removing paint from wooden architectural features by sandblasting and other abrasive techniques.

Removing paint from wooden architecture features that were never intended to be exposed.

Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stairway and the space.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions, that have a completely contemporary function such as a drive-in bank or garage.

Placing television antenna and mechanical equipment, such as air conditioners, in any inconspicuous location.

Adding new height to the building which changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors which destroy important architectural details, features and spaces of the building.

MECHANICAL SERVICES

Recommended

Installing necessary mechanical services in areas and services in spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible. Installing the vertical runs of ducts, pipe and cables in closets, service rooms and wall cavities.

Insuring adequate ventilation of attics, crawl spaces and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawl spaces to conserve energy.

Not Recommended

Causing unnecessary damage to the plan, materials and appearance of the building when installing mechanical services.

Having exterior electrical and telephone cables attached to the principal elevations of the building.

Concealing or "making invisible" mechanical equipment in historic wall or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing "dropped" acoustical ceilings to hide mechanical systems. This destroys the proportions and character of the rooms.

Installing foam, glass fiber or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

SAFETY AND CODE REQUIREMENTS

Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact. Working with local code officials to investigate alternative life safety measures which preserve the architectural integrity of the building.

Investigating variances for historic properties afforded under some local codes. Installing adequate fire prevention equipment in a manner which does minimal damage to the appearance of fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

Not Recommended

Adding new stairways and elevators which alter existing facilities or important architectural features and spaces of the building.

F. Maintenance and Colors

1. Maintenance

One of the most common problems with owning or purchasing an older house is maintenance. Many people have no idea where to start when they are purchasing an old house that "needs work". In addition to aesthetic considerations in restoration, structural and mechanical considerations become equally important. During the course of owning an older building, mechanical and structural faults can be minimized through regular inspections. The Salem Handbook (1977 by Historic Salem, Inc.), a renovation guide for homeowners, includes a rather extensive inspection checklist which has been adapted from The Old House Journal, a periodical published out of New York, which addresses renovation and maintenance techniques for older homes. The City's Department of Community Development can make available this and similar checklists for use in inspecting a building you plan to purchase, or just as an annual "check-up" for your present building. The Department of Community Development also has preservation briefs from the Technical Preservation Services Division of the National Park Service as well as other resource materials on how to perform almost every type of maintenance task. The following is a brief synopsis of what to look for when inspecting a structure:

The Roof: One should look for missing or broken shingles or tiles, thinning of asphalt shingles; lumps in the shingles; bubbles or separation of asphalt or roofing felt on flat roofs, rusty, loose or missing flashing around chimneys, vents or valleys; cracked masonry in chimney; lack of tile or proper lining in chimneys; loose, roty, or missing gutters; roof ridge sag (if due to roty rafters); and badly peeling, rotting or discolored cornices.

Exterior Walls: Look for out of plumb (level) walls, bulges, sags or out-of-square doors and windows; inadequate caulking on flashing between dissimilar materials; cracked or missing putting around windows panes; open joints around door and window frames; blisters or curls in exterior paint; cracks in masonry walls (especially vertical cracks); crumbling mortar; loose or missing bricks; cracked, loose or missing clapboards or shingles.

The exterior inspection should also include an inspection by an exterminator for termite damage. Some tell-tale signs of this are: rotted wood near ground (often rotted from the inside); "veins" or dirt on exterior or interior walls. Wood too close to the ground (within 6-8 inches) is a target as is vegetation too close to the house.

The Attic: This should be inspected for rotting of beams and rafters, inadequate ventilation; leaks, dampness and insulation.

Interior Spaces: Look for dampness in plaster or wallboard; loose or cracked plaster on walls or ceilings, sag or tilt to floors; a bounce to the staircase when jumped on; gaps in treads or risers; vibrating floors and rattling windows when you jump on the floor; smooth moving windows; water leakage around window frames; smoke stains around fireplace.

Foundation and Cellar: Look for soft or crumbling in foundation walls; vertical cracking in walls; slope of ground at foundation (it should slope away); splash block at downspouts; rotten sills (the beams on top of foundation walls); dampness on underside of floors or around pipes; sign of periodic flooding in cellar; extra rigging to support sagging or cracked floor joists.

Electrical System: Look for frayed wires in cellar, at least 100 amp services; wall switches for ceiling lights, at least one outlet in every room; surface mounted lamp cord extension wiring (as a sign of underwiring). If so, work should be done by a qualified electrician.

Plumbing: Check to see if the plumbing is connected to the City sewer system; if water pressure is adequate (check by turning on top floor faucets and flushing toilet); what material piping is made of (magnet will stick to steel but not copper, lead or brass); if there are tell-tale patches on waste pipes; what condition the pipes are in the cellar; if there is a septic tank and whether it has been cleaned recently.

Heating System: Check to see if the system is adequate to heat the structure; what type of fuel it burns; copies of past fuel bills; leaks or rusty spots on hot water tank inside liner; capacity of hot water heater (40 gallons minimum).

None of this is designed to replace professional advice. Some major problems will require this. However, when inspecting a house for purchase, the checklist will help identify some major problems which you may not be willing to undertake the responsibility for. The brief descriptions above are arranged somewhat in priority order. However, depending on the magnitude of a given problem you may be forced to shift these priorities (e.g. major heating or electrical system problems should be addressed before minor problems elsewhere). One basic rule to remember for older structures is that the elements are the greatest enemy to the soundness of the building. With this in mind, a leaky roof is always first priority along with other water problems depending on their severity (e.g. foundation leaks, window and trim leaks, etc.). Contact the Department of Community Development at 971-3182 for further assistance.

2. Colors and Painting

Another form of "maintenance" may involve only a new coat of paint. When repainting your historic structure the same colors, you need not get approval from the BAR or the City of Charlottesville. However, if you plan to change the color of trim, walls or any other exterior feature you must have the approval of the Board of Architectural Review. The Department of Community Development (971-3182) can assist you in going before the BAR as well as in choosing appropriate colors. Color samples and preferred color combinations are kept in their office at City Hall. Taking advantage of this resource will greatly expedite the review and approval process as outlined earlier in this guide.

The use of certain colors for certain architectural styles is very important since there may be particular set of circumstances which influenced those color uses when the original building was painted. The following comments are presented as examples to briefly explain what colors were used in a particular style at the time of its appearance. They are arranged in order of their historical appearance in Charlottesville and may not include all styles discussed elsewhere in this guide. For example, some styles are predominantly red brick with white trim and are not mentioned here while others are.

1. Federal

The Federal Style was popular in Charlottesville from around 1780 to the 1830's. Its popularity in Charlottesville into the 19th century is due in part of the conservative building practices of the area. This style is characterized by the symmetrical or regular placement of windows and doors. Windows usually have 6 or 9 panes of glass per sash and the doors are always paneled. The "mousetooth" detail referred to later in this guide is also characteristic of later examples. Domestic examples of this "high style" are characterized by a one story porch with columns, low pitched roof, simple detailing and a center hall plan. These buildings, when painted, usually have walls of a pale color (yellow, off white, beige, gray) with trim lighter than the base color for walls (white, buff, pale yellow). The door was either black or natural.

2. Greek Revival

The Greek Revival style popular in Charlottesville around the early 1850's was a translation of a Greek temple into a house. The familiar form of columns supporting a triangular pediment was often simplified to pilasters and gables with continuous returns, and repeated in the door surround. Many houses have columned porches but most created the illusion of a temple with flat moldings. Doorways often have small windowpanes at their sides (sidelights) and sometimes overhead. Houses in this period were nearly all painted white, while shutters and doors were painted a deep, bright green. An alternative combination is yellow clapboards with white trim and green shutters and door.

3. Queen Anne or Victorian Vernacular

The Queen Anne style became fashionable in the 1870's and 1880's and 1890's. These houses are characterized by richness of detail and asymmetrical forms including bay windows, towers and irregular rooflines. Two trim colors have been recommended for use when it is desirable to call attention to very elaborate decoration. Also, some Queen Anne houses are clearly divided at the floor levels, which were sometimes painted different colors. Combinations of these two approaches can easily be simplified by choosing a single wall color with contrasting trim shade. Charlottesville three-deckers, have Queen Anne features, and can also be painted in these combinations.

4. Italianate

The Italianate or Bracketed style of the 1850's was a reaction against the austere Greek Revival style. The basic shape of the house was still a two story, pitch roofed box, but the decoration became more picturesque, and more complex elements appeared on the facade. Doors were recessed, and often emphasized by a projecting canopy supported by brackets often made on a jigsaw. More brackets supported projecting eaves and window hoods; bay windows were another decorative element that began to appear at this time. Natural earth and stone colors were commonly used on walls, with trim painted in a contrasting shade of the basic color. These colors are also appropriate for Gothic Revival houses, although this style is rare in Charlottesville.

5. Second Empire

The Mansard roof was the only element of the elaborate Second Empire style of the 1860's to catch on with the general public. The style arrived in Charlottesville in the early 1880's. Mansard roofs were often used on houses built in the Bracketed style, while Bracketed houses with pitched roofs continued to be popular during this period also. Houses of this period were painted in stronger colors, and more varied combinations of colors, than examples from the first half of the 19th century.

6. Colonial Revival

The Colonial Revival was popular from the end of the last century until the 1920's. This style is easily identified by bow windows, porticoes, hip roofs and classical doorways with sidelights and sometimes a fanlight above. Porch columns are often fluted, with ornate capitals. Many three-deckers were built in this style. The trim would most likely be white with green shutters if any. The walls may be tan, yellow or a golden yellow.

Again, let us point out that colors mentioned above may not be the only colors for your particular building. It should also be noted that these colors may not be appropriate given the location of your building within its immediate context. However, the colors that were used originally for whatever reason, almost always reap large dividends aesthetically and would more than likely be considered appropriate by the BAR. The Department of Community Development has extensive guides and information on choosing colors as well as tips on painting other structures.

Appendix 6.8

CHARLOTTESVILLE HISTORIC PRESERVATION ORDINANCE

§ 34-566

CHARLOTTESVILLE CITY CODE

ARTICLE XVIII. HISTORICAL PRESERVATION AND ARCHITECTURAL DESIGN CONTROL DISTRICTS*

DIVISION 1. GENERALLY

Sec. 34-566. Purpose and intent.

The purpose of this article is to:

- (1) Promote the general welfare through the preservation and protection of historic landmarks, sites, areas and places, and any other buildings, structures or property which serve as important visible reminders of the history or the cultural and architectural heritage of this city, the Commonwealth of Virginia or this nation;
- (2) Protect against destruction of or encroachment upon historic areas;
- (3) Ensure that new development or the alteration of properties protected by this article is architecturally compatible with the design control districts created by this article; and
- (4) Create a plan for preservation and enhancement of Charlottesville's cultural and historic resources.

(6-3-91)

Sec. 34-567. Protected properties.

(a) This article creates an "overlay" zoning restriction or district without affecting the underlying zoning restrictions imposed by other provisions of the city zoning ordinance. The restrictions imposed by this article shall apply to the following properties, sites or areas, which may be referred to collectively as "protected properties" or "protected areas and/or sites":

- (1) All buildings, structures, sites and areas and the property on which they are located

*Editor's note—An ordinance adopted June 3, 1991, amended this article in its entirety to read as herein set out and as set out in article XVIII-A. Formerly, this article pertained to similar subject matter, consisted of §§ 34-566-34-573, 34-591-34-594, 34-611-34-619, 34-636-34-644 and 34-661-34-669 and derived from §§ 31-126, 31-127.1, 31-127.2, 31-128-31-133, 31-135-31-138.1, 31-139.1-31-139.13, 31-140.1, 31-140.2, 31-141-31-147.2 of the city's 1976 Code, as amended by an ordinance adopted June 25, 1990.

within the two (2) major architectural design control districts shown on the city zoning map. The design districts so designated and thereby deemed "major" design control districts are District A (formerly the Downtown Architectural Design Control District or the "DADC") and District B (formerly known as the Architectural Design Control District or the "ADC"). These two (2) design districts are to be distinguished from entrance corridor overlay districts which are more limited in their application and not governed by this article.

- (2) The buildings, structures, sites, areas and historic landmarks listed below by street address and city tax map number and the property on which they are located. These properties are outside of the major design control districts, but are deemed by city council to be historically, culturally or architecturally important and, as such, are minor design control districts which shall be protected properties under this article. These properties shall be listed by street address on the city zoning map.

<i>Address</i>	<i>City Tax Map Designation</i>
1-759 Belmont Avenue	Tax Map 58, Parcel 172
2-123 Bollingwood Road	Tax Map 7, Parcel 22
3-Cherry Ave. & Ninth St.	Tax Map 30, Parcel 169
4-907 Cottage Lane	Tax Map 2, Parcel 54.3
5-908 Cottage Lane	Tax Map 2, Parcel 25
6-909 Cottage Lane	Tax Map 2, Parcel 54.4
7-513 Dice St.	Tax Map 29, Parcel 63.1
8-402 Dice St., West	Tax Map 29, Parcel 124
9-406 Dice St., West	Tax Map 29, Parcel 122
10-410 Dice St., West	Tax Map 29, Parcel 119
11-412 Dice St., West	Tax Map 29, Parcel 118
12-200 Fifteenth St., NW	Tax Map 9, Parcel 71
13-205 Fifth St., SW	Tax Map 26, Parcel 69
14-217 Fifth St., SW	Tax Map 29, Parcel 66
15-301 Fifth St., SW	Tax Map 29, Parcel 104
16-418 Fifth St., SW	Tax Map 29, Parcel 161
17-223 Fourth St., SW	Tax Map 29, Parcel 42
18-206 Hartman's Mill Rd.	Tax Map 26, Parcel 38
19-208 Hartman's Mill Rd.	Tax Map 36, Parcel 36
20-801 High St., East	Tax Map 53, Parcel 194
21-802 Jefferson St., East	Tax Map 53, Parcel 182
22-808 Jefferson St., East	Tax Map 53, Parcel 81
23-901 Jefferson St., East	Tax Map 53, Parcel 261
24-1201 Jefferson St., East	Tax Map 54, Parcel 212
25-1615 Keith Valley Rd.	Tax Map 41A, Parcel 46
26-114 Lankford Ave.	Tax Map 26, Parcel 10
27-205 Lankford Ave.	Tax Map 26, Parcel 1

<i>Address</i>	<i>City Tax Map Designation</i>
23-810 Locust Ave.	Tax Map 51, Parcel 74
29-610 Lyons Court	Tax Map 52, Parcel 78
30-706 Lyons Court Lane	Tax Map 52, Parcel 77
31-810 Main St., West	Tax Map 30, Parcel
32-1111-3 Main St., West	Tax Map 10, Parcel 55
33-1213-4 Main St., West	Tax Map 10, Parcel 59
34-512-4 Main St., West	Tax Map 29, Parcel 7
35-811-3 Main St., West	Tax Map 32, Parcel 148
36-600 Main St., West	Tax Map 29, Parcel 6
37-632 Main St., West	Tax Map 29, Parcel 1
38-817 Main St., West	Tax Map 32, Parcel 148
39-909 Main St., West	Tax Map 31, Parcel 168
40-1211 Main St., West	Tax Map 10, Parcel 59
41-1118 Market St., East	Tax Map 54, Parcel 150
42-1901 Market St., East	Tax Map 55A, Parcel 149
43-224 Ninth St., SW	Tax Map 30, Parcel 65
44-1105 Park St.	Tax Map 47, Parcel 7
45-1108 Park St.	Tax Map 47, Parcel 49
46-1112 Park St.	Tax Map 47, Parcel 50
47-605 Preston Place	Tax Map 5, Parcel 111
48-611 Preston Place	Tax Map 5, Parcel 112
49-204 Ridge St.	Tax Map 28, Parcel 143
50-409 Ridge St.	Tax Map 29, Parcel 135
51-413 Ridge St.	Tax Map 29, Parcel 136
52-500 Ridge St.	Tax Map 29, Parcel 278
53-505 Ridge St.	Tax Map 29, Parcel 138
54-506 Ridge St.	Tax Map 29, Parcel 277
55-510 Ridge St.	Tax Map 29, Parcel 275
56-511 Ridge St.	Tax Map 29, Parcel 142
57-515 Ridge St.	Tax Map 29, Parcel 143
58-517 Ridge St.	Tax Map 29, Parcel 144
59-522 Ridge St.	Tax Map 29, Parcel 271
60-528 Ridge St.	Tax Map 29, Parcel 267
61-632 Ridge St.	Tax Map 25, Parcel 64
62-752 Ridge St.	Tax Map 25, Parcel 79
63-818 Ridge St.	Tax Map 25, Parcel 102
64-1328 Riverdale Dr.	Tax Map 50, Parcel 5
65-302 Riverside Dr.	Tax Map 55A, Parcel 148
66-1204 Rugby Road	Tax Map 38, Parcel 134
67-2038 India Road	Tax Map 41B, Parcel 6
68-204 Seventh St., SW	Tax Map 29, Parcel 73
69-208 Seventh St., SW	Tax Map 29, Parcel 74
70-201 Sixth St., SW	Tax Map 32, Parcel 124
71-327 Sixth St., SW	Tax Map 29, Parcel 188
72-309 Twelfth St., NE	Tax Map 54, Parcel 211
73-104 Twelfth St., NE	Tax Map 10, Parcel 55
74-1403-9 University Ave.	Tax Map 9, Parcel 75
75-1411-5 University Ave.	Tax Map 9, Parcel 75
76-1414 University Ave.	Tax Map 9, Parcel 75
77-603 Watson Ave.	Tax Map 47, Parcel 43
78-1201 Wertland Ave.	Tax Map 4, Parcel 307
79-1301 Wertland Ave.	Tax Map 4, Parcel 303
80-212 Wine St.	Tax Map 33, Parcel 32

(b) The designation of any property as a minor design control district shall not be affected by a subdivision of the property.
(6-3-91)

Sec. 34-568. Additions to and deletions from districts; designation of landmarks; preservation plan.

(a) City council may, by ordinance, designate additional properties to be included in a design control district, remove properties from a design control district or designate properties as historic landmarks. Prior to the adoption of such an ordinance, city council shall consider the recommendation of the planning commission and the board of architectural review regarding the proposed addition, removal or designation.

(b) The board of architectural review shall utilize the following criteria when making recommendations regarding the addition or removal of properties from a design control district or the designation of properties as landmarks:

- (1) The historic, architectural or cultural significance, if any, of the 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 structure or site with an historic person or event or with a renowned architect or master craftsman;
- (3) The overall condition and aesthetic quality of the site or structure and whether it is or would be an integral part of an existing design control district;
- (4) The age of the structure;
- (5) Whether the structure is of such old or unusual design, texture and material that it can be reproduced only with great difficulty, if at all;
- (6) The degree to which the original distinguishing character, qualities or material of a structure have been retained; and
- (7) Whether the structure or any of its features represent an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.

(c) The board of architectural review shall develop a preservation plan with goals and recommendations for consideration by the planning commission.

mission to be included in the Comprehensive Plan for Charlottesville.
(6-3-91)

DIVISION 2. BOARD OF ARCHITECTURAL REVIEW

Sec. 34-569. Consolidated board.

(a) The boards formerly known as the board of architectural review, the downtown board of architectural review and the historic landmarks commission are hereby consolidated into one board, the board of architectural review (the "BAR"), which shall ultimately be composed of nine (9) members. Those members of the new consolidated BAR shall serve until their existing terms expire. No new appointments shall be made by city council until the board has been reduced to nine (9) members.

(b) Once attrition reduces the size of the BAR to nine (9) members, future appointments may be made in the council's discretion for terms of two (2), three (3) or four (4) years until the terms of the BAR members are appropriately staggered. Thereafter, all appointments shall be for four (4) years, except for appointments to fill vacancies which shall be for the unexpired remainder of the term. No member shall serve for more than two (2) consecutive four-year terms, except for the members initially appointed to fill vacancies, who may serve for two (2) additional full terms. All members shall be residents of the city, and all shall serve without compensation.

(c) To the extent practicable, at least two (2) members shall be licensed architects, one shall be a real estate professional licensed under chapter 18 of title 54 of the Code of Virginia, 1950, as amended, one a city planning commissioner, one an owner of a commercial property in a design control district, one a resident of a design control district, two (2) shall have substantial background in local, state or national history or in historic preservation or in landscape architecture, and one citizen at large.
(6-3-91)

Sec. 34-570. Quorum.

A majority of the board of architectural review shall constitute a quorum.
(6-3-91)

Sec. 34-571. Chairman; vice-chairman; secretary.

At the first meeting of the board of architectural review, the members, by majority vote, shall elect one of their number to serve as chairman. Thereafter, a chairman shall be elected annually at the first meeting to be held on or after July first in each year. Similarly, the members shall elect a vice-chairman and shall elect a secretary, who may or may not be a member of the board.
(6-3-91)

Sec. 34-572. Removal of members.

Any member of the board of architectural review may be removed from office by the city council for inefficiency, neglect of duty, malfeasance, or the continued absence from the regular or called meetings of the board.
(6-3-91)

DIVISION 3. DESIGN RESTRICTIONS ON PROTECTED PROPERTIES (NEED FOR BAR APPROVAL PRIOR TO CHANGES)

Sec. 34-573. Certificate of appropriateness.

(a) *Required.* No changes in the exterior features or appearance of protected properties shall be made until the owner has first sought and obtained a certificate of appropriateness from the BAR or, where applicable, from the director of planning. This requirement applies to any and all proposed changes in the exterior features of protected properties visible from a public street or right-of-way including, but not limited to, construction, reconstruction, alteration, restoration, demolition, removal, encapsulation and relocation of a protected building, structure, site, place or area.

(b) *Exclusions.* The BAR shall not consider interior arrangements or features or structural details which are not subject to public view from any public street or right-of-way. Nothing in this article or section shall be construed to prevent:

- (1) The ordinary maintenance or repair of any exterior elements of any building or structure; or

- (2) The construction, reconstruction, alteration or demolition of any such elements which the authorized city officers shall certify as required for public safety.
(6-3-91)

Sec. 34-574. Preapplication studies and conferences.

Prior to submission of an application for a certificate of appropriateness, an owner may hold a conference with the chairman of the BAR or the director of planning to discuss and review any proposal for a change in a protected property. The principal objective of this conference shall be to simplify and expedite the formal review process.
(6-3-91)

Sec. 34-575. Application.

After the preapplication review, if any has been completed and at least ten (10) days prior to the meeting at which an application matter will be heard, the owner may apply to the BAR, through the director of planning, for a certificate of appropriateness. The owner and any other interested party shall be afforded the right to be heard on the application prior to a decision by the BAR.
(6-3-91)

Sec. 34-576. Data and drawings to be submitted with application.

The following information and drawings shall be submitted with each application:

- (1) Proposed changes in the exterior features of any protected property, including but not limited to the following: the general design, arrangement, texture, materials, plantings and colors to be used, the type of windows, exterior doors, lights, landscaping, parking, signs, and other exterior fixtures and appurtenances which will be subject to public view from a public street or right-of-way. The relationship of the proposed change to surrounding properties will also be shown.
- (2) A photograph of the protected property and, where practicable, a photograph of the buildings on contiguous properties.

- (3) Samples to show the nature, texture and color of materials proposed.
- (4) The history of the building or structure, if requested by the BAR or staff.
(6-3-91)

Sec. 34-577. Review of applications; specific criteria to be applied by BAR.

(a) [*Generally.*] In reviewing any application for a certificate of appropriateness, the BAR, or the director of planning in cases of administrative review, shall approve the application unless it finds that the proposed change:

- (1) Does not meet the standards and criteria set forth in this section; and
- (2) Is incompatible with the historic, cultural or architectural character of the property or district.

(b) *Demolition.* When reviewing applications for certificates of appropriateness regarding any proposed demolition or removal of any building or site within a district, the BAR shall utilize the following criteria:

- (1) The criteria for adding or removing properties from design control districts, as set forth in section 34-568(b) of this article;
- (2) Whether the structure is not capable of earning a reasonable economic return on its value in light of its overall condition, potential uses and location; and
- (3) Whether the restoration and preservation of the property are not economically feasible because the owner, without good cause, failed to properly maintain the property.

(c) *Alterations and new construction.* When reviewing applications for certificates of appropriateness regarding any proposed new construction or alteration of any existing building or site within a district, the BAR shall utilize the following criteria:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally com-

patible with the site and the applicable design control district;

- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
 - (3) The criteria identified in the Secretary of the Interior Standards for Rehabilitation (1983 Edition);
 - (4) The effect of the proposed change on the historic district neighborhood;
 - (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks; and
 - (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site.
- (6-3-91)

Sec. 34-578. Approval or disapproval of plans.

(a) The BAR or the director of planning may approve the application with reasonable conditions to ensure that the proposed changes are compatible with a design control district or site. Before attaching conditions to the approval, the BAR or director of planning shall give due consideration to the cost of complying with the proposed conditions. The BAR may also make recommendations regarding the appropriateness of material, texture, color, height, scale, mass or placement of the requested change.

(b) If the application is approved as submitted, the director of planning shall issue a certificate of appropriateness for the proposed change. Upon receipt of the certificate, the applicant shall post on the property for ten (10) days a notice provided by the city stating that a certificate of appropriateness has been granted by the BAR.

(c) If the application is denied, or approved with conditions over the applicant's objections, the applicant shall be notified in writing of the specific reasons for the disapproval or for the conditions. Failure of the BAR to approve an application in any form or to disapprove it within sixty (60) days

from the date the application is formally submitted shall be deemed constructive approval.

(6-3-91)

Sec. 34-579. Time limitations on certificates of appropriateness.

(a) A certificate of appropriateness shall expire and become void unless:

- (1) A building permit for construction of the proposed improvements shall have been issued within one year after the certificate's approval; or
- (2) Construction has substantially begun within that time period where no building permit has required.

(b) For reasonable cause, either the director of planning or the BAR may extend the validity of any such certificate for a period not to exceed one year.

(6-3-91)

Sec. 34-580. Special restriction on demolition or removal.

(a) Upon receipt of an application for demolition or removal of a structure, the BAR shall have sixty (60) days to either approve the request or to find that the structure is of such historic, architectural or cultural significance that the public interest will best be served by requiring the owner to postpone such demolition and to make a bona fide offer to sell such structure and the land pertaining thereto pursuant to Virginia Code § 15.1-503.2. The offer must be at a price reasonably related to the fair market value of the structure and land and must be made to the city, or to any person, firm, corporation, government or agency thereof which gives reasonable assurance that it is willing to preserve and restore the landmark, building, site or structure and lands pertaining thereto.

(b) For purposes of this section, any offer which is within ten (10) percent of the then current assessed value, as shown on the official records of the city assessor, for both the land and structure shall be persuasive evidence that the owner has made an offer at a price reasonably related to fair market value.

(c) The time during which such offers to sell shall remain open shall be as follows:

- (1) Three (3) months when the offering price is less than twenty-five thousand dollars (\$25,000.00).
- (2) Four (4) months when the offering price is greater than twenty-five thousand dollars (\$25,000.00) but less than forty thousand dollars (\$40,000.00).
- (3) Five (5) months when the offering price is greater than forty thousand dollars (\$40,000.00) but less than fifty-five thousand dollars (\$55,000.00).
- (4) Six (6) months when the offering price is greater than fifty-five thousand dollars (\$55,000.00) but less than seventy-five thousand dollars (\$75,000.00).
- (5) Seven (7) months when the offering price is greater than seventy-five thousand dollars (\$75,000.00) but less than ninety thousand dollars (\$90,000.00).
- (6) Twelve (12) months when the offering price is greater than ninety thousand dollars (\$90,000.00).

(d) If such bona fide offer is unaccepted after the designated time period, the owner shall be entitled to a certificate of appropriateness which permits the demolition of the structure.
(6-3-91)

DIVISION 4. MISCELLANEOUS

Sec. 34-581. Administrative approval and procedures.

(a) Regardless of language in this article which may state otherwise, an owner may obtain a certificate of appropriateness from the director of planning rather than the BAR for the following minor exterior alterations:

- (1) The repainting of an existing building in a different color;
- (2) The addition or deletion of awnings, shutters, canopies, storm windows and doors, gutters and similar appurtenances;

- (3) All other structural changes to protected properties which do not require issuance of a permit under the Uniform Statewide Building Code; and
- (4) The approval of any signs for which approval is required by other sections of the zoning ordinance (§§ 34-805 and 34-806).

(b) In reviewing an application for a certificate of appropriateness, the director of planning shall apply the same criteria which the BAR must use in its review process.

(c) Failure of the director of planning to approve or disapprove the application for a certificate of appropriateness within ten (10) days from the date the application is made shall be deemed "constructive" approval of the application.

(d) If approval is granted, the applicant shall post a notice provided by the city on the subject property specifying that administrative approval has been granted for a certificate of appropriateness for the property. If the application is denied, the director of planning shall mail or hand-deliver written notice of this decision to the applicant.

(e) The applicant or any other aggrieved party shall have five (5) working days from the date of the director of planning's decision to appeal that decision to the BAR.
(6-3-91)

Sec. 34-582. Maintenance and repair required.

(a) Neither the owner of nor the person in charge of a protected property shall allow such property to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the design district as a whole or the life and character of property. Examples of the type of disrepair prohibited include, but are not limited to:

- (1) The deterioration of exterior walls or other vertical supports;
- (2) The deterioration of roofs or other horizontal members;

- (3) The deterioration of exterior chimneys;
- (4) The deterioration or crumbling of exterior plasters or mortar;
- (5) The ineffective waterproofing of exterior walls, roofs and foundations, including broken windows or doors;
- (6) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

(b) The zoning administrator shall give notice by certified or registered mail of specific instances of failure to maintain or repair. The owner or person in charge of such structure shall have sixty (60) days to remedy such violation; provided that the zoning administrator, upon request, may allow an extension of up to sixty (60) days to remedy such violations. Thereafter, each day during which there exists any violation of this section shall constitute a separate violation and shall be punishable as provided in this zoning ordinance.
(6-3-91)

Sec. 34-583. Height and bulk restrictions applicable to Design District B.

(a) No structure within the Design District B shall exceed a height of forty (40) feet from grade to cornice line, unless the owner shall first have obtained a special permit for residential higher density and for such additional height from the city council, pursuant to the regular special permit procedures set forth in article XXII. Such special permit shall be subject to the following limitations:

- (1) The permit may only be granted in that portion of Design District B lying south of High Street;
- (2) No such permit shall allow a building height in excess of seventy-five (75) feet from grade to the cornice line;
- (3) The city council finds that such additional height is appropriate to the particular location in question, does not have an adverse impact on the scale and architectural harmony of the design control district and permits adequate sunlight and open air on adjacent streets;

- (4) The height of the street facade in one plane of any building constructed under such permit shall not be higher than forty (40) feet from the grade, and any portion of the facade higher than forty (40) feet shall have a setback of at least twenty (20) feet from the front and rear property lines;
- (5) The special permit shall only be considered when the proposed request encompasses an entire block of the city as designated on the official United States census map; and
- (6) In any building constructed under such permit, the total area of any floor constructed more than forty (40) feet above grade shall not exceed fifty (50) percent of the total site area of the proposed development.

(b) In addition to any other right of review required by this article, the BAR shall have an opportunity to review and comment on the request for additional building height prior to the planning commission's public hearing on the special permit. Any comments by the BAR on the application shall be made in writing no later than ten (10) working days prior to the date of the public hearing, and any such comments shall be made part of the public hearing record. The BAR shall have at least fifteen (15) days for their review and comments.

(c) The height limits in the Design District A shall be the same as those in the underlying zoning district.
(6-3-91)

Sec. 34-584. Appeals.

- (a) The property owner, the director of planning or any aggrieved person may appeal a final decision of the BAR to the city council by filing a written notice of appeal within ten (10) days of the date of the BAR decision.
- (b) In any appeal involving a proposed demolition or removal of a protected property, the city council shall consult with the BAR, or its duly authorized representative, prior to rendering a decision on the appeal.

(c) A final decision of the city council may be appealed to the Circuit Court of the City of Charlottesville by the owner of the property for which the decision was sought. The appealing party shall file a petition at law, setting forth the alleged illegality of the action taken. Any appeal shall be filed within thirty (30) days after the final decision has been rendered by the city council. Such filing shall stay the decision appealed from pending a final court order; except that the filing of such petition shall not stay any decision which denies the right to demolish a protected property. (6-3-91)

Sec. 34-585. Civil penalties for the unauthorized demolition, razing or moving of historic buildings or structures.

(a) Any person who demolishes, razes or moves any building or structure which is subject to the historic preservation ordinances set forth in this article, without approval of the BAR or city council, shall be subject to a civil penalty equal to twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition, razing or moving.

(b) For purposes of this section, the term "person" shall include any individual, firm, partnership, association, corporation, company or organization of any kind, which is deemed by the Charlottesville Circuit Court to be responsible for the demolition, razing or moving.

(c) An action seeking the imposition of the penalty shall be instituted by petition filed by the city in the Circuit Court of the City of Charlottesville, which shall be tried in the same manner as any action at law. It shall be the burden of the city to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.

(d) The defendant may, within twenty-one (21) days after the filing of the petition, file an answer and, without admitting liability, agree to restore the building or structure as it existed prior to demolition. If the restoration is completed within the time agreed upon by the parties or as established

by the court, the petition shall be dismissed from the court's docket.

(e) The filing of the action pursuant to this section shall preclude a criminal prosecution for the same offense, except where the demolition, razing or moving has resulted in personal injury. Nothing in this section shall preclude action by the zoning administrator under Virginia Code section 15.1-491(d) or by the governing body under Virginia Code section 15.1-499, either by separate action or as a part of the petition seeking a civil penalty. (6-3-91)

Secs. 34-586-34-669. Reserved.

STATE ENABLING LEGISLATION

§ 15.1-503.2

CODE OF VIRGINIA

§ 15.1-503.2

§ 15.1-503.2. Preservation of historical sites and areas in counties and municipalities. — A. 1. The governing body of any county or municipality may adopt an ordinance setting forth the historic landmarks within the county or municipality as established by the Virginia Landmarks Commission, and any other buildings or structures within the county or municipality having an important historic, architectural or cultural interest, and any historic areas within the county or municipality as defined by § 15.1-430 (b), amending the existing zoning ordinance and delineating one or more historic districts, adjacent to such landmarks, buildings and structures, or encompassing such historic areas, or encompassing parcels of land contiguous to arterial streets or highways (as designated pursuant to Title 33.1, including § 33.1-41.1 of that title) found by the governing body to be significant routes of tourist access to the county or municipality or to designated historic landmarks, buildings, structures or districts therein or in a contiguous county or municipality. Such amendment of the zoning ordinance and the establishment of such district or districts shall be in accordance with the provisions of Article 8 (§ 15.1-486 et seq.) of this chapter. The governing body may provide for an architectural review board to administer such ordinance. Such ordinance may include a provision that no building or structure, including signs, shall be erected, reconstructed, altered or restored within any such historic district unless the same is approved by the architectural review board or, on appeal, by the governing body of such county or municipality as being architecturally compatible with the historic landmarks, buildings or structures therein.

2. Subject to the provisions of subdivision 3 hereof the governing body may provide in such ordinance that no historic landmark, building or structure within any such historic district shall be razed, demolished or moved until the razing, demolition or moving thereof is approved by the architectural review board, or, on appeal, by the governing body after consultation with such architectural review board.

3. The governing body shall provide by ordinance for appeals to the circuit court for such county or municipality from any final decision of the governing body pursuant to subdivisions 1 and 2 hereof and shall specify therein the parties entitled to appeal such decisions, which such parties shall have the right to appeal to the circuit court for review by filing a petition at law, setting forth the alleged illegality of the action of the governing body, provided such petition is filed within thirty days after the final decision is rendered by the governing body. The filing of the said petition shall stay the decision of the governing body pending the outcome of the appeal to the court, except that the filing of such petition shall not stay the decision of the governing body if such decision denies the right to raze or demolish a historic landmark, building or structure. The court may reverse or modify the decision of the governing body, in whole or in part, if it finds upon review that the decision of the governing body is contrary to law or that its decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the governing body.

In addition to the right of appeal hereinabove set forth, the owner of a historic landmark, building or structure, the razing or demolition of which is subject to the provisions of subdivision 2 hereof, shall, as a matter of right, be entitled to raze or demolish such landmark, building or structure provided that: (1) He has applied to the governing body for such right, (2) the owner has for the period of time set forth in the same schedule hereinafter contained and at a price reasonably related to its fair market value, made a bona fide offer to sell such landmark, building or structure, and the land pertaining thereto, to such county or municipality or to any person, firm, corporation, government or agency thereof, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore the landmark, building or structure and the land pertaining thereto, and (3) that no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule hereinafter contained. Any appeal which may be taken to the court from the decision of the governing body, whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating to a stay of the decision appealed from shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to

sell shall be made more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure. The time schedule for offers to sell shall be as follows: three months when the offering price is less than \$25,000; four months when the offering price is \$25,000 or more but less than \$40,000; five months when the offering price is \$40,000 or more but less than \$55,000; six months when the offering price is \$55,000 or more but less than \$75,000; seven months when the offering price is \$75,000 or more but less than \$90,000; and twelve months when the offering price is \$90,000 or more.

4. The governing body is authorized to acquire in any legal manner any historic area, landmark, building or structure, land pertaining thereto, or any estate or interest therein which, in the opinion of the governing body should be acquired, preserved and maintained for the use, observation, education, pleasure and welfare of the people; provide for their renovation, preservation, maintenance, management and control as places of historic interest by a department of the county or municipal government or by a board, commission or agency specially established by ordinance for the purpose; charge or authorize the charging of compensation for the use thereof or admission thereto; lease, subject to such regulations as may be established by ordinance, any such area, property, lands or estate or interest therein so acquired upon the condition that the historic character of the area, landmark, building, structure or land shall be preserved and maintained; or to enter into contracts with any person, firm or corporation for the management, preservation, maintenance or operation of any such area, landmark, building, structure, land pertaining thereto or interest therein so acquired as a place of historic interest; however, the county or municipal government shall not use the right of condemnation under this subsection unless the historic value of such areas, landmark, building, structure, land pertaining thereto, or estate or interest therein is about to be destroyed.

B. Notwithstanding any contrary provision of law, general or special, in the City of Portsmouth no approval of any governmental agency or architectural review board shall be required for the construction of a ramp to serve the handicapped at any structure designated pursuant to the provisions of this section. (1973, c. 270; 1974, c. 90; 1975, cc. 98, 574, 575, 641; 1977, c. 473; 1987, c. 563; 1988, c. 700; 1989, c. 174.)

The 1988 amendment redesignated subsections (a) through (d) as subdivisions A 1 through A 4, substituted "subdivision 3" for "subsection (c)" in subdivision A 2, substituted "subdivisions 1 and 2" for "subsections (a) and (b)" in the first paragraph and substituted "subdivision 2" for "subsection (b)" in the second paragraph of subdivision A 3, substituted "however" for "provided" following "historic interest" in subdivision A 4 and added subsection B.

The 1989 amendment inserted "including § 33.1-41.1 of that title" following "Title 33.1" near the middle of subdivision A 1.

Law Review. — For note, "Virginia's historic district enabling legislation: preservation at the local level," see 23 U. Rich. L. Rev. 97 (1988).

Applied in *Bell v. City Council*, 224 Va. 490, 297 S.E.2d 810 (1982).

Appendix 6.10

PRESERVATION RESOURCE LIST

Historic Preservation - General

A Field Guide to American Houses. Virginia and Lee McAlester. New York: Alfred A. Knopf, Inc., 1984. 524 pp. illus. Well illustrated book which identifies the various styles and periods of American domestic architecture.

All About Old Buildings: The Whole Preservation Catalog. National Trust for Historic Preservation. Edited by Diane Maddex. Washington: The Preservation Press, 1985. 425 pp. illus. A comprehensive book about all aspects of historic preservation, including an extensive list of sources for additional information.

Architectural Graphic Standards, Eighth Edition. American Institute of Architects. New York: John Wiley & Sons, Inc., 1988. 864 pp. The standard reference for architectural information, includes a chapter on historic preservation.

Federal Historic Preservation Laws. Sara K. Blumenthal. Government Printing Office, 1990. 59 pp. Stock number 024-004-01059.

National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms. Part A: How to Complete the National Register Registration Form. (Stock No. 024-005-01096-3). Part B: How to Complete the National Register Multiple Property Documentation Form. (Stock No. 024-005-01092-1). Government Printing Office, 1991. 133 pp.

Historic Preservation - Charlottesville and Albemarle County

African-American Neighborhood Conservation Planning: A Study of Tenth and Page, Fifeville and Westhaven Neighborhoods. Student report. University of Virginia. May 1993.

Historic Landmark Study: Charlottesville, Virginia. Charlottesville, VA: Department of Community Development, 1976.

Historic Preservation Guide: Charlottesville, Virginia. Charlottesville, Virginia: Department of Community Development, 1980.

Historic Preservation Program: Albemarle County. Charlottesville, VA: Department of Urban and Environmental Planning, University of Virginia, 1987.

Historic Preservation - Consultants and Contractors

For a statewide listing of consultants and contractors with expertise in historic preservation, contact the State Department of Historic Resources.

Technical Assistance

Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment. Baird M. Smith. Government Printing Office, 1984. 48 pp. illus. Stock No. 024-005-00872-1.

Removing Dirt, Paint, Stains, and Graffiti from Historic Exterior Masonry. Anne E. Grimmer. Government Printing Office, 1987. 45 pp. illus. Stock No. 024-005-01035-1.

The following papers and publications are available without charge from the Department of Historic Resources (804-786-3143):

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, revised 1990.

- "Rehabilitation Tax Credits: A Taxpayer's Guide," revised May 1990.
- "Vision and Choice: Protecting our Historic Resources/ A Virginia Property Owner's Guide to Preservation Easements," October 1990.
- "The Cleaning and Waterproof Coating of Masonry Buildings" (Preservation Brief No. 1)
- "Repointing Mortar Joints in Historic Buildings" (PB 2)
- "Conserving Energy in Historic Buildings" (PB 3)
- "Roofing for Historic Buildings" (PB 4)
- "Dangers of Abrasive Cleaning to Historic Buildings" (PB 5)
- "The Preservation of Historic Glazed Architectural Terra-Cotta" (PB 7)
- "Aluminum and Vinyl Sidings on Historic Buildings" (PB 8)
- "The Repair of Historic Wooden Windows" (PB 9)
- "Exterior Paint Problems on Historic Woodwork" (PB 10)
- "Rehabilitating Historic Storefronts" (PB 11)
- "The Preservation of Historic Pigmented Structural Glass" (PB 12)
- "The Repair and Thermal Upgrading of Historic Steel Windows" (PB 13)
- "New Exterior Additions to Historic Buildings: Preservation Concerns" (PB 14)
- "Preservation of Historic Concrete: Problems and General Approaches" (PB 15)
- "The Use of Substitute Materials on Historic Building Exteriors" (PB 16)
- "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character" (PB 17)
- "Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-defining Elements" (PB 18)
- "The Repair and Replacement of Historic Wooden Shingle Roofs" (PB 19)
- "The Preservation of Historic Barns" (PB 20)
- "Repairing Historic Flat Plaster - Walls and Ceilings" (PB 21)
- "The Preservation and Repair of Historic Stucco" (PB 22)
- "Preserving Historic Ornamental Plaster" (PB 23)
- "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches" (PB 24)
- "The Preservation of Historic Signs" (PB 25)

"The Preservation and Repair of Historic Log Buildings" (PB 26)

"The Maintenance and Repair of Architectural Cast Iron" (PB27)

"Painting Historic Interiors" (PB 28)

The following FYI technical papers, prepared by the Department of Historic Resources, were written specifically for Certified Historic Rehabilitations and are also available without charge from the Department:

"Photographic Documentation" (FYI 1)

"Insulation" (FYI 2)

"Retrofitting Historic Windows" (FYI 3)

"Stairways" (FYI 4)

"Artificial Siding" (FYI 5)

"Appeals" (FYI 6)

"Asbestos" (FYI 7)

"Barrier-Free Access in Historic Buildings" (FYI 8)

"Burning the Paint Off: The Dangers Associated with Torches, Heat Guns, and Other Thermal Devices for Paint Removal" (FYI 10)

"Pigeons: Pest Control and Building Decontamination" (FYI 11)

Agency Contacts

Virginia Department of Historic Resources
221 Governor St.
Richmond, VA 23219
(804) 786-3143

Charlottesville Department of Community Development
City Hall, P.O. Box 911
Charlottesville, VA 22902
(804) 971-3182

Superintendent of Documents
Government Printing Office
Washington, D.C. 20402-9325
(202) 783-3238

Appendix 6.11

BIBLIOGRAPHY

Easements

Information: Establishing an Easement Program to Protect Historic, Scenic and Natural Resources (Sheet #25). Washington, D.C.: National Trust for Historic Preservation, 1982.

Virginia's Heritage: A Property Owner's Guide to Resources Protection. Richmond, VA: Department of Conservation and Historic Resources, 1988.

Vision and Choice: Protecting Our Historic Resources. Richmond, VA: Department of Historic Resources, 1990.

Historic Preservation

Architectural Design Control District Extension: Report to the Planning Commission. Charlottesville, VA: Department of Community Development, 1987.

Brown-Manrique, Gerardo. "Design Guidelines as Controls on Development: The Politics of Implementation in a Small Ohio Town." Small Town. May-June 1991.

A Comprehensive Historic-Preservation Plan for the City of Haverhill, Massachusetts. Groton, MA: Timelines Inc., 1990.

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