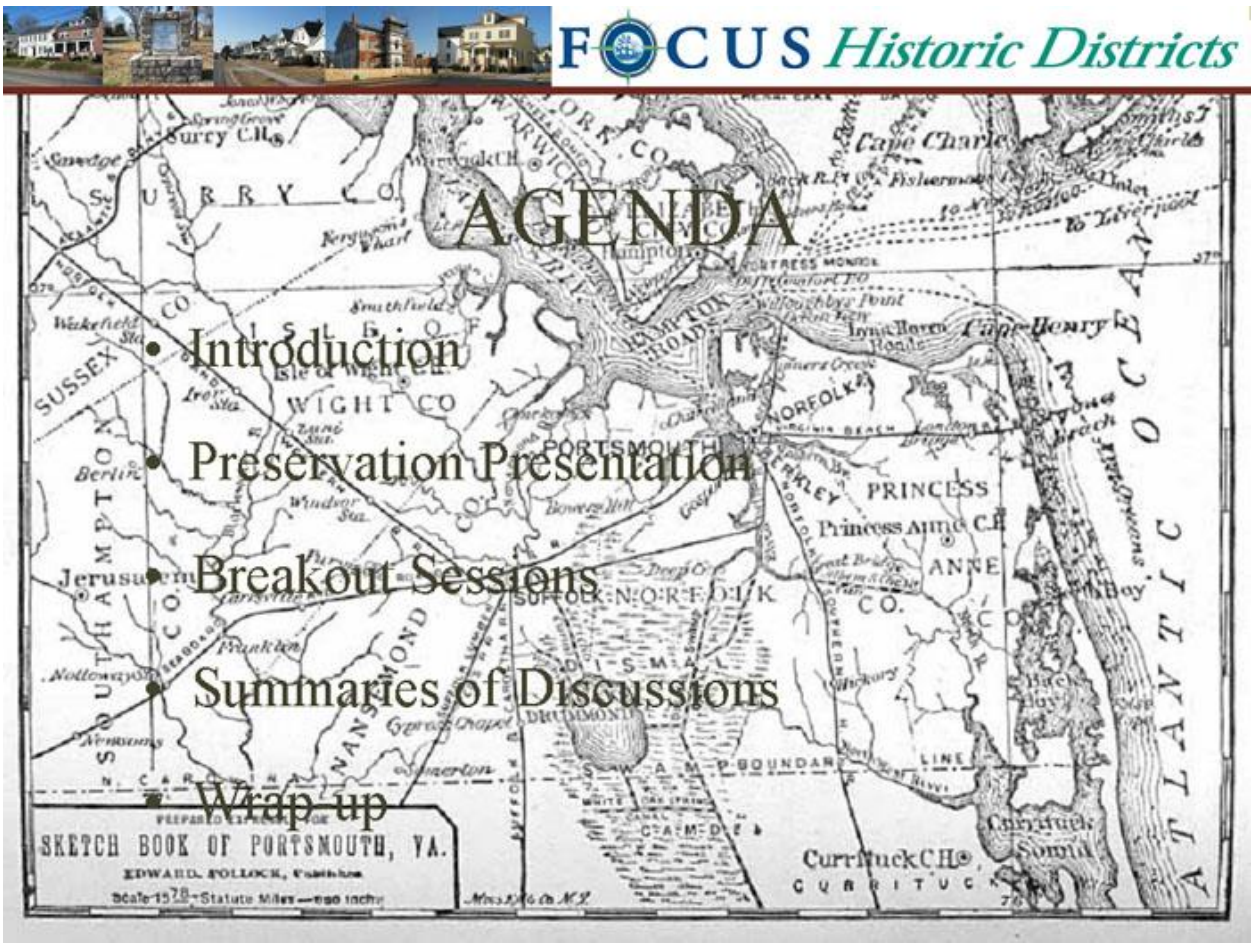
September 6, 2006

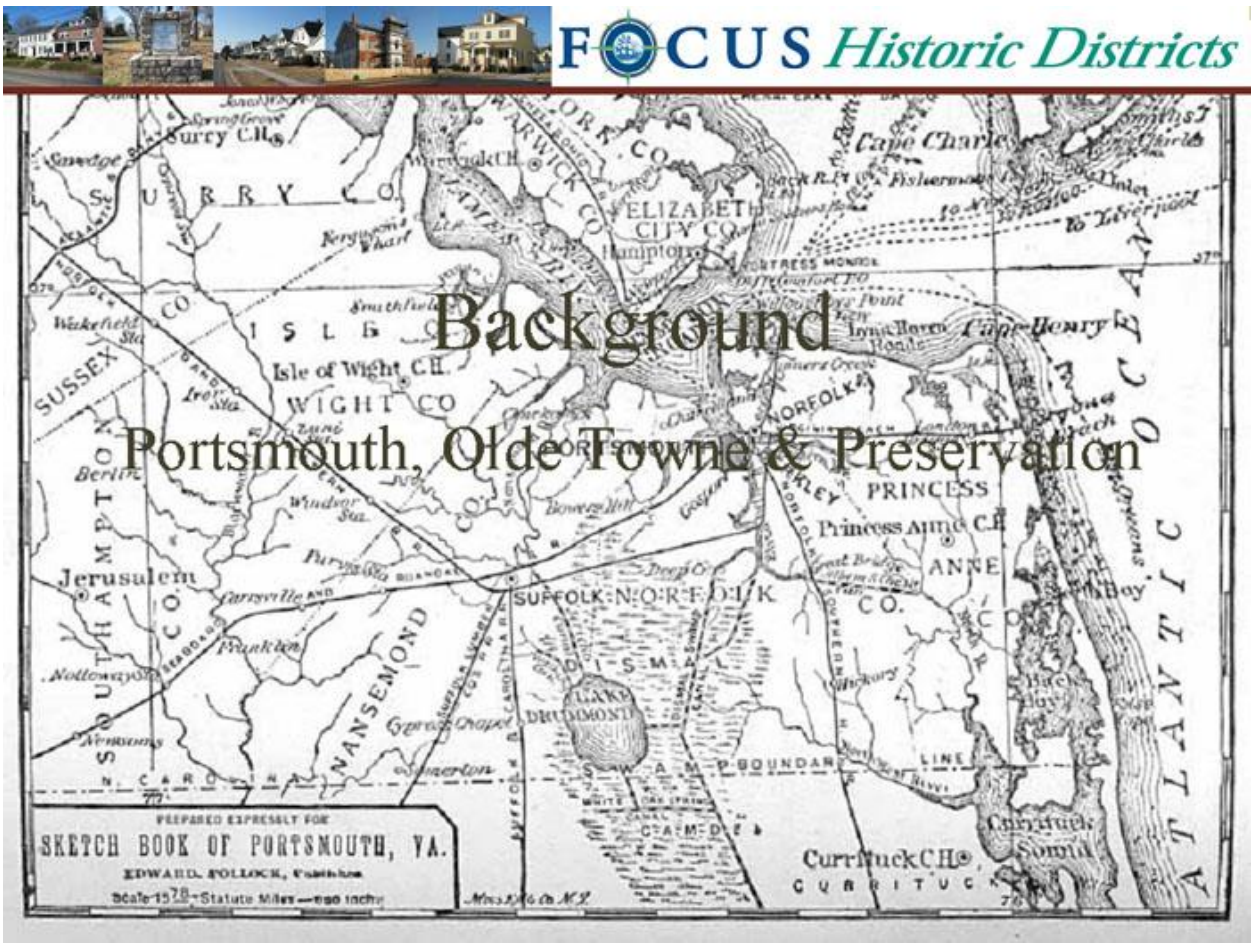
Olde Towne Public Workshop

FOCUS *Historic Districts*

FRAZIER ASSOCIATES
ARCHITECTURE & PLANNING

FOCUS *Historic Districts*


FOCUS Historic Districts
AGENDA
Introduction
Preservation Presentation
Breakout Sessions
Summaries of Discussions
Wrap up
SKETCH BOOK OF PORTSMOUTH, VA.
EDWARD. POLLOCK, Publisher
Cape Charles
Cape Henry
PORTSMOUTH
NORFOLK
PRINCESS ANNE CO.
SUFFOLK-NORFOLK
DISMAL
SWAMP BOUNDARY LINE
Currituck C.H.
CURRITUCK
ATLANTIC OCEAN
SURRY CO.
WIGHT CO
SUSSEX CO.
SOUTHAMPTON CO.
NANSEMOND CO.
Jerusalem
Berlin
Nottoway
Newsoms
Franklin
Windsor
Smithfield
Hampton
Lynn Haven Roads
Princess Anne C.H.
Currituck Sound



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Background

Portsmouth, Olde Towne & Preservation

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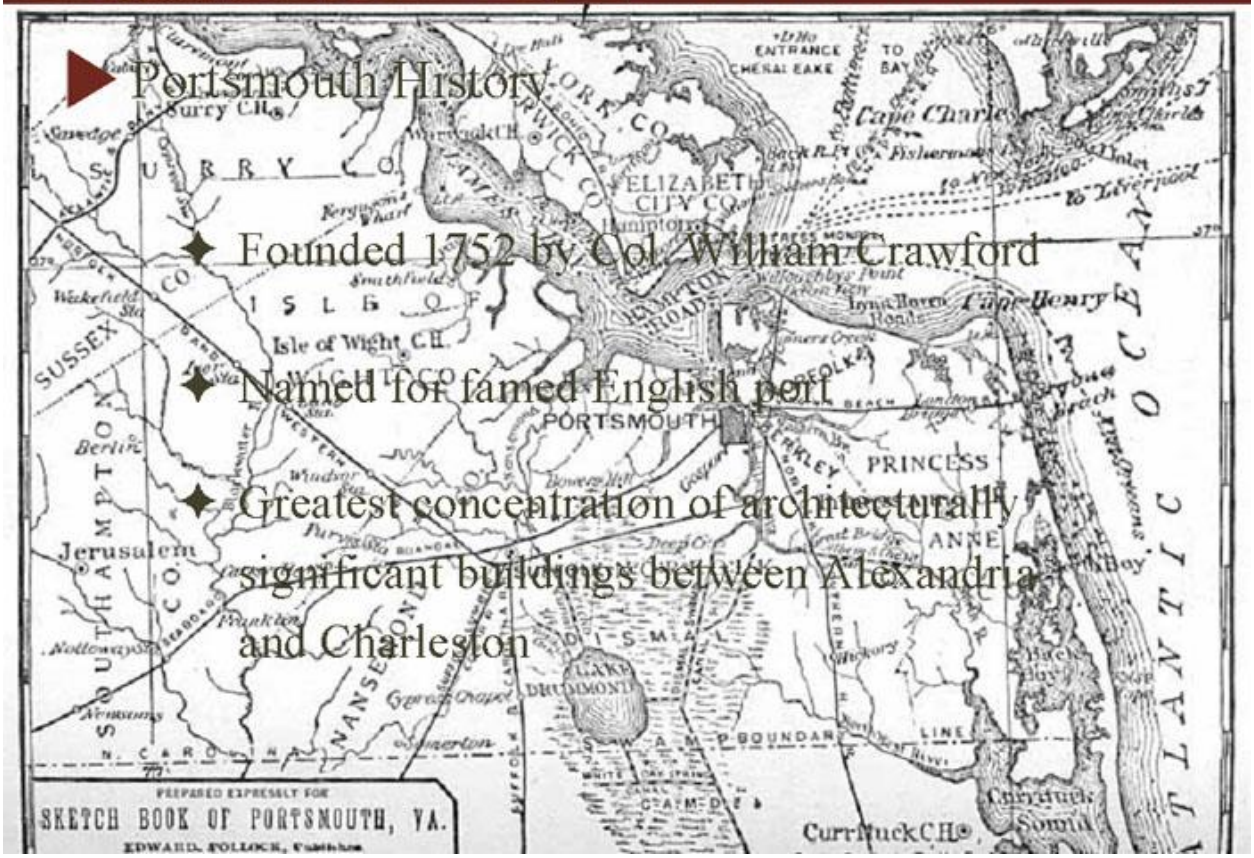

- Portsmouth History
- Founded 1752 by Col. William Crawford
- Named for famed English port
- Greatest concentration of architecturally significant buildings between Alexandria and Charleston

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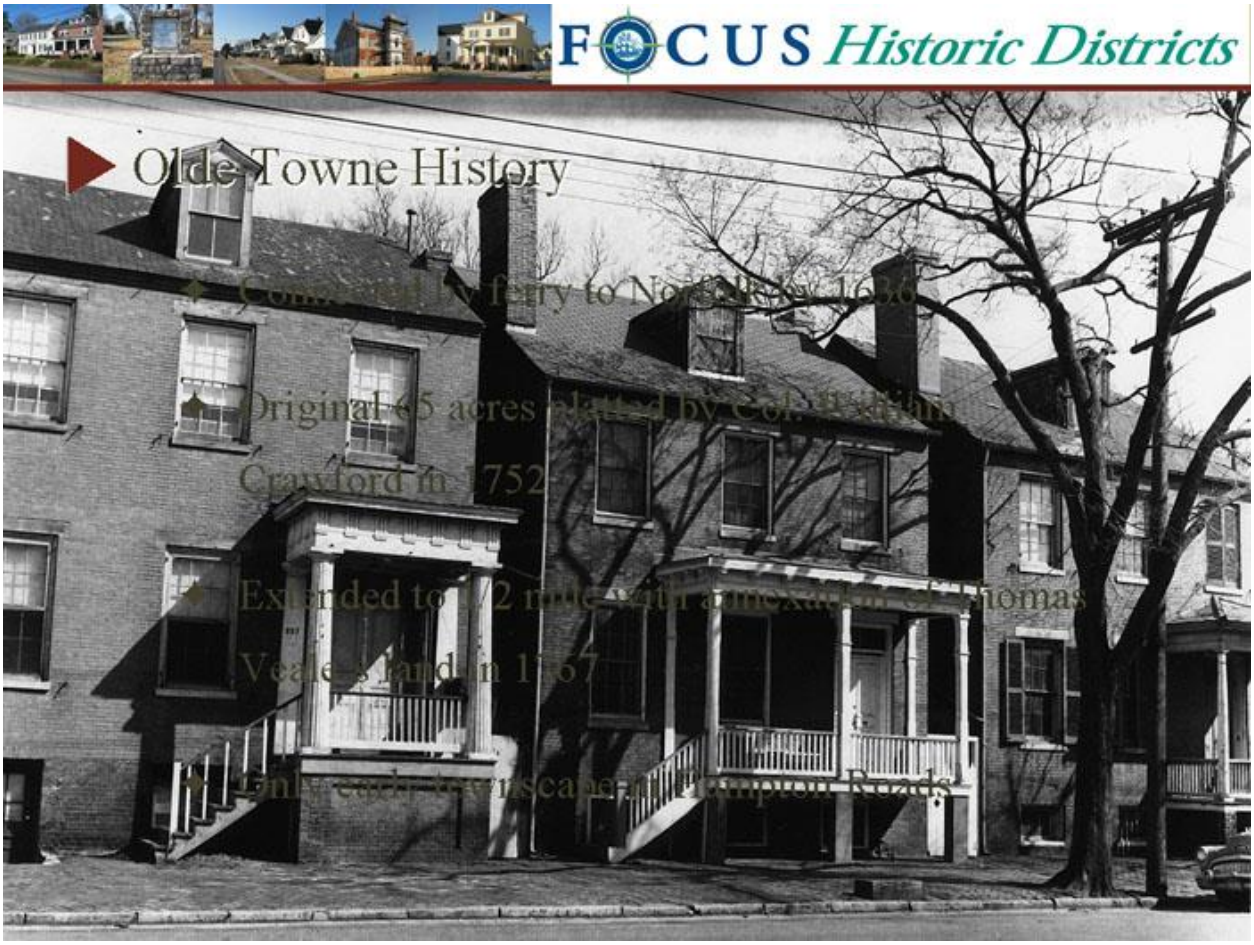
Portsmouth History

- 1st federal shipyard & drydock in nation
- 1st ironclad ship, 1st battleship, 1st aircraft carrier were built here
- Expanded from original 65 acres to current 29.9 square miles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Olde Towne History

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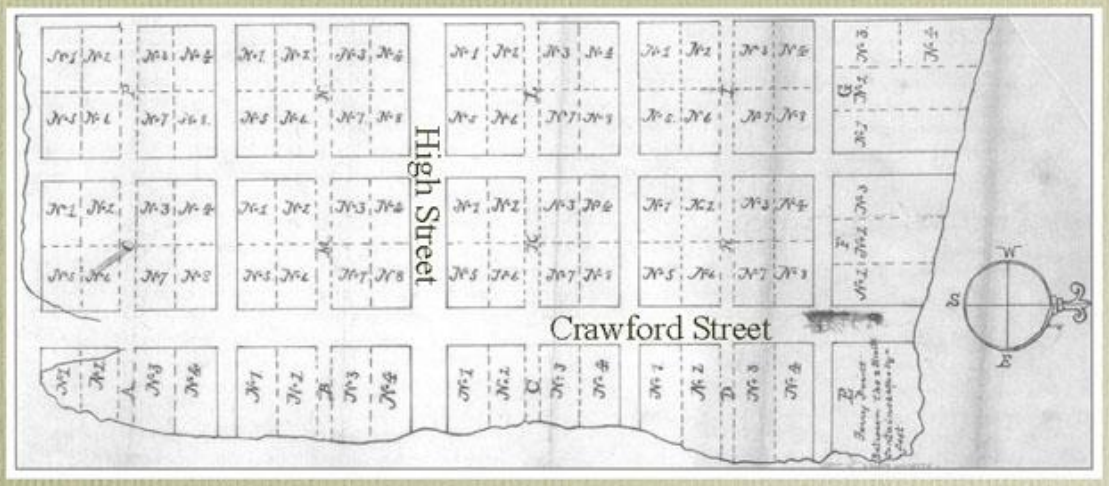
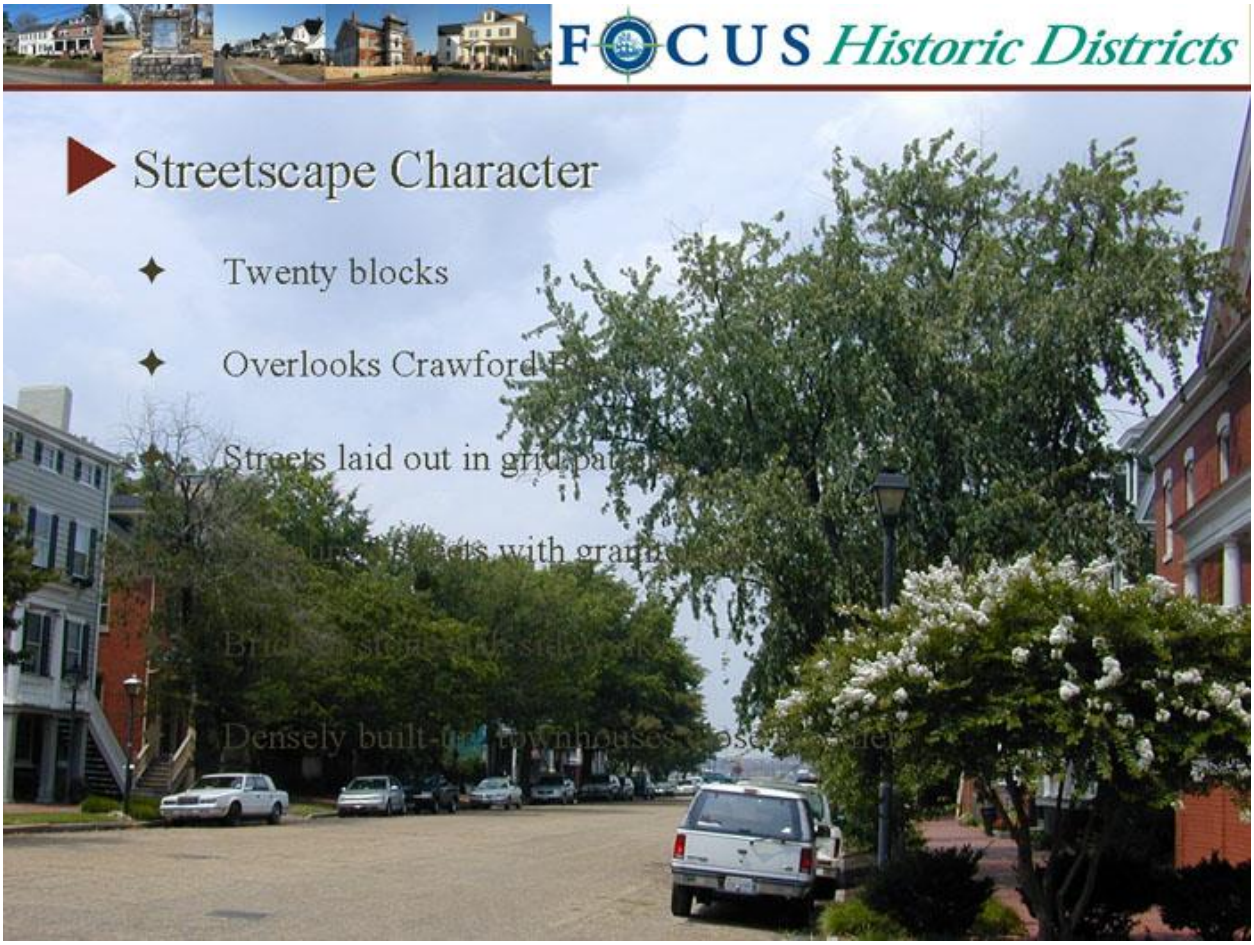
Neighborhood Character

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Streetscape Character
Twenty blocks
Overlooks Crawford
Streets laid out in grid pat
Densely built-up

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Site Character
Narrow lots
Shallow to
or iron fences
Houses engaged
with sidewalk/street

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Building Placement

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Site Paving and Parking

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Landscaping

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Architectural Character

- Noted for Federal and Greek Revival townhouses
  - Called "basement houses" – high English basements
  - Housed kitchens/dining areas, lots too small for outside kitchen, elevated main living areas
- Numerous post-Civil War and early 20th century structures
- Compatible architecture unifies block facades
- Brick and frame construction

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Federal

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Greek Revival

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Queen Anne

Second Empire

Italianate

Colonial Revival/Shingle-Style

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Porticos/Covered Entries

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Porches

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Materials and Details

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Materials and Details

FOCUS *Historic Districts*

Materials and Details

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Materials and Details

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Openings

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Openings

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Rooflines

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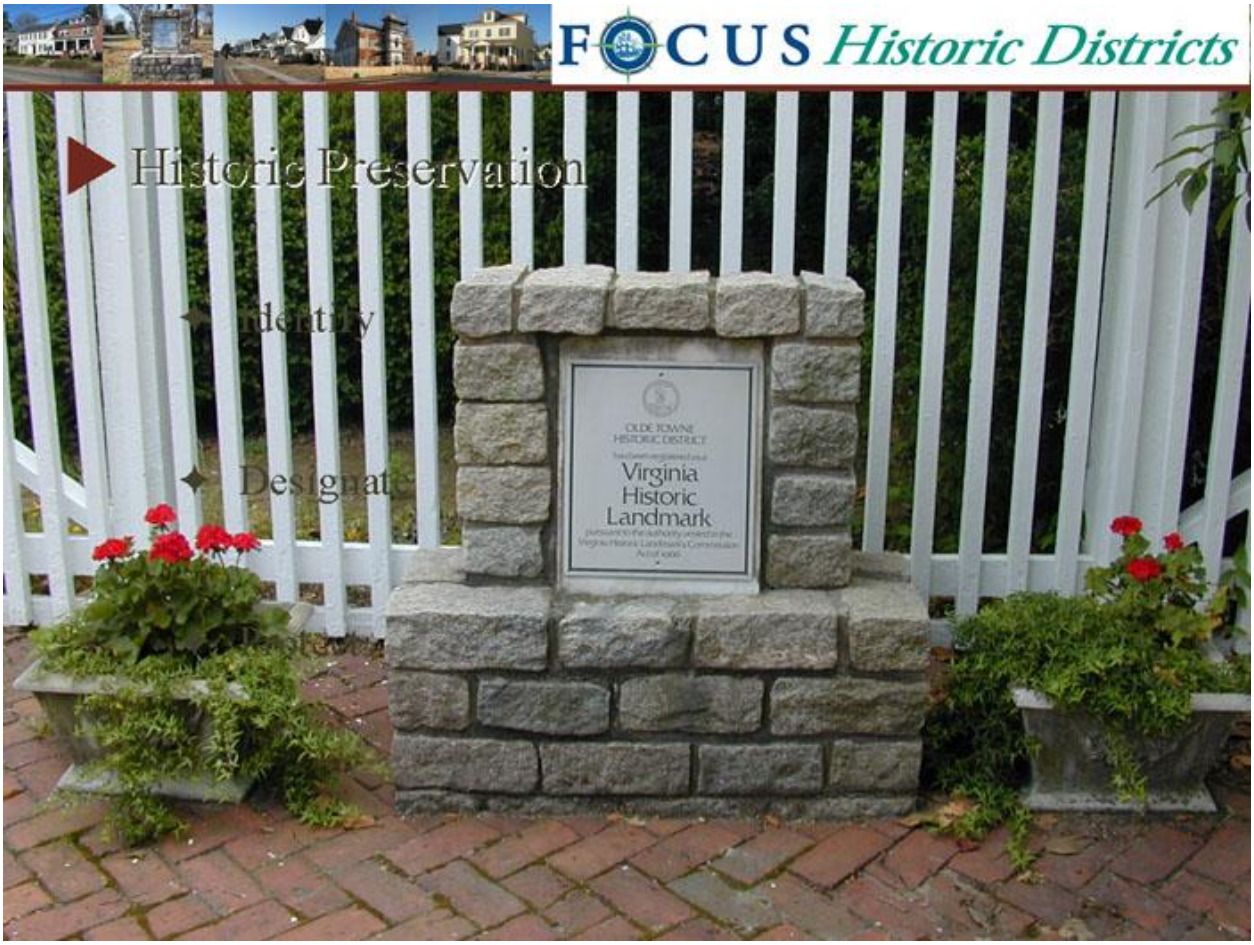
Rooflines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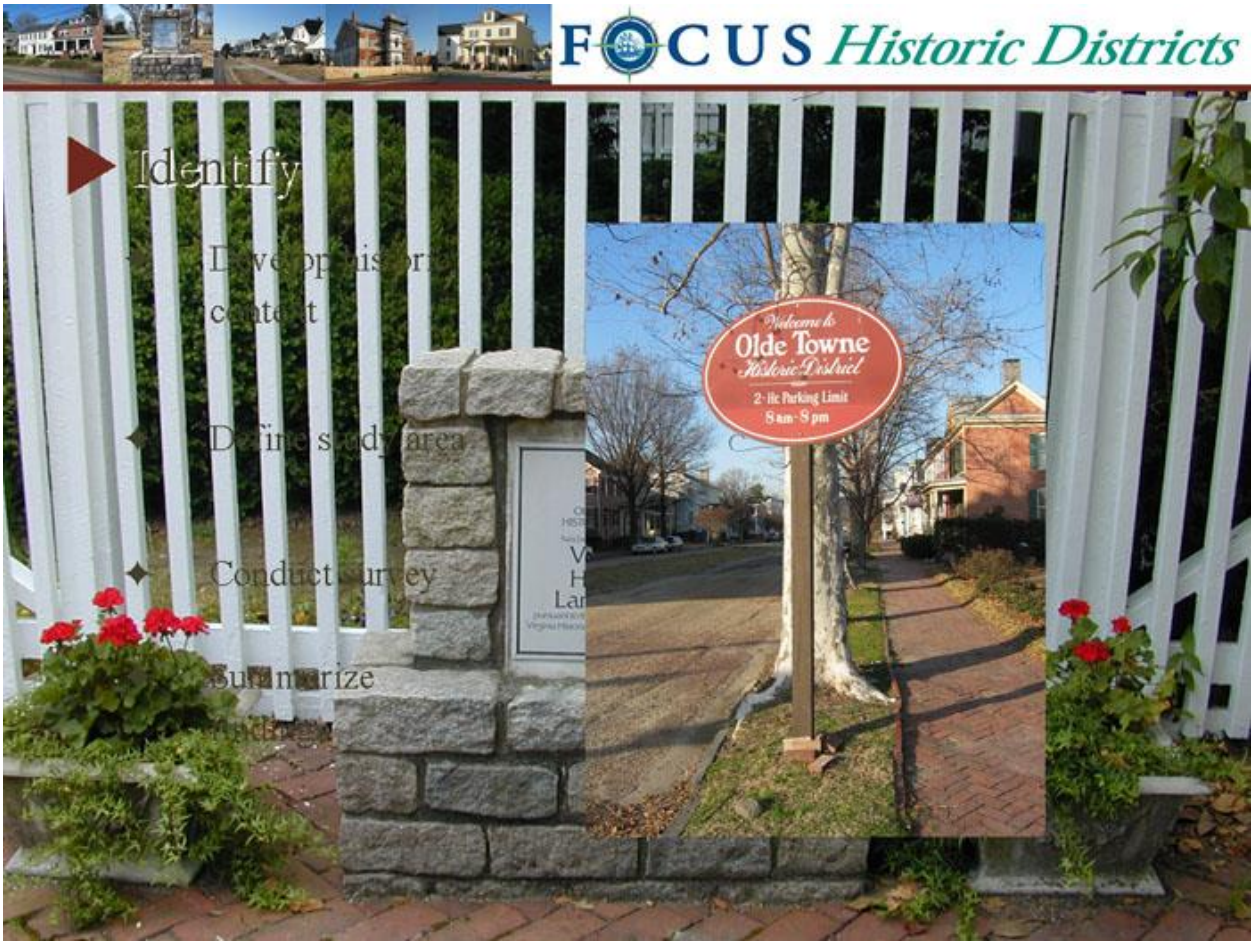
Historic Preservation
Virginia
Historic
Landmark


FOCUS Historic Districts
Identify
Define study area
Conduct survey
Welcome to
Olde Towne
Historic District
2-Hr Parking Limit
8 am - 8 pm

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Designate
Virginia Historic Landmark

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Portsmouth's Historic Districts

- Olde Towne (*NR*-1970, *L*-1967)
- Cradock (*NR*-1974, *L*-1976)
- Truxtun (*NR*-1982, *L*-1983)
- Port Norfolk (*NR*-1983, *L-1983*)
- Park View (*NR*-1984, *L-1984*)

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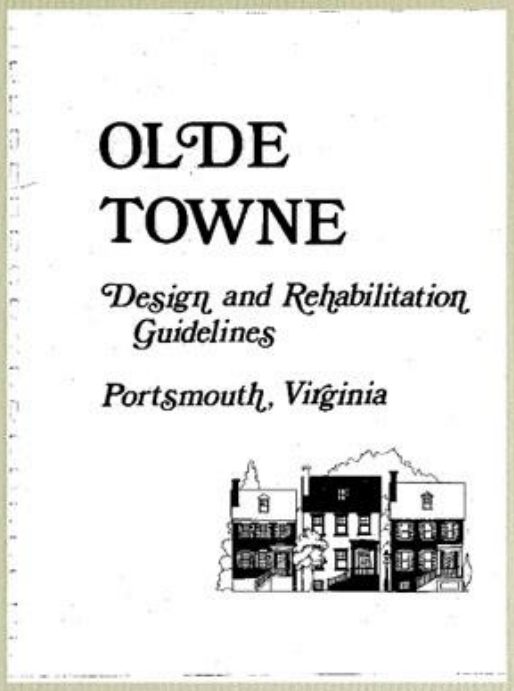
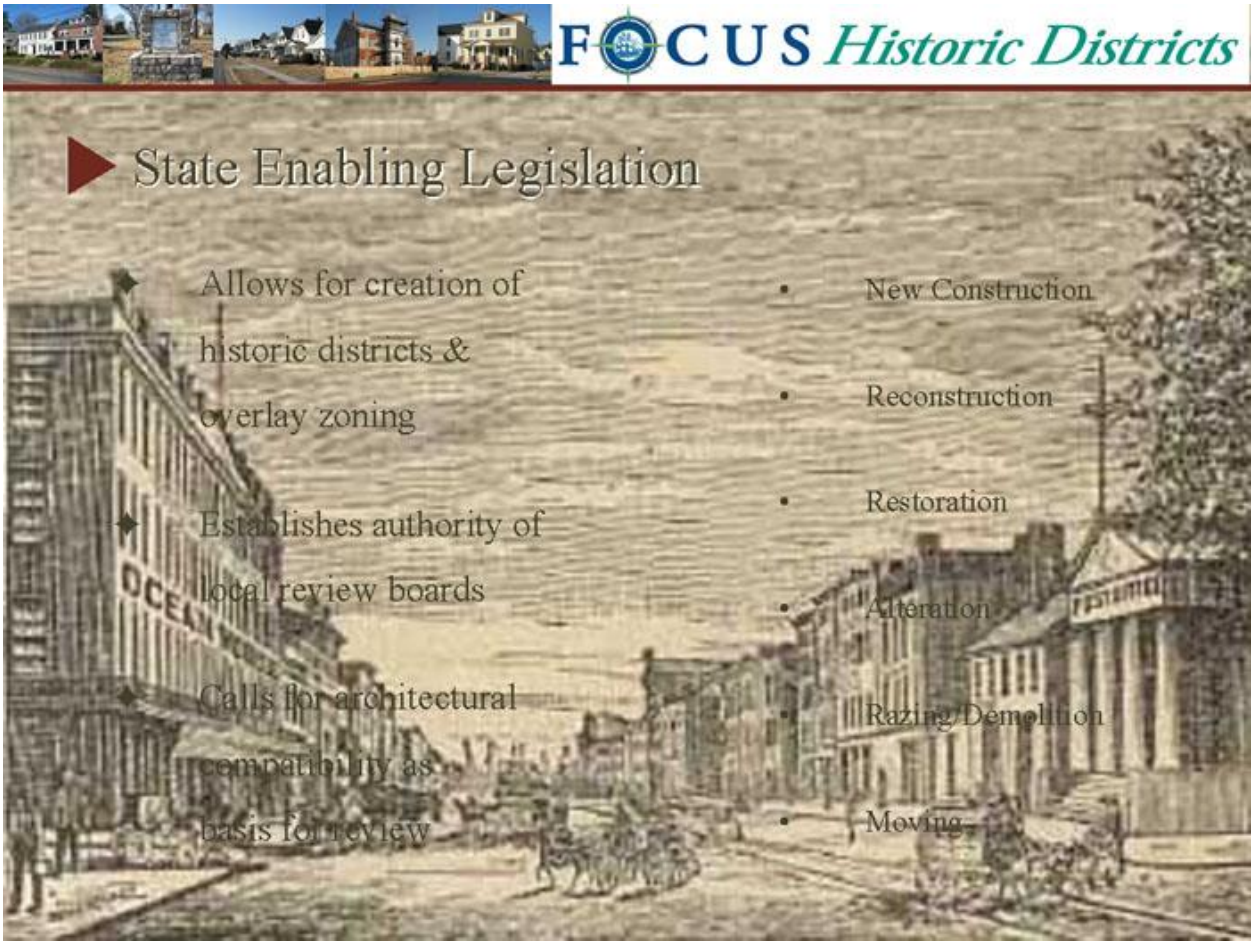
Protect

- Promotion
- Financial Assistance
- Technical Assistance
- Regulation

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State Enabling Legislation
Allows for creation of historic districts & overlay zoning
Establishes authority of local review boards
Calls for architectural compatibility as basis for review
New Construction
Reconstruction
Restoration
Alteration
Razing/Demolition
Moving

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Local Zoning

- Designates local historic districts
- Creates and authorizes CARs
- Sets review criteria and extent of review

Chapter 40 ZONING*

***Cross references:** Procedure for adoption of ordinance relating to zoning matters, § 2-29(b); keeping of livestock to comply with zoning ordinance, § 4-6; buildings and building regulations, Ch. 7; erosion and sediment control, Ch. 11; fire prevention and protection, Ch. 12; flood protection, Ch. 14; housing and community development, Ch. 17; compliance with zoning ordinance prerequisite to issuance of business license, § 20-25; mobile homes, Ch. 21; motor vehicles and traffic, Ch. 22; parks and recreation, Ch. 25; railroads, Ch. 29; streets, sidewalks and local improvements, Ch. 32; building setback lines, § 32-91 et seq.; subdivisions, Ch. 33; swimming pools, Ch. 34; water, sewers and sewage disposal, Ch. 38; wetlands zoning ordinance, § 39-21 et seq.

State law references: Zoning, Code of Virginia, § 15.1-486 et seq.

Art. I. Purpose and Authority, §§ 40-1–40-20
Art. II. Definitions, §§ 40-21–40-40
Art. III. Zoning Districts, §§ 40-41–40-50
Div. 1. Generally, §§ 40-41–40-43.7
Div. 2. Dimensional Requirements, §§ 40-44–40-44.5
Div. 3. Off-street Parking, §§ 40-45, 40-46
Div. 4. Preservation District, §§ 40-47–40-50
Art. IV. Historic Districts, §§ 40-51–40-69
Div. 1. Olde Towne, Craddock, Trusha, Port Norfolk and Park View, §§ 40-51–40-64
Div. 2. Downtown D-1 and D-2 Districts, §§ 40-65–40-66
Art. V. Signs, §§ 40-80–40-89
Art. VI. Design Standards for Parking and Loading Areas, Buffers and Landscaping, §§ 40-90–40-99
Art. VII. Amendment and Rezonings, §§ 40-91–40-100
Art. VIII. Use Permits, §§ 40-101–40-110
Div. 2. Adult Uses, §§ 40-109, 40-110
Div. 1. Generally, §§ 40-101–40-108.2
Div. 2. Mobile Home Parks, §§ 40-107–40-110
Art. IX. Group Housing Use Permits, §§ 40-111–40-120
Art. X. Excavation Use Permits, §§ 40-121–40-130
Art. XI. Planned Unit Development in Residential Areas (Reserved), §§ 40-131–40-150
Art. XII. Reserved, §§ 40-151–40-160
Art. XIII. Nonconforming Situations, §§ 40-161–40-170
Art. XIV. Administration and Interpretation, §§ 40-171–40-180
Div. 1. General Provisions, §§ 40-171–40-175
Div. 2. Administrative Bodies, §§ 40-176–40-180
Art. XV. Enforcement, §§ 40-181–40-190
Art. XVI. Board of Zoning Appeals, §§ 40-191–40-198

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Local Zoning

- Creates boundaries
- Lists allowed uses
- Establishes enforcement and appeals process

ARTICLE IV. HISTORIC DISTRICTS

DIVISION 1. OLDE TOWNE, CRADOCK, TRUXTUN, PORT NORFOLK AND PARK VIEW

Sec. 40-51. Specific purpose of historic districts.

The historic districts of the Olde Towne, Cradock, Truxtun and Port Norfolk and Park View, as well as any similar future districts which may be designated, are created for the purposes set forth above and also, without limitation, for the promotion and preservation of Portsmouth's educational, cultural and economic interests, opportunities and advantages through:

(a) The preservation and protection of historic buildings, structures, places and areas of historic interest;

(b) The preservation, protection and maintenance of such buildings, structures, places and areas of landmarks in the history of the colony and Commonwealth of Virginia and the Town and City of Portsmouth commemorative of the events, circumstances and architecture associated therewith and as tangible reminders of the colony and Commonwealth of Virginia and the Town and City of Portsmouth in the early days of their settlement and development;

(c) The development and maintenance of appropriate settings and environment for such buildings, structures, places and areas;

(d) The regulation and control of construction of new buildings and structures to preserve and protect such areas of historical interest and the setting and environment found or preserved therein; and

(e) The promotion, development and preservation of the economy, commerce and industry of the Commonwealth of Virginia and the city, specifically with regard to the property values and tourist trade, by the preservation and protection of such buildings, structures, places and areas, their maintenance for such purposes and the development and maintenance of appropriate settings and environment therefor.

(Ord. No. 1991-15, § 1, 2-12-91)

Sec. 40-52. Reserved.

Sec. 40-52.1. Historic district; uses.

Permitted uses in the historic district shall be governed according to three (3) subdistricts, as shown on the zoning map:

(a) *Historic residential.* Uses shall be limited to single-family dwellings, duplexes or multifamily dwellings, and family care residences for adults and children and in the Olde Towne and Port Norfolk Historic Districts, bed and breakfast inns as provided for in section 40-52.7. Churches, schools, day-care centers and two-family dwellings, multifamily dwellings and attached row dwellings shall be permitted only upon issuance of a use permit. A single dwelling unit in a building used as a church or school shall be

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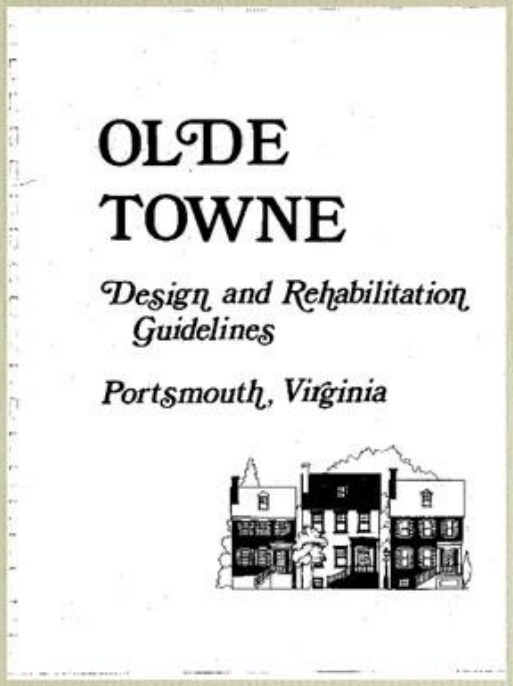
Design Guidelines

- Site
- Rehabilitation
- New Construction



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Preservation Approach

- Identify important materials and features
- Retain and preserve
- Repair
- Replace
  - With original materials
  - Using substitute materials

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Project Design & Implementation

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Overall Project Goals

- Evaluate current historic district regulations, procedures, and guidelines
- Develop public education and community input strategies for preservation program implementation
- Analyze district boundaries and classifications

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Workplan

- Meet with City Council & CARs
- Meet with Council liaison & HD civic league reps
- **Conduct workshops by district**
- Prepare District Reports
- Create new guidelines by district

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Prepare District Report

- Results of public input
- Suggested regulation revisions
- Revised process and procedures
- Proposed incentives
- Public education implementation
- Recommended scope of revised guidelines

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Follow-up

- Results summarized and reported to each civic league
- City Council briefing
- Update guidelines

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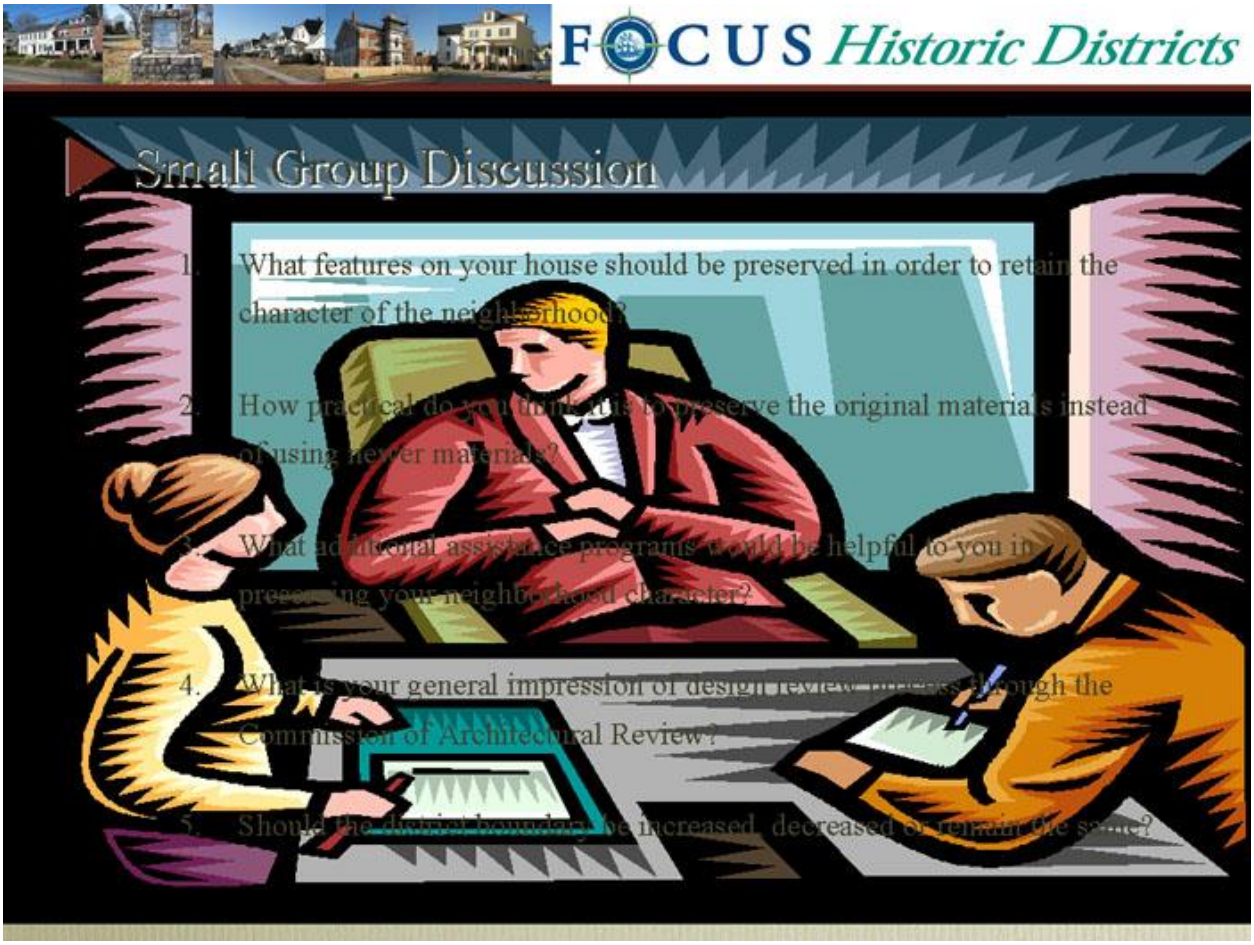
Discussion Topics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Small Group Discussion
1. What features on your house should be preserved in order to retain the character of the neighborhood?
2. How practical do you think it is to preserve the original materials instead of using newer materials?
3. What additional assistance programs would be helpful to you in preserving your neighborhood character?
4. What is your general impression of design review process through the Commission of Architectural Review?
5. Should the district boundary be increased, decreased or remain the same?

Thank you for attending tonight's

Olde Towne Public Workshop

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