

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Planning Commission
FROM: Satyendra Singh Huja, Director of Planning and Community Development S. S. H.
DATE: October 1, 1984
RE: Development Trends on Locust Avenue

The purpose of this memorandum is to provide you with information concerning possible alternatives the City could consider to address development trends along Locust Avenue. As you are aware, Martha Jefferson Hospital recently demolished three houses it owned on the corner of Sycamore Street and Locust Avenue. Concern about the design of possible replacement buildings for this site, and office development pressure in the area in general, necessitates the need to consider possible steps that could be taken to insure the integrity the Locust Avenue corridor. Listed below are some possible alternatives for discussion:

A. Architectural Design Control - The stretch of Locust Avenue between East High Street and the 250 By-pass contains many buildings of historic significance. Creation of an architectural design control district similar to the two now in existence would protect the architectural integrity of the Locust Avenue corridor. It would also give the City review power over the design of any planned structures to be built on the site of the houses recently demolished by the hospital. However, the creation of a new district, or the expansion of the existing Architectural Design Control District to Locust Avenue, would result in an even larger commitment of staff time for its administration.

B. National Register of Historic Places Designation - The creation of a Locust Avenue Historic District listed on the National Register of Historic Places could promote rehabilitation through tax incentives. Study of the age and current uses of the buildings along Locust Avenue shows, however, that only a handful of structures would be eligible for tax credits. Approximately seven of the 71 buildings on Locust Avenue between East High Street and the By-pass would meet basic eligibility criteria, though that is no guarantee that their owners would be willing to undertake rehabilitation.

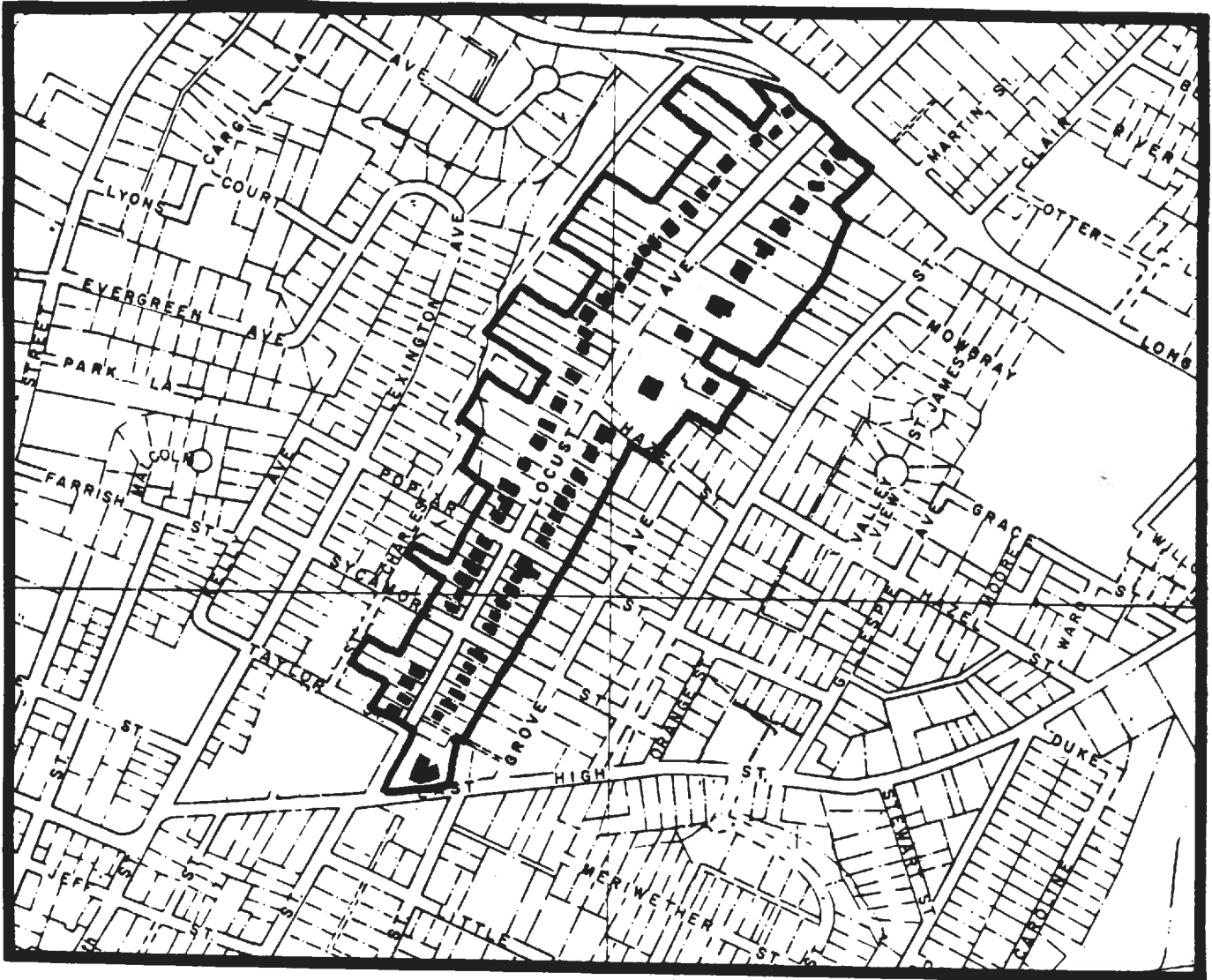
C. Keeping the Status Quo - The 1977 Martha Jefferson Hospital Impact Study recommended changes in the City's land use plan for the Locust Avenue area to accommodate demand for additional medical office development. As a result of that study, the land use plan was changed to show office use for Locust Avenue south of Sycamore Street. The area to the north of Sycamore remains one and two family residential on the land use plan. As a result, it is felt that Locust Avenue north of Sycamore will remain residential. Office

development pressure will be concentrated to the south of Sycamore, and two houses have already been converted to offices. Records show that six of the ten houses on Locust Avenue between Sycamore and East High Street are owner occupied, and thus less susceptible to commercial development pressure.

We hope this information will be of value. Should you have any questions, please call me or Glenn Larson. Thank you.

cc: Cole Hendrix
City Council
BAR

LOCATION MAP



LOCUST AVENUE STUDY AREA

Scale 1" = 600'

DEPARTMENT OF COMMUNITY DEVELOPMENT - OCTOBER 1984



MINUTES OF THE
CHARLOTTEVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
OCTOBER 23, 1984 -- 11:00 A.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman
Michael Bednar, Vice Chairman
Carol Troxell
Genevieve Keller
Doug Gilpin

ABSENT

John Allen

STAFF PRESENT

Glenn Larson

Mr. Rinehart called the meeting to order at 11:05 a.m. and called for consideration of the minutes.

A. MINUTES

Minutes of September 25, 1984 -- Mr. Rinehart asked that the reference to "General Flavor" in the discussion of the Ried's Grocery Site be changed to "General Character". Mr. Gilpin pointed out that Mr. Browne's name is spelled with an "e".

B. NEW APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. DBAR 84-10-20 --Penticostal Holiness Church Building
206 West Market St.
Exterior Rehabilitation
Tom Hickman, Applicant

After a brief presentation by Mr. Hickman, Mr. Gilpin moved that the following color scheme be approved.

Window and Door Trim - Benjamin Moore "Sandpiper"
Doors - Benjamin Moore "Pine Mountain" darkened with more black
Recessed Door Archway - Benjamin Moore "Pittsfield Buff"
Iron Gate - Black

Mr. Gilpin's motion also stated that any repointing should match the original mortar color and shape of joint. Mr. Bednar seconded this motion and it was approved unanimously.

C. OTHER BUSINESS

In a discussion of the development of a policy for acceptance of art objects on City property, the board agreed that recommendations should be forwarded to City Council. Mrs. Keller moved that the proposed procedures developed by the Department of Community Development be recommended to City Council, along with the recommendation that one or more areas in the district be designated by the DBAR for ongoing exhibits of art and sculptures, to be approved by the art and sculpture committee only. Mrs. Keller further moved that work placed at these locations on a temporary basis should be limited to sixty days. This motion was seconded by Mr. Bednar and approved unanimously. Mr. Rinehart agreed to write Mayor Buck forwarding these recommendations.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBERS' REPORTS

There was none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

Mr. Larson showed the Board a proposed flyer publicizing the existence of the Downtown Architectural Design Control District. He also invited the board to attend a presentation on the Rugby Road/University Corner Historic District being given at the UVA Architectural School on December 5, 1984.

There being no further business, the meeting adjourned at 11:35 a.m.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Downtown Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: October 17, 1984
RE: October 23, 1984 Meeting

The purpose of this memorandum is to inform you that the next DBAR meeting will be held on Tuesday, October 23, 1984 at 11:00 a.m. in the Community Development Conference Room. Please find enclosed the following materials:

- An agenda for the October 23rd meeting
- Minutes of the September 23rd regular meeting and October 4th special meeting
- One application for a Certificate of Appropriateness

We would like you to further discuss the placement of art objects on City property. Please think about possible locations downtown where art objects could be placed on a temporary basis. We are also developing a list of possible locations.

Please visit the site before the meeting, and call me or Glenn Larson should you have any questions. Thank you.

GL/gl

Attachments

CITY OF CHARLOTTESVILLE
DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
OCTOBER 23, 1984 - 11:00 A.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

A. MINUTES

1. September 25, 1984 regular meeting
2. October 4, 1984 special meeting

B. NEW APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. DBAR 84-10-20 -Pentecostal Holiness Church Building
 206 West Market St.
 Exterior Rehabilitation
 Tom Hickman, Applicant

C. OTHER BUSINESS

1. Discussion of the development of a policy for acceptance of art objects on City property.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

E. CHAIRMAN'S REPORT

F. BOARD MEMBER'S REPORTS

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

ROY GRAHAM

**MINUTES OF THE
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 25, 1984 -- 11:00 A.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

PRESENT

Jack Rinehart, Chairman
Michael Bednar, Vice Chairman
Carol Troxell
John Allen
Genevieve Keller

ABSENT

Doug Gilpin

STAFF PRESENT

Satyendra Singh Huja
Glenn Larson

Mr. Rinehart called the meeting to order at 11:05 A.M. and called for consideration of the minutes.

A. MINUTES

Minutes of August 28, 1984 -- Mr. Bednar identified two errors: The word "be" should be inserted at the end of the first sentence of the minutes section between "actually" and "joints". In the last sentence under Items Brought By the Public Not on the Agenda - the reference should be "repointing and repainting of bricks", not repointing of repainting of bricks.

B. NEW APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. DBAR 84-9-16

-Nook
Restaurant Building
415 East Main Street
Repainting of Door
Richard Rebori, Applicant

After a brief discussion of the proposal, Ms. Troxell moved to approve the beige door color as presented, but urged the applicant to retain the dark green color as is, as part of this motion. She also suggested that the Board approve the proposed directory sign to be located on the metal wall adjacent to the second story entrance. This motion was seconded by Mr. Allen and passed unanimously.

2. DBAR 84-9-17

-Lee's Hallmark
411 East Main Street
New Awning
Betty Sacco, Applicant

Mrs. Keller moved that the application for the new awning be approved as submitted. The motion was seconded by Ms. Troxell and approved unanimously.

3. DBAR 84-9-18

-Brown's
400 East Main Street
New Entrance on Fourth Street
D. Cary Jackson, Applicant

Mr. Jackson, the applicant, gave a brief presentation of the proposal. There was a discussion of the colors proposed for the second awning, and Mr. Jackson agreed that a yellow stripe may be more appropriate than the red he had originally suggested. After additional discussion on the placement of the proposed new store front window, Ms. Troxell moved that the application be approved with the following conditions:

- a. The existing blue and white stripe awning be approved, with proposed signs to be attached to the awning in coordination with its geometry.
- b. The new 5th Street entrance be approved as submitted, with the condition that the new window frame area include a sign panel aligned with the top of the door frame.
- c. The awning to be installed above the new entrance be of a yellow stripe design similar in color to the old awning at that location.
- d. The new entrance trim be painted the same yellow color as the awning, or a blue color the same as the building's current trim.

This motion was seconded by Mrs. Keller and approved unanimously. Mr. Jackson was encouraged to retain the existing blue color in the new trim.

4. DBAR 84-9-19

-Reid's Grocery Site
Fifth and Main Streets
Replacement Buildings
F&M Partnership, Applicants

Mr. Larson gave a brief staff report, citing strong support for this proposal but concerned about proposed steeply sloped roofs and the use of a common bond brick pattern on the Fifth Street sidewalk. Mr. Hank Brown, the architect, then gave further details about the proposal pointing out the need for sloping roofs. He identified the problems with parapets turning corners, and the need for mechanical equipment to be placed on the roof. He also pointed out the width of the proposed sidewalk makes it difficult to install a herringbone pattern. Mr. Rinehart stated he felt a strong cornice line was missing from the proposal, and that the design should be more in keeping with the general ~~flavor~~ of other buildings on the Downtown Mall. As a compromise, it was agreed that the Board would defer action on this proposal pending Mr. Brown's restudy of elevations and roof forms. The Board agreed that a special meeting to discuss these revisions would be held at 8:30 a.m. on October 4, 1984. Mr. Brown stated he objected to all comments made, but agreed to reconsider the design in the interest of project approval.

C. OTHER BUSINESS

1. DBAR 84-4-3

-Exchange Centre
201-207 West Main Street
Paint and Materials
Keith Woodard, Applicant

Mr. Woodard, the applicant, gave a brief statement on proposed color schemes for the Exchange Centre. Mr. Allen moved that the application be approved as submitted. This motion was seconded by Mrs. Keller and approved by the following vote. AYES: RINEHART, ALLEN, KELLER, AND TROXELL. NOES: BEDNAR.

2. DBAR 84-7-12

-Regional Library Sculptures

There was a lengthy discussion about the current status of this issue. The Board was informed of City Council's recommendation that the Board should sit down with the Library Board and further discuss the Library Board's appeal. Mr. Larson presented revised procedures for acceptance of art objects on City property. The Board agreed to further discuss this issue at their October 4 special meeting.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT-

There was none.

F. BOARD MEMBERS' REPORTS

Mr. Bednar asked Mr. Larson to look into the repainting of the Murphy Travel building. A number of members felt it had not been painted for many years, but Mr. Larson said he would look into it.

Mrs. Keller asked that the Board consider adoption of the Secretary of Interior's Standards for Historic Rehabilitation.

Mr. Larson briefly mentioned that a chain had been placed around the Central Place Fountain. The Board agreed that a letter should be drafted to Mayor Buck requesting that all City projects on the Mall be reviewed by the Board.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business, the meeting adjourned at 12:55 p.m.

MINUTES OF THE
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
OCTOBER 4, 1984 -- 8:30 A. M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman
Michael Bednar, Vice Chairman
Carol Troxell
Genevieve Keller

ABSENT

John Allen
Doug Gilpin

STAFF PRESENT

Satyendra Singh Huja
Glenn Larson

A. NEW APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. DBAR 84-9-19

-Reid's Grocery Site
Fifth and Main Streets
Replacement Buildings
F&M Partnership, Applicants

Mr. Hank Brown, architect for the project, presented to the Board revised drawings incorporating changes recommended by the Board at their September 25, 1984 meeting. Mr. Rinehart stated the changes shown were a step in the right direction, and he was glad to see a variety between the units. Mr. Bednar stated some concern about the use of windows versus doors on the upper floors. After additional discussion, Mr. Bednar moved to approve the latest design concept as submitted, with final approval conditional upon submission of detailed drawings for review. He also moved that these detailed drawings would be acceptable with the addition of a up to three foot high roof to accommodate attics. This motion was seconded by Ms. Troxell and approved unanimously.

B. OTHER BUSINESS

The Board discussed proposed procedures for accepting art on City property. Mr. Rinehart suggested that locations on City property within the two design control districts be set aside where temporary art exhibits could be placed without Board review. The Board further agreed that any art object in place 60 days or less be considered temporary, and that representatives from the BAR and the DBAR be made members of any proposed Sculpture Committee. Mr. Larson agreed that the staff would take a look at these recommendations.

There being no further business, the meeting adjourned at 12:15 p.m.

Recommendations to City Council

1. That City Council adopt the procedure for accepting art objects on City property.
2. In so doing, the DBAR would maintain control over approval of all improvement to all properties, both private and public, in the district including temporary and permanent sculpture.
3. That one member of the DBAR be appointed to the Art and Sculpture Committee.
4. That ^{one or more} ~~several~~ areas in the district be designated by the DBAR for temporary (60 days) sculpture if approved by the Sculpture Committee only.
5. All other sculpture, temporary or permanent, would have to be approved by the DBAR as being appropriate to the environment in which it is placed; not for sculptural merit, which would be the responsibility of the Art and Sculpture Committee.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Downtown Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: October 16, 1984
RE: DBAR 84-10-20 Renovation of 206 W. Market St.

Please find enclosed, for your consideration of the above item, the following:

- An application for a Certificate of Appropriateness
- Photographs of 206 W. Market St.

This application is for the proposed renovation of the Penticostal Holiness Church building at 206 W. Market St. The applicant plans to convert the building into apartments. Of principal concern to the board are the proposed colors for the building's doors, trim and concrete base.

The staff has concerns about the color proposed for the doors. Paint samples available for review in our office show a dark blue planned for the doors, a brownish beige for the trim and a lighter beige for the base. We suggest a green color for the doors would work better.

By copy of this memorandum, we will ask the applicant to attend to answer any questions. Should you have any questions before the meeting, please call me or Glenn Larson. Thank you.

GL/gl

Attachment

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 206 West Market St.
2. Name of Applicant (Owner or Agent): Thomas C. Hickman
3. Mailing Address of Applicant: 513 East Jefferson St.
Charlottesville, Va. 22901
4. Phone Number of Applicant: (Business) 977-3033 (Home) 977-5207

5. Description of Proposed Work (Use back of form if necessary):

- 1) Exterior to be reworked
 - wash, repoint brick
 - scrape & paint windows
 - scrape & paint ext. doors
- 2) Retain old doors - just rehab.
- 3) Ext. lights in both recessed openings

6. List of Enclosures:

- 1) SIX EXT. PICTURES
- 2) Color scheme

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature of Owner or Agent: Thomas C. Hickman Date: 10-9-84

FOR OFFICE USE ONLY

Received By: _____ Approved: _____ Date: _____
Date: _____ Disapproved: _____ Date: _____



MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
OCTOBER 23, 1984 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

27

PRESENT

Bob Moje, Vice Chairman
Michael Bednar
Doug Gilpin
Rob Freer
Larry Herbert

ABSENT

Ted Oakey
Elizabeth Booker

STAFF PRESENT

Satyendra Huja
Glenn Larson

Mr. Moje called the meeting to order at 4:10 p.m. and called for consideration of the minutes.

A. MINUTES

1. September 25, 1984 -- Regular Meeting

There being no corrections to the minutes, a motion was made for approval by Mr. Bednar. The motion was seconded by Mr. Herbert and approved unanimously.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. BAR 84-9-197

--Carr House at the Meadows
Route 29 North
Dismanteling of Structures
Frank A. O'Neil, Applicant

Mr. Larson briefly reviewed the staff position on this proposal. Mr. Bill Atwood, the architect for the Seminole Square project, gave a brief presentation on the reasons for dismanteling the three outbuildings in question. Mr. Bednar voiced his concern about the future of the Peyton House itself. Mr. Freer wanted to know what type of buffer was proposed between the shopping center building and the Peyton House. Mr. O'Neil agreed that additional screening could be planted. Mr. Herbert wanted to know what efforts had been made to find a new location for the three buildings. Mr. O'Neil stated that there were a number of possible locations. Mr. Herbert questioned whether the buildings could be relocated on the site. Mr. O'Neil stated that was not possible. After additional discussion, Mr. Herbert moved that the board approve the dismanteling of the three buildings with the following conditions:

1. A bonafide effort be made to find a suitable location to rebuild these three structures. If a site cannot be found, the structures can be dismanteled and stored. If it is determined that it is not possible to relocate them, the applicant should discuss the alternatives with the Board of Architectural Review.
2. The board accepts your assurance that the main house ("The Meadows") will not be demolished.
3. Adequate landscaping and screening be placed between the main house and any new proposed structures.

This motion was seconded by Mr. Gilpin and approved unanimously.

2. BAR 84-10-199

--H. H. George House
412 N. First St.
Installation of Storm Windows
Caroline Payne, Applicant

Mr. Larson gave a brief staff report on this application. Mr. Gilpin asked the applicant whether they had considered interior storm windows. Mr. Payne replied that alternative was not workable. It was the general feeling of the board that aluminum storm windows were acceptable because they were not changing the structure of the house. Mr. Gilpin moved to approve the application with the condition that the owners consider painting the storm windows should they decide to repaint the houses trim in the future. This motion was seconded by Mr. Freer and approved unanimously.

3. BAR 84-8-194

--Temple Beth Israel
301 East Jefferson Street
New Addition
Joseph C. Laramore, Applicant

At this time in the meeting, Mr. Moje suggested that the board discuss this application. Mr. Actschiul representing the Temple, gave a brief presentation of the reasons the Temple board objected to the recommendations of the BAR. After additional discussion about a proposed gable roof, Mr. Actschiul and Mr. O'mansky agreed that one would be workable. Based on that agreement, Mr. Bednar moved approval of the revised drawings submitted to the board that date, with the provision that the gable roof shown over the entrance be at least 15 feet deep. This motion was seconded by Mr. Gilpin and approved unanimously.

4. BAR 84-10-198

--Circuit Court Building
315 East High Street
Iron Bars on Windows

Mr. Larson presented staff report on this issue stating the staffs concerns about placing Iron Bars on the Circuit Court House. After additional discussion Mr. Herbert moved that the application be denied, citing Section 31-145(b)(2)(3). This motion was seconded by Mr. Bednar and approved unanimously.

C. OTHER BUSINESS

In a discussion of the development of a policy for the acceptance of art objects on City property, the board agreed that the recommendations developed by the Department of Community Development should be forwarded to City Council. Mr. Bednar moved such. This motion was seconded by Mr. Freer and approved unanimously.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

See BAR 84-8-194 Above.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBER'S REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

The board agreed to table until the next meeting the discussion of the staff's memorandum about development trends on Locust Avenue.

There being no further business, the meeting adjourned at 5:20 p.m.

MR. OMANSKY
MARTIE O'NEILL

BAR 10/23

Minutes MB - record LH - record minutes

O'NEIL
GREEN
ATWOOD

B.P. - review proposal

BA. - "pocket concept"

- demands of large sites

- need through 12 designs

MB - not concerned about the big house

RF - create a buffer between ?

Bm - long term plans for main building

Oh - perhaps long term

AT - problem of sewer line

O'S - consider screening

LH - what is possibility of removal ?

H - talk to digg

O'N - possible relocation to go park

LI - other locations on property ?

O'N - no. willing to buy a lot and put it on

LI - move with stipulation 1+2 MB record with provision of screening

O'N - OK if could get back to BAR in short notice

H - discuss with BAR

O'N - willing to share

LH - could call a special meeting

look for site but if cost / benefit effort to find location

H - "demanded and offer to anyone who can take them"

minutes

LI - replace

DG record

return class about every last

BAR 199

LH - has no problem about it "natural aluminum"

DG - interior storm windows ?

FP - effect windows from inside

MB - concern about president setting

DG - many old houses have aluminum storm windows

RF - looks at it from a code by code basis not changing the structure of the house

DG - ^{more the way} when report comes, responsibility for recommended
various

Both I would

- give brief review of proposal give reasons

MB - hide mechanical equipment

OM - doesn't agree with roof

MB - roof goes back a short way

OM - only goes back a short way

U - what would the board like with?

OM - board unwilling risk to pay for piece of construction

LU - further delay

MB - ^{more} agree revised elevation roof goes back 15 ft. at least

always too deep

DG board various

ATSCHUL

BAR - Circuit

GL - stuff report

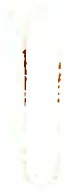
OM - looks out no lead

LU not MB heard (2)(3) various

SCULPTURE ISSUE

EM - not designated keyway was until recent work

MS - forward new recommendations RF send names



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CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: October 17, 1984
RE: October 23, 1984 Meeting

The purpose of this memorandum is to inform you that the next BAR meeting will be held on Tuesday, October 23, 1984 at 4:00 p.m. in the Community Development Conference Room. Please find enclosed the following materials:

- An agenda for the October 23rd meeting
- Minutes of the September 25th meeting
- Three applications for Certificates of Appropriateness
- Information about the placement of art objects on City property
- A memorandum on development trends along Locust Avenue

The Department of Community Development is currently in the process of developing a policy for the acceptance of art objects on City property. We have placed this issue on your agenda and would appreciate your comments on it.

Please visit the site before the meeting, and call me or Glenn Larson should you have any questions. Thank you.

GL/gl

Attachments

cc: Cole Hendrix, City Manager

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
OCTOBER 23, 1984 - 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

A. MINUTES

1. September 25, 1984 regular meeting

B. NEW APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. BAR 84-9-197 -Carr House at the Meadows
Route 29 North ~~St.~~
Dismanteling of Structures
Frank A. O'Neil, Applicant
2. BAR 84-10-198 -Circuit Court Building
315 East High St.
Iron Bars on Windows
3. BAR 84-10-199 -H. H. George House
412 N. First St.
Installation of Storm Windows
Caroline Payne, Applicant

C. OTHER BUSINESS

1. Discussion of the development of a policy for the acceptance of art objects on City property.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

E. CHAIRMAN'S REPORT

F. BOARD MEMBER'S REPORTS

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 25, 1984 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Michael Bednar
Bob Moje

ABSENT

Doug Gilpin
Elizabeth Booker
Larry Herbert
Rob Freer

ALSO PRESENT

Glenn Larson

Mr. Oakey called the meeting to order at 4:10 p.m. and called for consideration of the minutes.

A. MINUTES

1. August 28, 1984 -- Regular Meeting

There being no corrections to the minutes, a motion was made for approval which carried unanimously.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. BAR 84-9-196

--Family Services Building
116 West Jefferson Street
Bricking of front steps
Kathy Bodkin, Applicant

Mrs. Bodkin, Director of Family Services, Inc., described the proposed bricking of the front porch and installation of a railing. Mr. Bednar moved approval of the proposal pending submission of a drawing of the railing design, with the conditions that the brick color match the existing brick in the building, the railing be of wrought iron and the wood threshold shall not be covered by brick. Mr. Moje seconded this motion, and it passed unanimously after Mr. Larson noted that Mr. Freer had phoned in an affirmative vote.

C. OTHER BUSINESS

Mr. Larson discussed the status of the Ambrose property, stating that an heir had been located willing to pay for the cost of removing the demolished garage at the rear of 205 East High Street.

There being no further business, the meeting adjourned at 4:35 p.m.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: October 16, 1984
RE: Procedures for Acceptance of Art Objects on City Property

The purpose of this memorandum is to forward you information on the above topic. As you hopefully are aware, the Downtown Board of Architectural Review has been reviewing this issue in relation to their recent denial of a Certificate of Appropriateness for two sculptures in front of the public library on East Market Street. The DBAR has recommended that a set policy be developed on the acceptance of art objects on City property, a policy that would reorganize the now semi-dormant Mall Sculpture Committee and incorporate BAR and DBAR review where appropriate. You will find attached a draft of these procedures, since they will affect the BAR.

Please review this material for consideration at your next meeting. Should you have any questions, please call me or Glenn Larson. Thank you.

GL/gl
Attachments

**PROCEDURES FOR ACCEPTANCE OF ART OBJECTS
ON CITY PROPERTY**

1. **Initiation** - A proposal for the development of art objects on Charlottesville City property may be initiated by a private donor, an artist or by the City. Such a proposal could take the following forms:
 - a. The permanent placement of an art object.
 - b. The loan or temporary placement of an art object (e.g. for an exhibition).
 - c. The donation of money for a specific piece of art, or for the commission of art through open competition.
2. **Offer** - A formal written offer to the City with any appropriate conditions will be required.
3. **Review** - The City Council, in consultation with the City Manager, will appoint an Art and Sculpture Committee to review any offers and make recommendations to City Council. This committee shall consist of seven members, with at least one representative from City Council and each architectural review board. Appropriate City staff would also review any technical issues relating to the proposal.
4. **Request for Proposals** - In the case of donation of money for art objects to be chosen by competition, City staff shall issue Requests for Proposals by advertisement.
5. **Submission** - All proposals must include scale models and drawings, as appropriate.
6. **Criteria** - A review of any proposal(s) will include at least the following criteria and any other additional criteria which may be deemed appropriate:
 - a. Quality of the art object.
 - b. Harmony of the proposal to the surrounding environment.
 - c. Appropriateness of the proposed donation and conditions.
 - d. Implementability of the proposal within time and resource constraints.
 - e. Maintenance and operation of the proposed project.
 - f. If temporary, length of time of exhibition. For the purpose of these procedures, art objects in place for 60 days or less shall be considered temporary.
7. **Recommendation** - The Committee, after a review of the proposals, will make a recommendation to City Council with appropriate conditions. The recommendations of the Committee shall be advisory.
8. **Architectural Design Control** - Art objects proposed for location on City property in an architectural design control district must be approved by the appropriate board of architectural review before City Council review. Both boards may designate locations within their respective districts where art objects can be exhibited temporarily without board review, pending approval by the Art and Sculpture Committee.
9. **City Council Actions** - City Council, based upon the advice of the committee and the City Manager, will decide upon whether or not to accept the proposal and decide upon the appropriate conditions in the case of acceptance.
10. **Appropriation** - City Council will adopt an appropriation resolution for any donation or other allocation of money. This step may be combined with step nine.
11. **Contract** - The contract shall specify the nature and amount of a donation, timing and other appropriation conditions.
12. **Staffing** - The Department of Community Development shall provide the staffing of these projects under the guidance of the City Manager in coordination with other appropriate city staff.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development
DATE: October 16, 1984
RE: BAR 84-10-198 Iron Bars on Circuit Court House Windows

Please find enclosed, for your consideration of the above item, the following:

- An request for a Certificate of Appropriateness
- A historic survey of the building
- Examples of possible iron bar designs

This application is for the proposed placement of iron security bars on the ground floor windows of the City Circuit Court House that face the parking lot and Fourth Street. Examples of possible designs are enclosed.

The staff has concerns about this proposal. It is felt that the placement of iron bars on these windows may not be attractive, and not in keeping with the character of the area. It is suggested that the alternative of installing an internal burgular alarm system be considered.

By copy of this memorandum, we will ask the applicant to attend to answer any questions. Should you have any questions before the meeting, please call me or Glenn Larson. Thank you.

GL/gl

Attachment

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Satyendra S.Huja, Director of Planning & Community Development
FROM: Ray W. Koon, Maintenance Superintendent *RWK*
DATE: October 11, 1984
RE: Circuit Court House Security

Mr. Paul Garrett, Clerk of the Circuit Court is concerned about security at the Court House and has requested that security bars be installed at each window and door around the Clerk's office which is in the basement area of the Circuit Court House.

He has submitted five different designs for review and approval of the Architectural Review Board. After the approval, I will obtain prices for the construction, painting and installation of the security bars.

Please have these examples presented to the Board requesting their preference. I would appreciate at least two and hopefully three options. The material would consist of 1/2 inch rods and 1/8 x 1' flat iron welded into the decorative designs shown on the sketches.

Thank you for your prompt attention to this matter.

RWK/bj
cc: Paul Garrett
Bruce Heflin
Gary O'Connell

Attachment



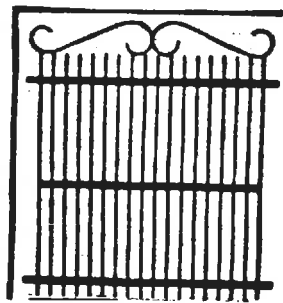
1



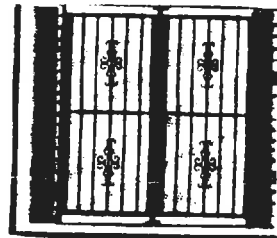
2



3



4



5

LANDMARK



SURVEY

IDENTIFICATION	BASE DATA
Street Address: 315-317 East High Street	Historic Name: City Court House
Map and Parcel: 33-67	Date/Period: 1962
Census Tract & Block: 3-502	Style: Jeffersonian Revival
Present Owner: City of Charlottesville Address:	Height to Cornice: 30.23
Present Use: Court House	Height in Stories: 1 above grade
Original Owner: City of Charlottesville	Present Zoning: B-1
Original Use: Court House	Land Area (sq. ft.): 150 x 360
	Assessed Value (land + imp.): 33,930 + 125,670 = 159,600

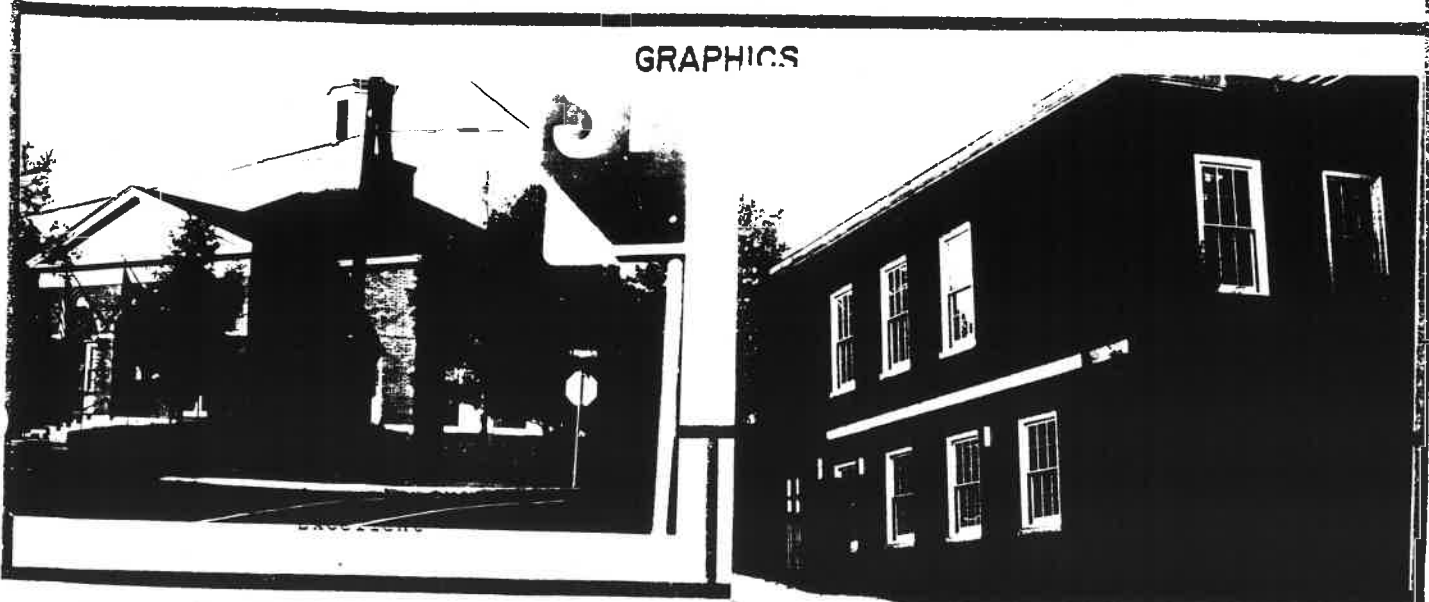
ARCHITECTURAL DESCRIPTION

The Charlottesville Court House is yet another example of the survival of Jeffersonian and Georgian forms well into modern times. The entrance to the building is gained through a tall arcade which recalls the Ranges at the University. The arches are further enriched by the use of stone key stones and impost blocks. The low, horizontal composition is capped by a cupola similar, yet less heavy, to the one found on the County Court House.

HISTORICAL DESCRIPTION

The new Charlottesville Court House was finished in 1962 to the designs of Johnson, Craven, and Gibson. Approximately a block to the east is the old Albemarle Court House in which the County has hospitably shared its facilities with the town since 1889. Deed references: 223-349, WB 7-280.

GRAPHICS



CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: October 16, 1984
RE: BAR 84-10-199 Installation of Storm Windows on 412 N. First St.

Please find enclosed, for your consideration of the above item, the following:

- An application for a Certificate of Appropriateness
- A historic survey of the building

This application is for the proposed installation of storm windows on 412 North First Street. As the application explains, the proposed windows are to be aluminum. Some windows on the house have had aluminum storm windows in place for many years.

The staff has concerns about the placing of aluminum storm windows on the house's front windows.

By copy of this memorandum, we will ask the applicant to attend to answer any questions. Should you have any questions before the meeting, please call me or Glenn Larson. Thank you.

GL/gl

Attachment

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 412 First Street North
2. Name of Applicant (Owner or Agent): Mrs. & Mrs. Frederick W. Payne
3. Mailing Address of Applicant: 412 First St N.
Charlottesville, Va 22901
4. Phone Number of Applicant: (Business) 296-7138 (Home) 295-4292
5. Description of Proposed Work (Use back of form if necessary):

Storm windows on all windows
Have chosen
* ~~white~~ Aluminum because we intend to re-paint exterior of home within next few years and do not know trim color. Present color is not our desired choice of trim

6. List of Enclosures: None

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature of Owner or Agent: Caroline Payne Date: Oct 16, 1984

FOR OFFICE USE ONLY

Received By: [Signature] Approved: _____ Date: _____
Date: 10/17/84 Disapproved: _____ Date: _____

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 412 North First Street
 Map and Parcel: 33-98
 Census Tract & Block: 3-504
 Present Owner: Fred Payne
 Address: 412 North First Street
 Present Use: Residence
 Original Owner: H. H. George
 Original Use: Residence

BASE DATA

Historic Name: H. H. George House
 Date/Period: 1889-1891
 Style: No Identifiable Style
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 43 x 105
 Assessed Value (land + imp.): 1800 + 7350 = 9150

ARCHITECTURAL DESCRIPTION

This structure, and its companion next door at 416 First Street, were most probably built as rental units for they are both small, simple buildings sited within twelve feet of each other and were bought and sold as one property until the 1920's. The building is of brick laid in common bond, two stories high with a flat roof. It is three bays wide on the first level while only two bays on the second. Unlike its companion, this residence still has its veranda but has unfortunately lost one of its columns. The interior arrangement is based on the side hall plan.

HISTORICAL DESCRIPTION

The building was built between 1889 and 1891 by H. H. George, who bought the land from W. T. Early in 1872. Deed references: ACDB 67-132, 67-131, City DB 32-313, 91-330, 165-253..

GRAPHICS

CONDITIONS

Average

SOURCES

City/County Records



FRANK HARDY, INC., REALTORS
FARM AND ESTATE BROKERS
INTERNATIONAL
413 PARK STREET
CHARLOTTESVILLE, VIRGINIA 22901
U.S.A.

804/296-0134
TELEX/TWX: 5105875404
CABLE CODE: HARDY INC.



October 11, 1984

Charlottesville Architectural
Review Board
c/o Department of Community
Development
Post Office Box 111
City Hall
Charlottesville, Virginia 22902

Dear Ladies & Gentlemen:

The enclosed article recently appeared in *Real Estate Today*, a monthly publication of the National Association of Realtors. I forward it for your perusal and information.

Cordially yours,

Frank Hardy

R. Franklin Hardy

(jlv)

RFH:jlv
Enclosures

Historic Designation: Boon or Bane?

Take an objective look at the issue of preservation.

Genevieve Ray
Cincinnati, Ohio

Discussing the pros and cons of historic designation is rather like discussing the concept of beauty: it's in the eye of the beholder. The verdict on historic designation depends largely upon the circumstances and viewpoint of the property owner or developer, the type of designation involved, and the restrictions that might accompany designation.

One property owner may think that a board review of demolition permits is a "pro" because it encourages planned development rather than haphazard change. Another person may believe that demolition reviews will prevent new development and therefore are a "con." In another instance, a pro for an owner—generous tax breaks for rehab of historic property, for example—may be a con for a tenant paying low rent in the unimproved building.

Any discussion of historic designations must consider the type of designation. Is it a listing in the National Register of Historic Places, or is it a local historic designation, typically determined by a city council? The two are quite different. Great differences also occur from city to city, as powers are granted to local review boards or historic commissions based on the provisions of local landmark ordinances.

Using the city of Cincinnati's Historic Conservation Legislation as an example for local ordinances, this article will compare local and national historic listings, and will explore a list of considerations that should be made when assessing the desirability of historic designations.

Local vs. National

Most local ordinances share some similarities with National Register standards. Both recognize properties that are significant for their historical,



architectural, archaeological, and cultural associations; and both include individual properties as well as groups of properties or districts. Specific criteria for judging eligibility for designation may vary, though.

Again, using Cincinnati's legislation as a model, the variations may include the following points:

- *Process of selection*—National Register listing is a state and federal process involving review by a state board and final certification by the National Register in Washington, D.C. Local designation is an entirely local process. In Cincinnati's case, this involves review by the local landmarks

commission and city planning commission, with final designation by the city council. Owner consent is not required for National Register listing, although procedures are set up for owners to prevent listing. An owner must object officially, and more than half the owners in a district must object to prevent district listing. Local ordinances vary; Cincinnati has no owner consent or veto provision.

- *Review of rehab, demolition, and other changes*—National Register listing entails no reviews or controls on demolition, rehabilitation, or new construction except in two situations: when federal funds are used in the

project or when the owner applies for federal tax credits for rehabilitation. Under most local ordinances, historic designation brings review of proposed demolition and rehabilitation and, within districts, new construction. Whether a local landmark's commission merely has review powers or can halt a building permit depends on the local ordinance. Cincinnati's board must approve building plans and issue a "certificate of appropriateness" before a building permit can be issued.

• **Federal tax credits**—Individually listed National Register buildings are automatically eligible for the 25 percent investment tax credit for approved rehabilitation of historic income-producing properties. Buildings certified as contributing to the historic character of National Register districts also may qualify for the tax credit. Local listing does not automatically assure tax credits. Individually designated buildings do not qualify unless the building is also listed in the National Register. Under certain conditions, however, local district owners may gain the opportunity for the same tax credits as they might get in a National Register district. To accomplish this, the enabling legislation creating the district first must be certified by the National Register; then the district must be certified; and finally, the property must be certified as contributing to the significance of the district. In all cases, any rehabilitation must be reviewed. Other requirements are often attached to the tax credit, so owners should get full details on the eligibility/certification/review processes before beginning any rehab work.

On the Other Hand

The negatives about historic designation usually are expressed by people who mistakenly believe that listing per se brings reviews and controls. Actually, given the impressive nationwide surge of economic development and community reinvestment that are directly traceable to federal tax credits, most informed observers welcome historic designation. Two particular points, however, are viewed negatively by many property owners; opinions of preservationists are mixed on these issues.

Of these two, the less disputed is the demolition disincentive that affects federal tax provisions for depreciation. Basically, this means that if a project involves the demolition of a property listed in the National Register

to make way for new development, the expense of demolition cannot be deducted as a development cost. This provision seems to be a thorn in the side of a developer, but it usually is not significant enough in the total scope of a project to swing a developer away from demolition.

Of greater impact is the fact that National Register properties (and properties within local districts certified for tax credit benefits) are eligible only for the 25 percent "historic" tax credit for rehab and not for the "older building" tax credits. The Economic Recovery Tax Act of 1981 created two other rehab investment tax credits in addition to the 25 percent "historic buildings" tax credit. One provides a 15 percent credit on rehab expenses for buildings 30-39 years old; the other gives a 20 percent credit for buildings aged 40 years and older. Although certain stipulations are attached to these credits, neither requires the design review, special approvals, and fees attached to the 25 percent credit. Like the 25 percent tax credit, they can be used only for income-producing properties, but unlike the "historic" credit, they may not be used for residential development projects.

The purpose is clear and, in most cases, laudable. The character and integrity of a historic district is not enhanced if one owner decides to sandblast his 1880s brick building or cover it with purple aluminum siding. Although National Register listing cannot prevent the sandblasting or siding job, at least the Tax Act prevents the owner from being rewarded for damaging the building or district. Nonetheless, there are some projects in which peculiar market considerations or the cost of rehab could make it prohibitive to meet the design guidelines for historic rehab (the secretary of the interior's Standards for

Rehabilitation Projects, National Park Service). Faced with an all-or-nothing choice, a developer could choose to do nothing and the building would be demolished or stand vacant—equal detriments to the district. National historic preservation organizations would do well to keep exploring this Catch-22. Perhaps these special cases need a procedure for appeal or relaxation of reviews to allow an owner to take the 20 percent tax credit.

What Does Designation Mean?

When the subject of local historic designation comes up, certain questions from property owners are bound to appear: "Will I have to get your permission every time I want to change a light bulb?" "Does designation mean that I can never tear down my building?" "Will my property values increase or decrease?" "If it's designated, will I be allowed to sell my building?"

The question of selling is an easy one; of course, owners can sell their buildings. Historic designation involves no limits on sale or ownership. The question of property values is foggy. It certainly is true that dramatic change has occurred in many historic districts around the country, even before the 1981 Tax Act put a premium on historic buildings. But there is no evidence to suggest that the simple act of creating a historic district also creates a new real estate market. An area where traditional market indicators show downward trends will not be magically reversed by the historic tag.

Historic designation can be used, however, as a marketing tool. A good building in a good location that is also designated as a historic property may gain an edge in the market over a non-designated building. The seller has an intangible asset—an aura of desirability and special value. The historic districts that have experienced dramatic improvements in values are generally

Short Notes

What do people want most in rehab condominium homes? A survey of 1,000 condominium shoppers in the Chicago area revealed that homebuyers are most interested in buildings with upgraded electrical, plumbing, and heating systems but which still retain the vintage character of the interior. According to the poll, shoppers are attracted to the older features of a building—especially the woodwork, high ceilings, and cove moldings—but again, only if the insides of the building are modernized.

Other attractions of rehabbed condominiums for today's homebuyers include a favorable, below-market finance package from the developer, a medium-size building of about 30-35 units, and an upgraded quality and condition of the individual unit as opposed to actual layout or the view.

Short Notes

ding to *News Service*, the monthly restoration newsletter published by the National Trust for Historic Preservation. Communities wanting to set up or administer historic districts can take advantage of a new national program. The Landmark and Historic District Consultant Program will be headed by National Trust attorney Frank Gilbert, a past director of the New York City Landmark Preservation Commission and a key participant in the 120-year battle that saved Grand Central Terminal and gave constitutional validity to preservation law.

Gilbert believes that districts and their governing commissions should rest on sound legal and administrative foundations in order to resist the inevitable legal challenges to their legitimacy. For example, in historic Hudson, Ohio, he is helping local groups fight the effects of a proposed highway.

For more information on this new program, contact the Landmark and Historic District Consultant Program, at 202/673-4214.

those where designation was combined with concerted fix-up efforts and aggressive marketing. Of course, if the local district is certified for tax benefits, the asset is quite tangible and of immeasurable benefit in marketing the property and encouraging renovation.

Most of the common questions about historic designation are fairly subjective. Cincinnati's normal procedure is to give owners the plain facts about the city's historic conservation legislation and to inform them of the Historic Conservation Board's track record. Owners get fact sheets with spaces to mark their own opinions—by a plus or minus sign next to each item—and a paragraph stating the opinion of the Historic Conservation Office. The completed fact sheets then are used for group discussions on the merits of historic designation. The Cincinnati board typically spends several months working with owners and tenants before recommending designation to ensure that they have a clear understanding of how the decision will affect them. Although Cincinnati does not require owner consent for designation, the board presumes to have strong owner support before making final recommendations to the city council.

Designation Checklist

Increasing the effectiveness and desirability of any local historic designation ordinance may be aided by asking certain questions about the legislation and procedures to be used in the designation review process. Affirmative answers to the following questions are a good indication that the local designation process is aimed at fairness and

1. When the enabling legislation was drafted, were many points of view considered?
2. Does the legislation balance preservation, development, and neighborhood interests?
3. Does the enabling legislation require that public comment be solicited before historic designation occurs?
4. Does the review board include design professionals?
5. Does the review board include real estate and development professionals as well as preservationists and historians? Or are these viewpoints brought into consideration in some other substantive way?
6. Are review criteria and design guidelines clearly spelled out at the time the historic district is created?
7. Do review criteria include guidelines for new construction?
8. Are public improvements reviewed?
9. Is normal maintenance of buildings (with no change in appearance) exempt from special reviews?
10. Are review procedures clearly defined and applied equally to all applicants?
11. Is the review board given time limits within which it must act on a given building permit?
12. Is a process set up for swift review of minor changes to buildings?
13. Are adjacent property owners and community groups notified of major changes and given time to comment before a decision by the review board?

14. Does the legislation provide for swift action to allow demolition of buildings in a true emergency hazard situation?

15. Does the legislation include provisions for action to prevent demolition by neglect?

16. Can the review board delay a demolition permit for sufficient time to explore, research, and develop alternatives to demolition?

17. Can the review board deny a demolition permit solely on the basis of a building's architectural or historical value? Or can another body, such as the city council, absolutely deny the permit?

18. Does the legislation include protection for property owners? Does it allow the review board to relax or waive guidelines (including absolute demolition controls) if meeting the guidelines would cause the owner undue hardship? Is undue hardship reasonably defined?

19. Does the legislation include protection for tenants or lower-income/ fixed-income owners? Do the guidelines include consideration of the economic impact on these groups? Do guidelines include acceptable low-cost treatments?

20. Can the review board, in certain circumstances, modify design-related zoning requirements (e.g., parking, height, setback) to allow new development that is compatible with the district's historic character?

Cincinnati's historic preservation mechanisms, adopted in 1980, are set up to answer "yes" to all the checklist questions. The city has strong legislation that grants significant authority to the Historic Conservation Board. So far, owners and developers in neighborhood historic districts seem satisfied that the ordinance is fair and that review procedures are smooth and equitable. The conservation legislation has not yet been tested in the central business district, however, where development pressures are high and misinformation about designation is more likely. Work is now starting in several proposed downtown historic districts to open the dialogue that must occur before owners endorse designation. □

Ms. Ray is employed as an urban conservator with the Cincinnati City Planning Department.

DRAFT



ATTENTION



BUSINESS AND PROPERTY OWNERS

SOME IMPORTANT INFORMATION ABOUT CITY DESIGN CONTROLS

As part of its continuing effort to preserve Charlottesville's historic and architectural heritage, the City of Charlottesville is distributing this notice to property owners and businesses affected by the City's architectural design control regulations. If your business or residence is within an architectural design control district, or occupies a building constructed before 1880, please contact the Charlottesville Dept. of Community Development (971-3182) if you plan to do any of the following:

EXTERIOR ALTERATIONS

All proposed changes to the exterior character of structures and their environment visible from a street or public place in cases of demolition, construction or alteration must be approved by one of the City's architectural review boards. A Certificate of Appropriateness from one of these boards must be issued before a building permit or business license can be obtained.

EXTERIOR PAINTING

A Certificate of Appropriateness must be issued for any exterior painting, except repainting of an original color, which is considered maintenance.

SIGNS

All proposed new exterior signs need to be reviewed by the Board of Architectural Review or the Department of Community Development, depending on the proposed location of the sign.

Persons planning to do any of the above should contact the Dept. of Community Development at least one month before the proposed work is to start. Please call the department at 971-3182 for more information about the architectural design control process. Thank you.

ARCHITECTURAL DESIGN CONTROL DISTRICTS



ARCHITECTURAL DESIGN CONTROL DISTRICT (ADC)

DOWNTOWN ARCHITECTURAL DESIGN CONTROL DISTRICT (DADC)



CHARLOTTESVILLE, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

DCD
7/84