May 30, 2006

Truxtun Public Workshop

FOCUS *Historic Districts*

FRAZIER ASSOCIATES
ARCHITECTURE & PLANNING

FOCUS *Historic Districts*

AGENDA

- Introduction
- Preservation Presentation
- Breakout Sessions
- Summaries of Discussions
- Wrap-up

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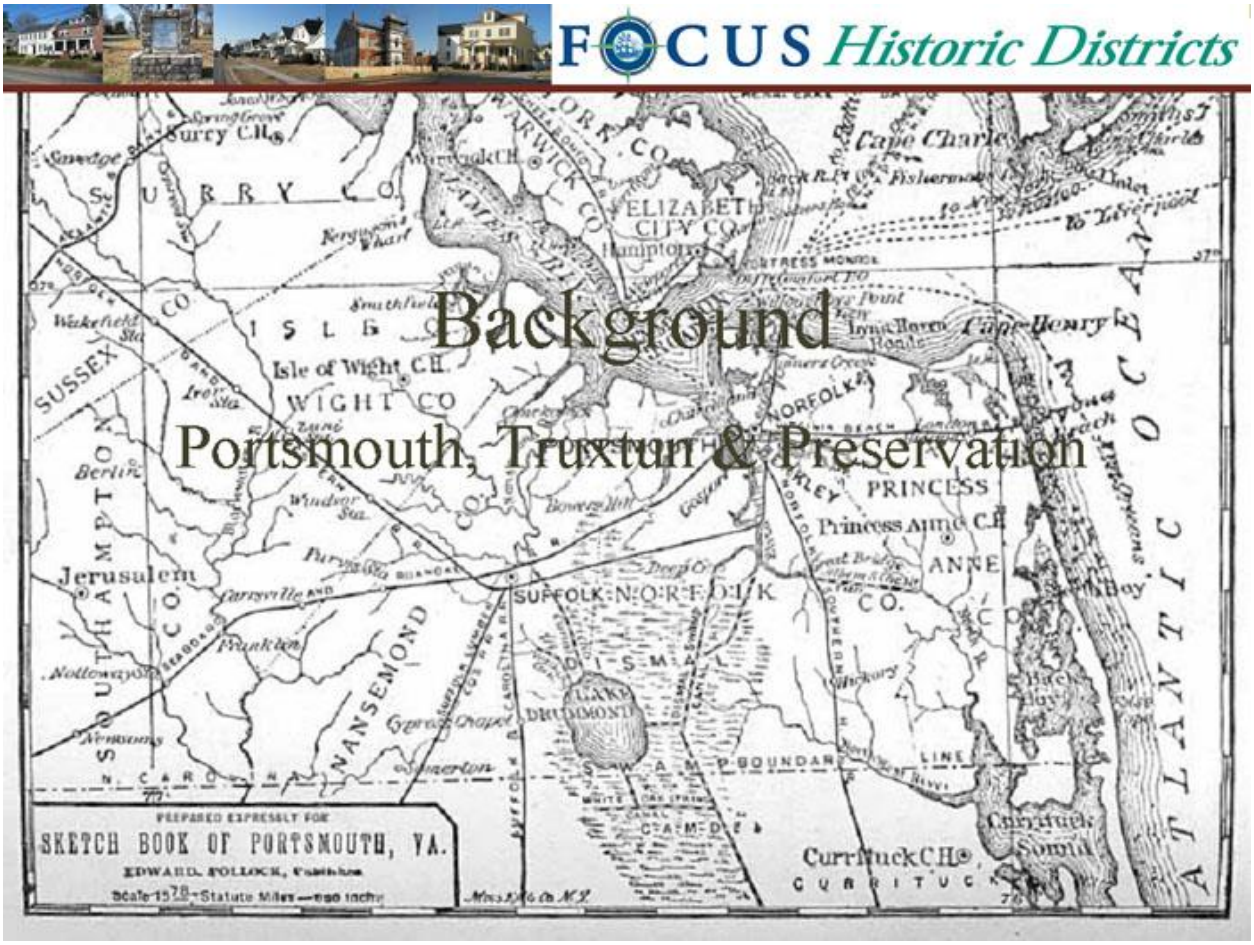
Background

Portsmouth, Truxtun & Preservation



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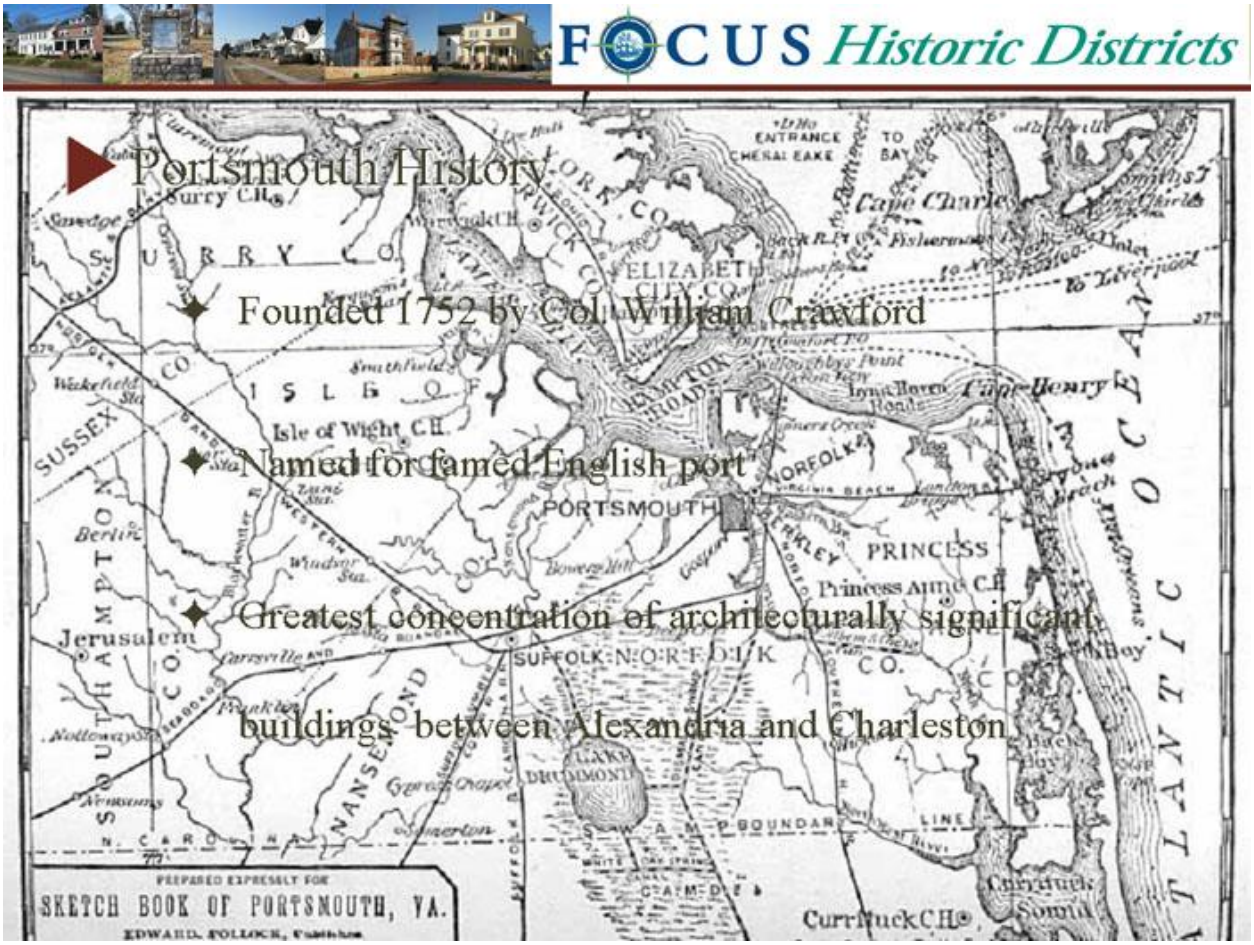
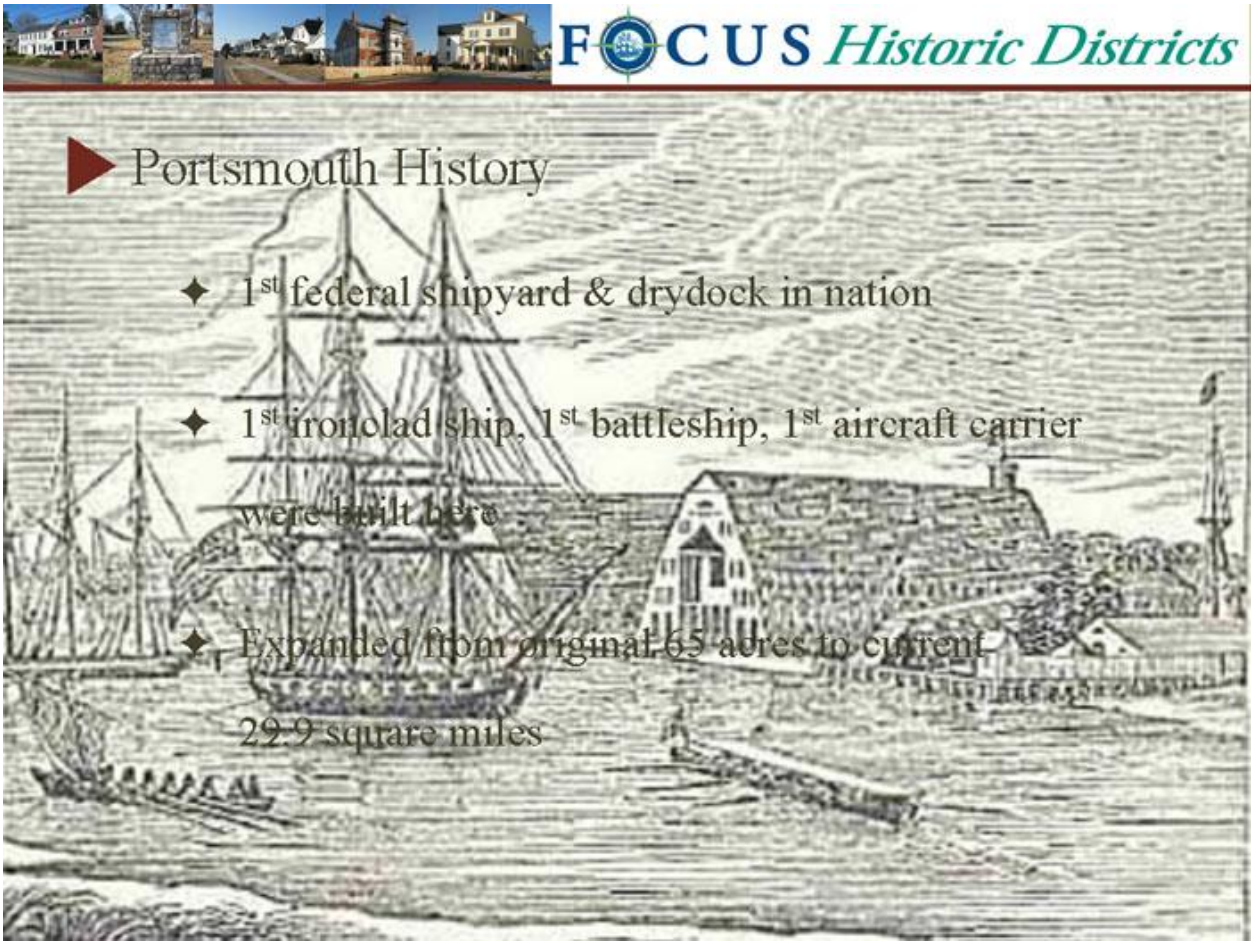


- Portsmouth History
- Founded 1752 by Col. William Crawford
- Named for famed English port
- Greatest concentration of architecturally significant buildings between Alexandria and Charleston


FOCUS Historic Districts
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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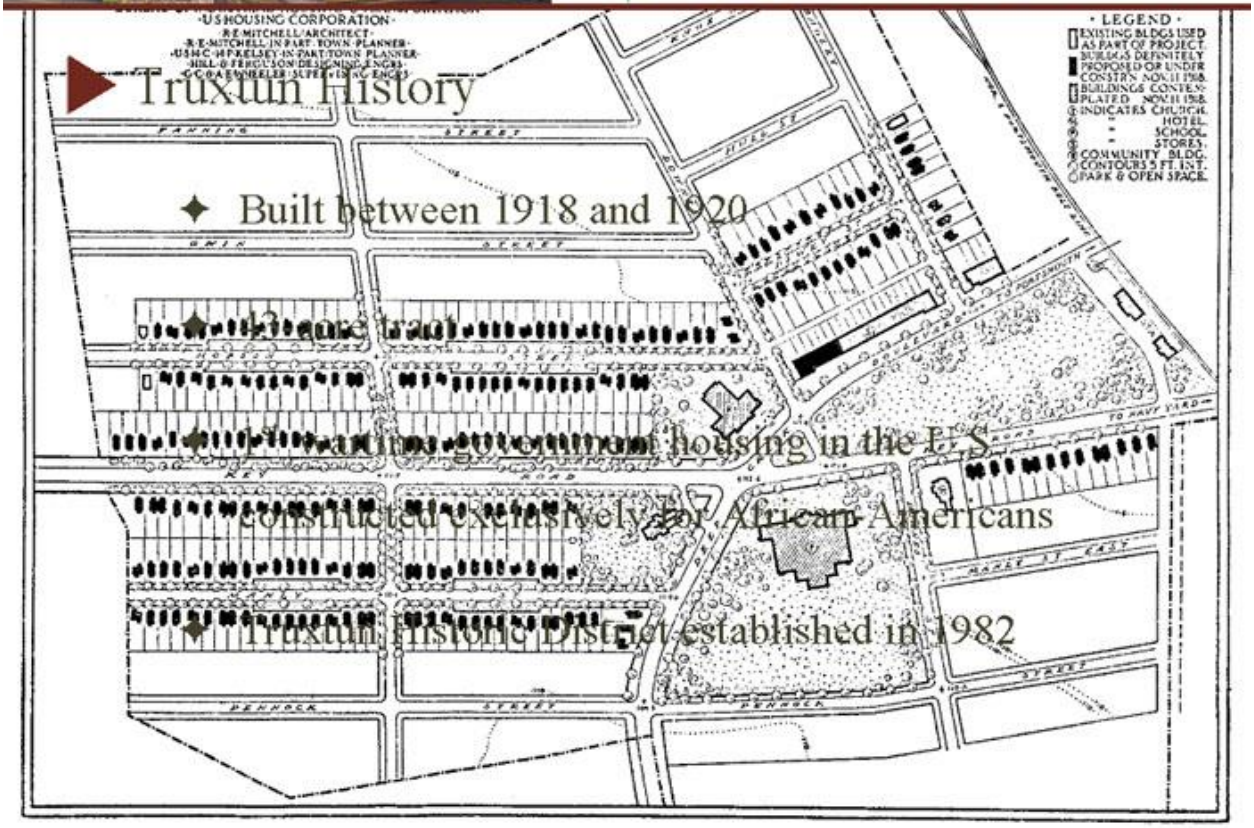

Truxtun History

- Built between 1918 and 1920
- 43 acre tract
- 1st wartime government housing in the U.S. constructed exclusively for African Americans
- Truxtun Historic District established in 1982

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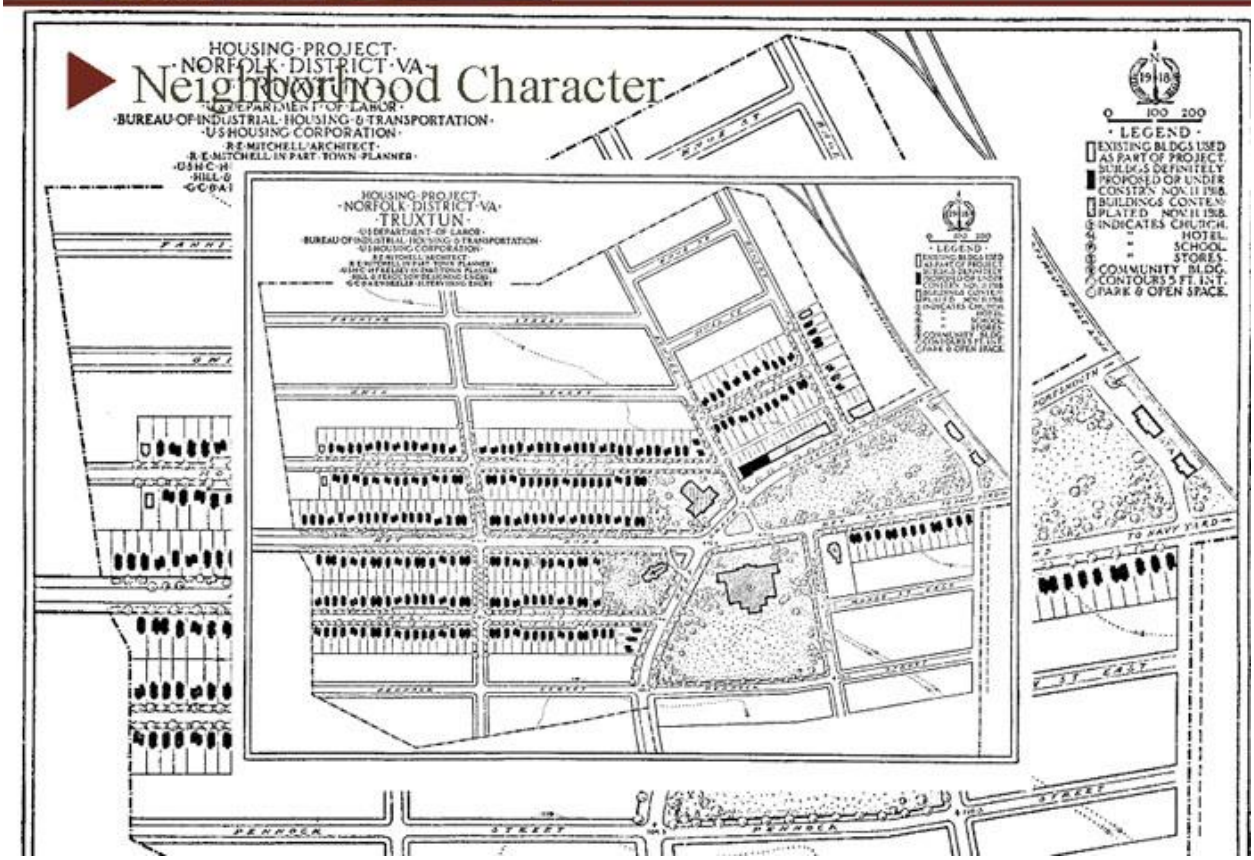
Neighborhood Character



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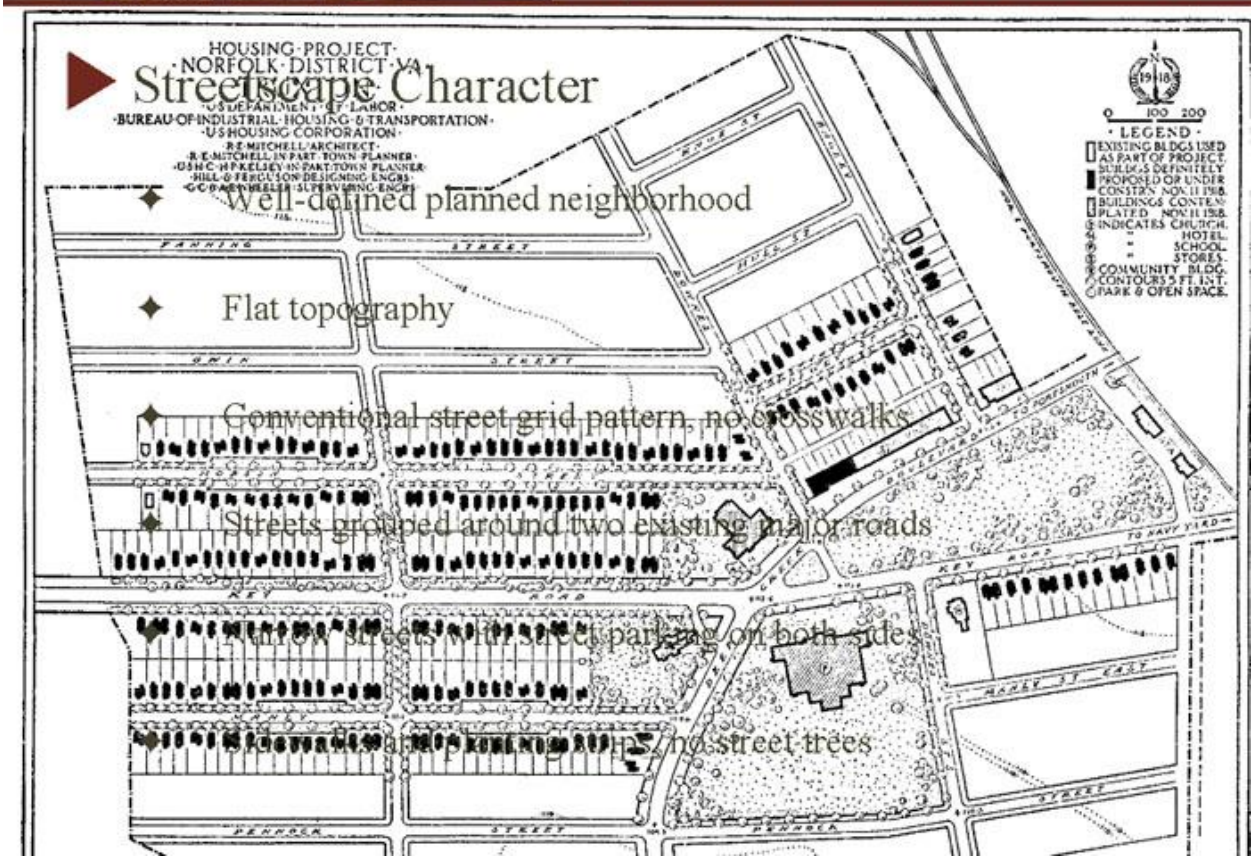
Streetscape Character

FOCUS *Historic Districts*

Streetscape Character



- Well-defined planned neighborhood
- Flat topography
- Conventional street grid pattern, no crosswalks
- Streets grouped around two existing major roads
- Narrow streets with street parking on both sides
- Sidewalks and parking strips, no street trees

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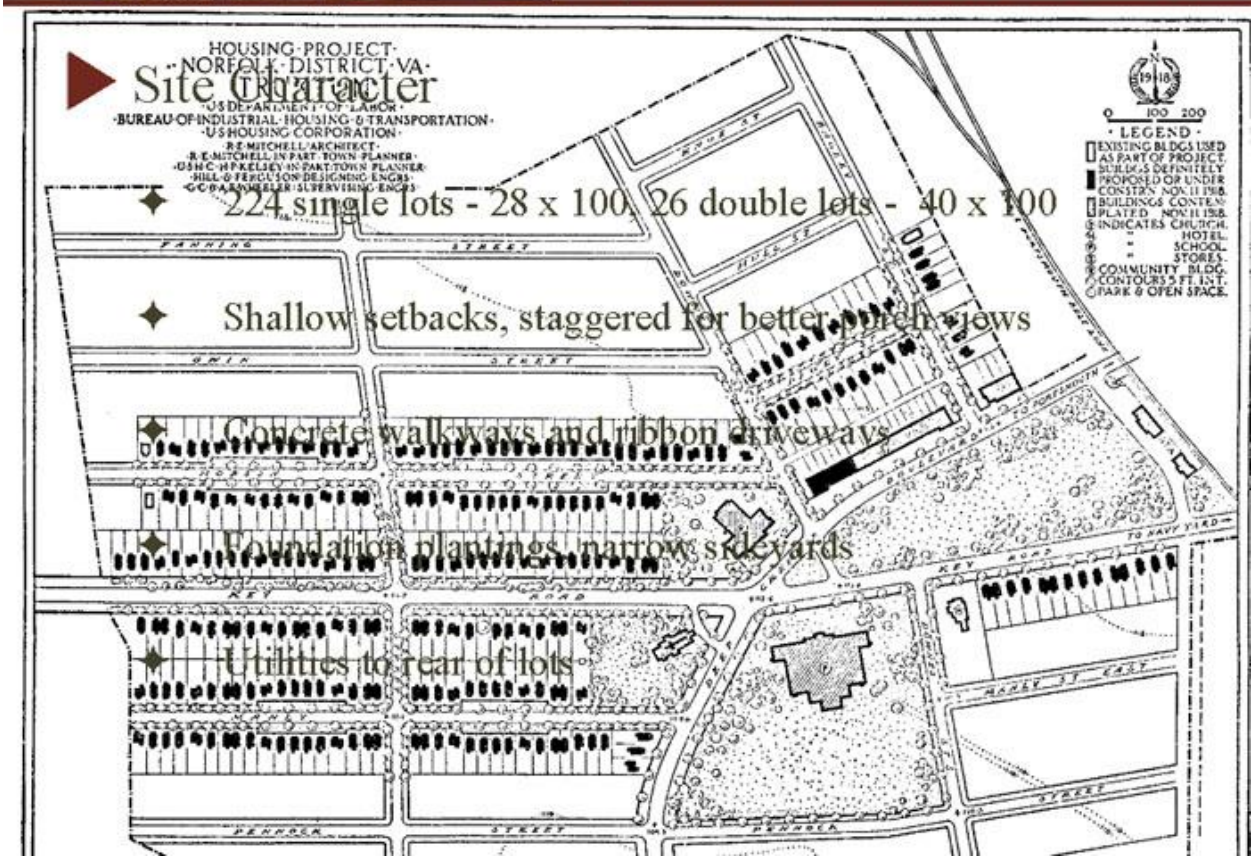
Site Character

- 224 single lots - 28 x 100, 26 double lots - 40 x 100
- Shallow setbacks, staggered for better porch views
- Concrete walkways and ribbon driveways
- Foundation plantings, narrow sideyards
- Utilities to rear of lots



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Building Placement

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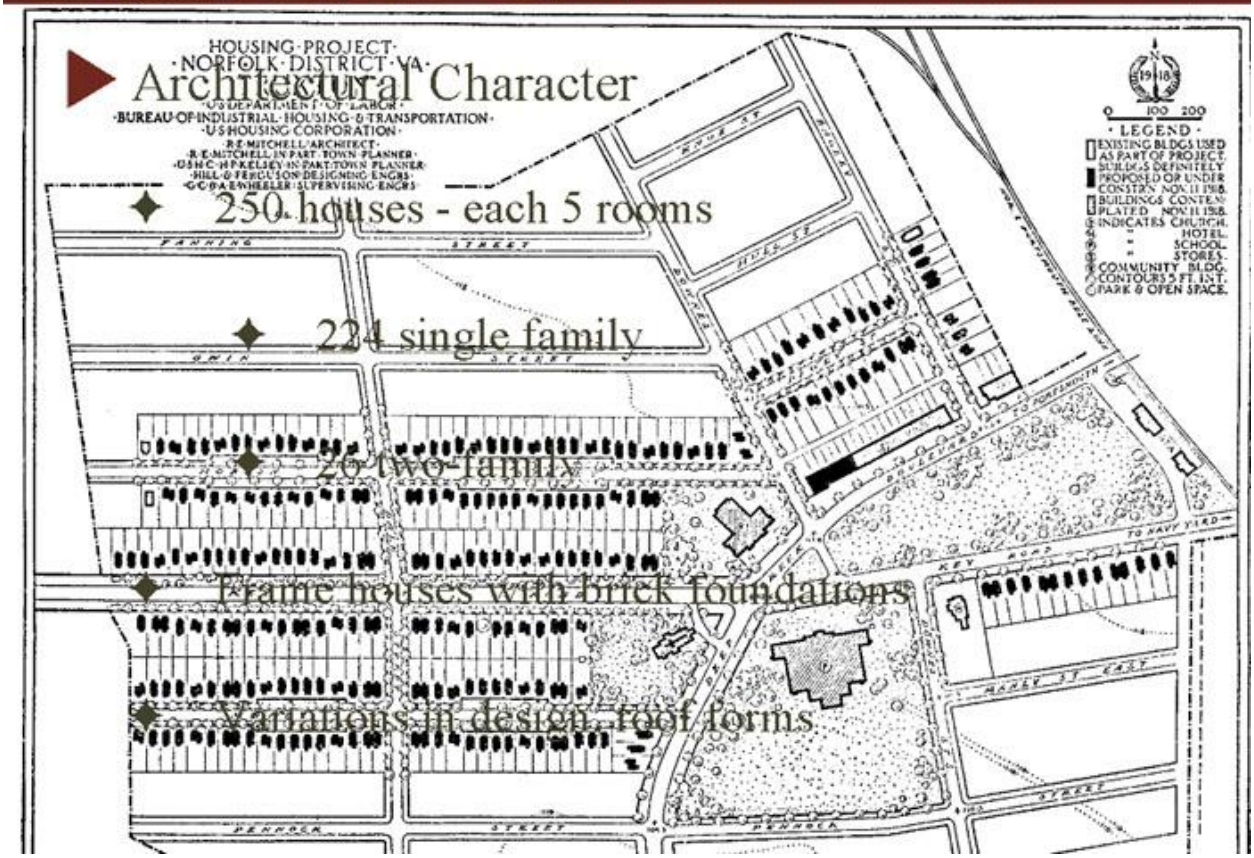
FOCUS *Historic Districts*

FOCUS *Historic Districts*

Architectural Character

- 250 houses - each 5 rooms
- 224 single family
- 26 two-family
- Frame houses with brick foundations
- Variations in design, roof forms



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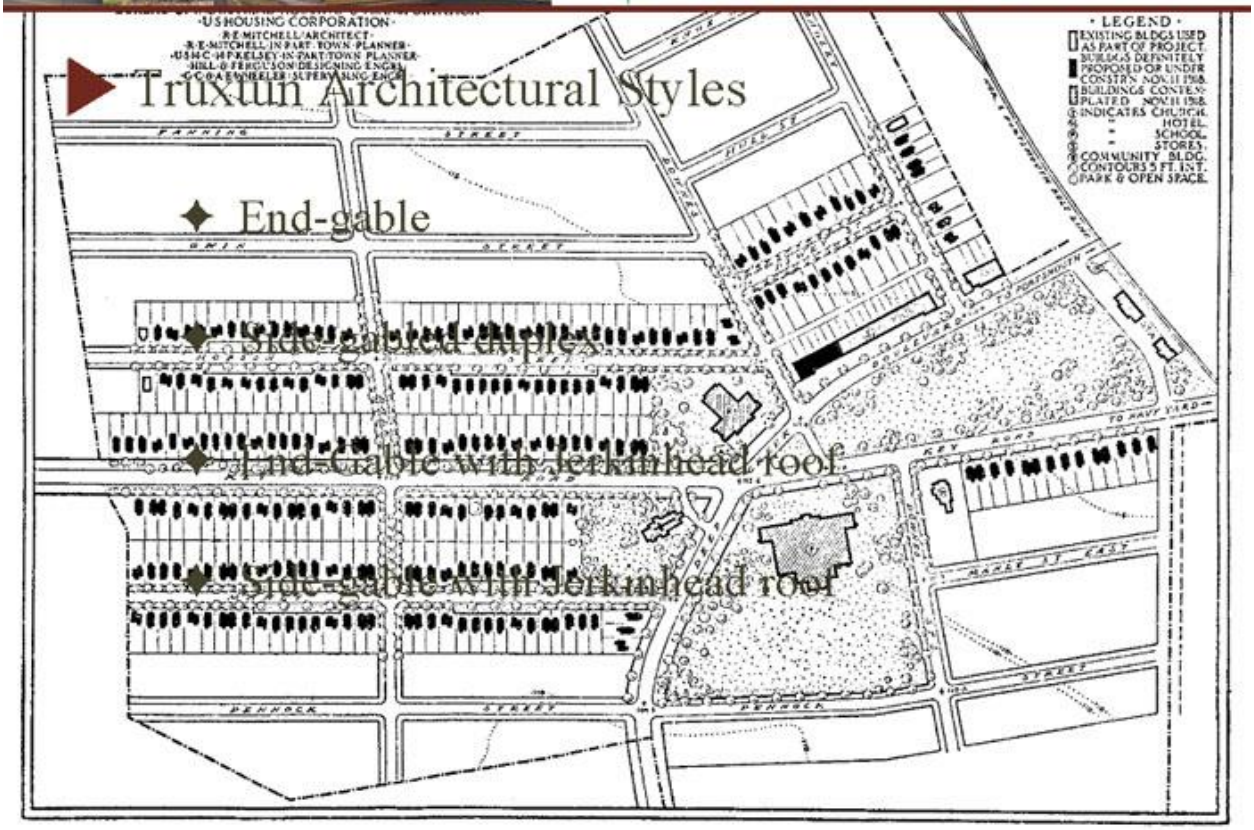

Truxtun Architectural Styles

- End-gable
- Side-gabled duplex
- End-gable with jerkinhead roof
- Side-gable with jerkinhead roof

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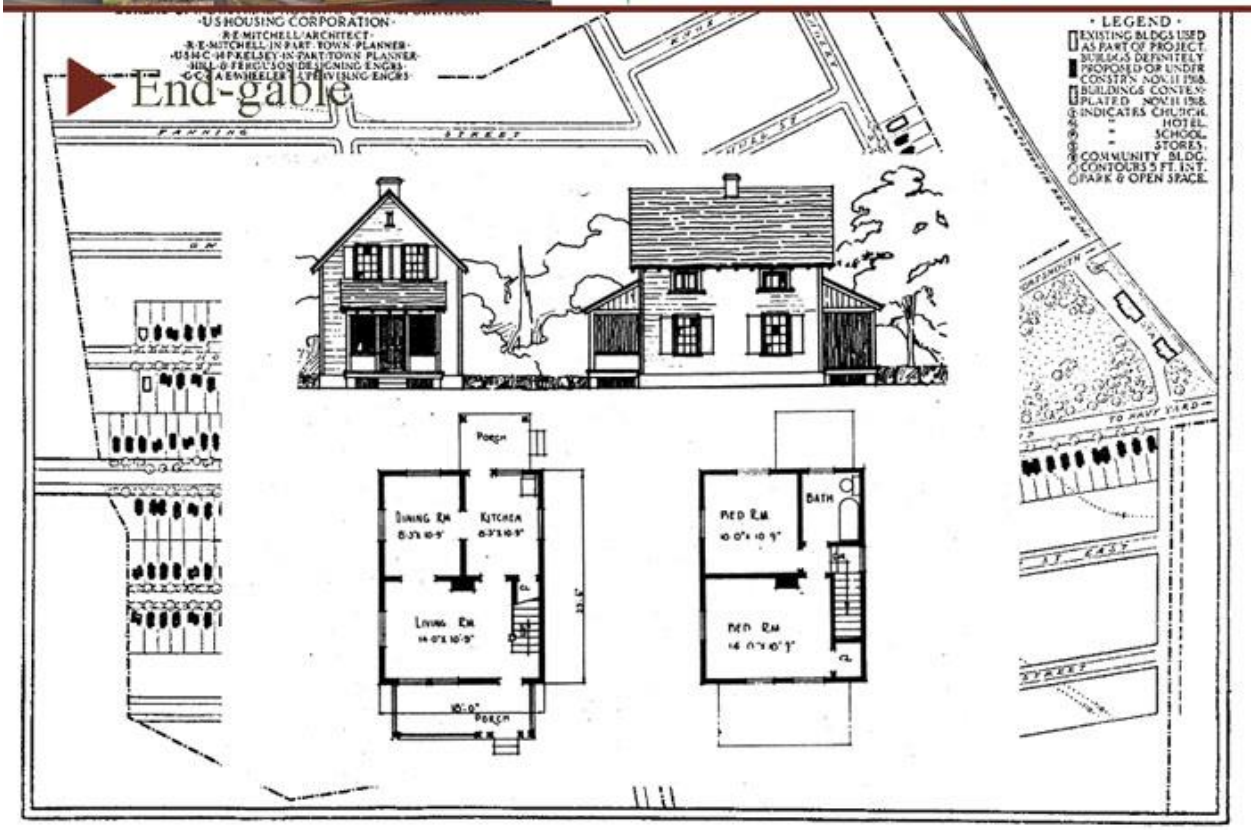
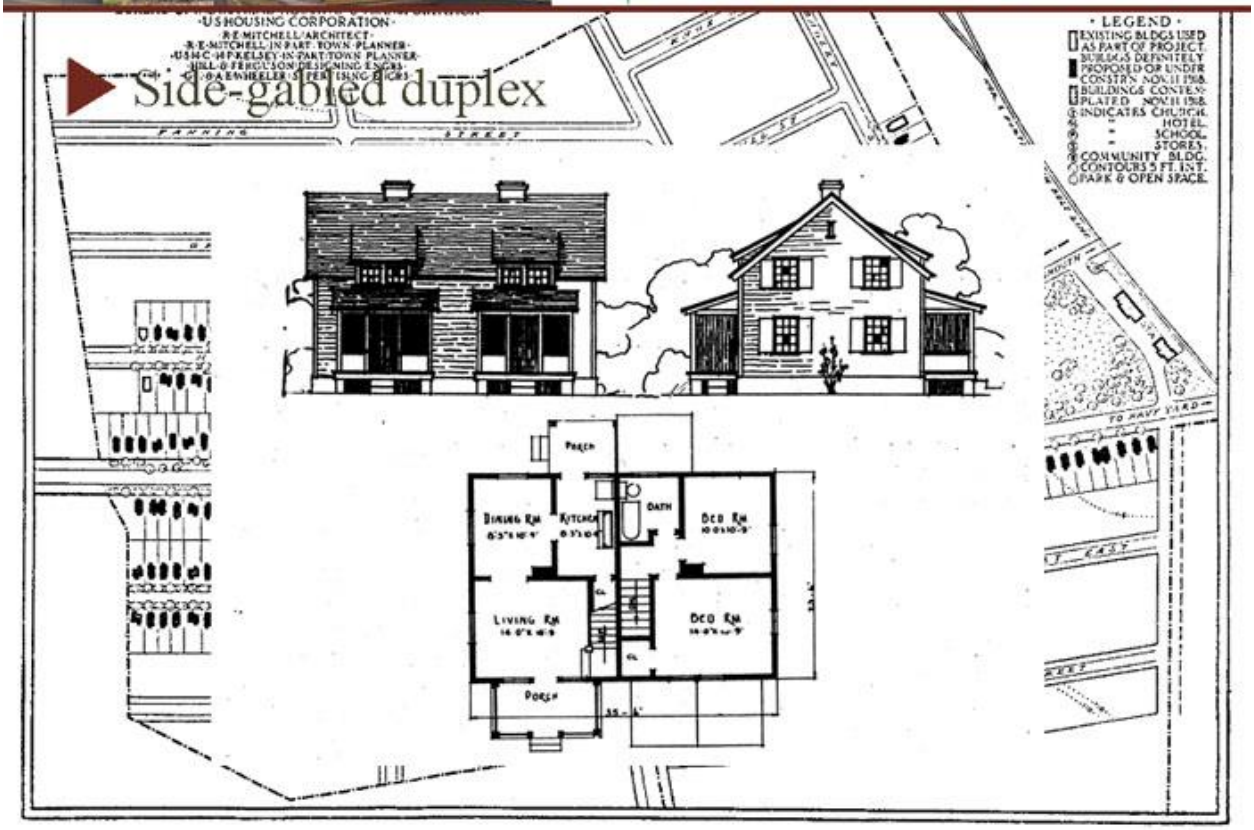
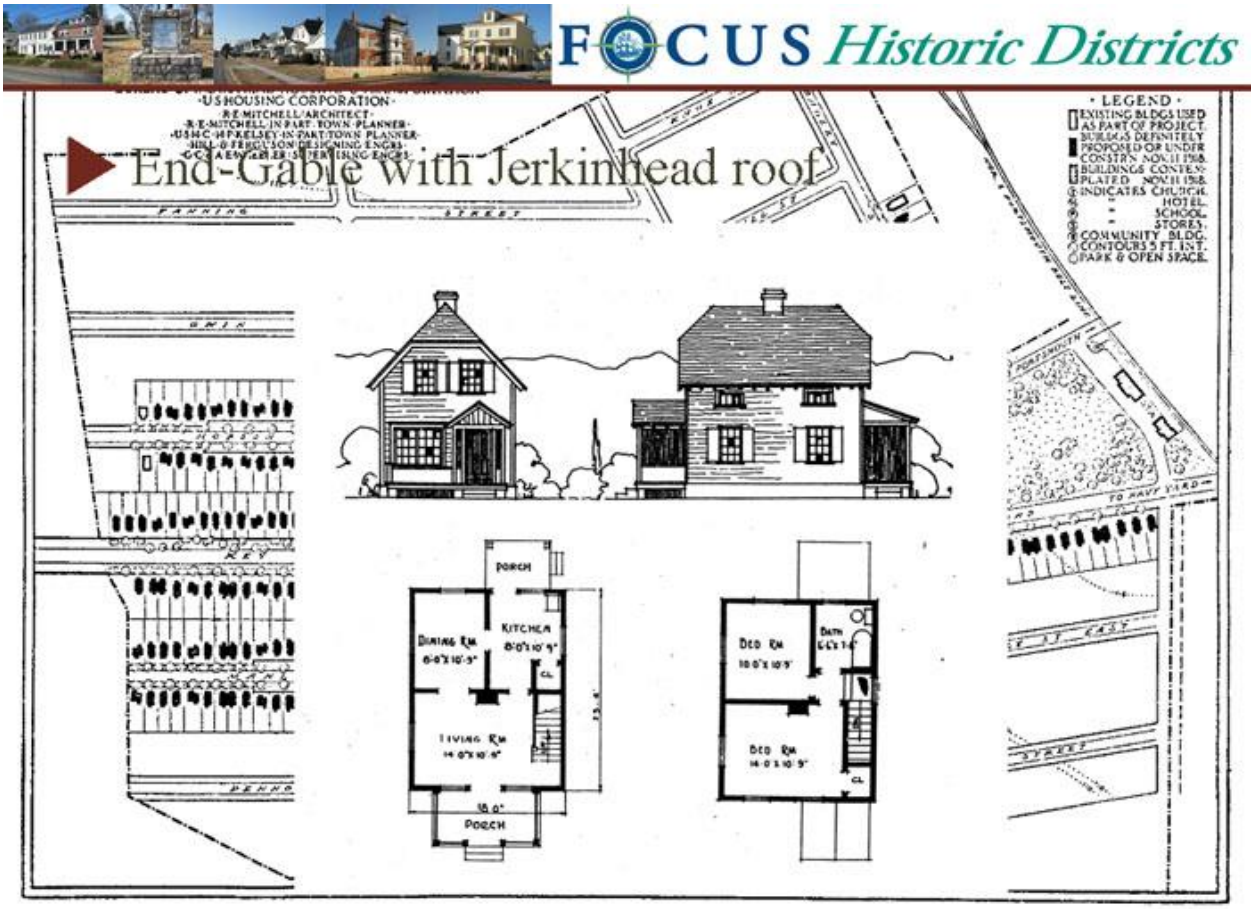
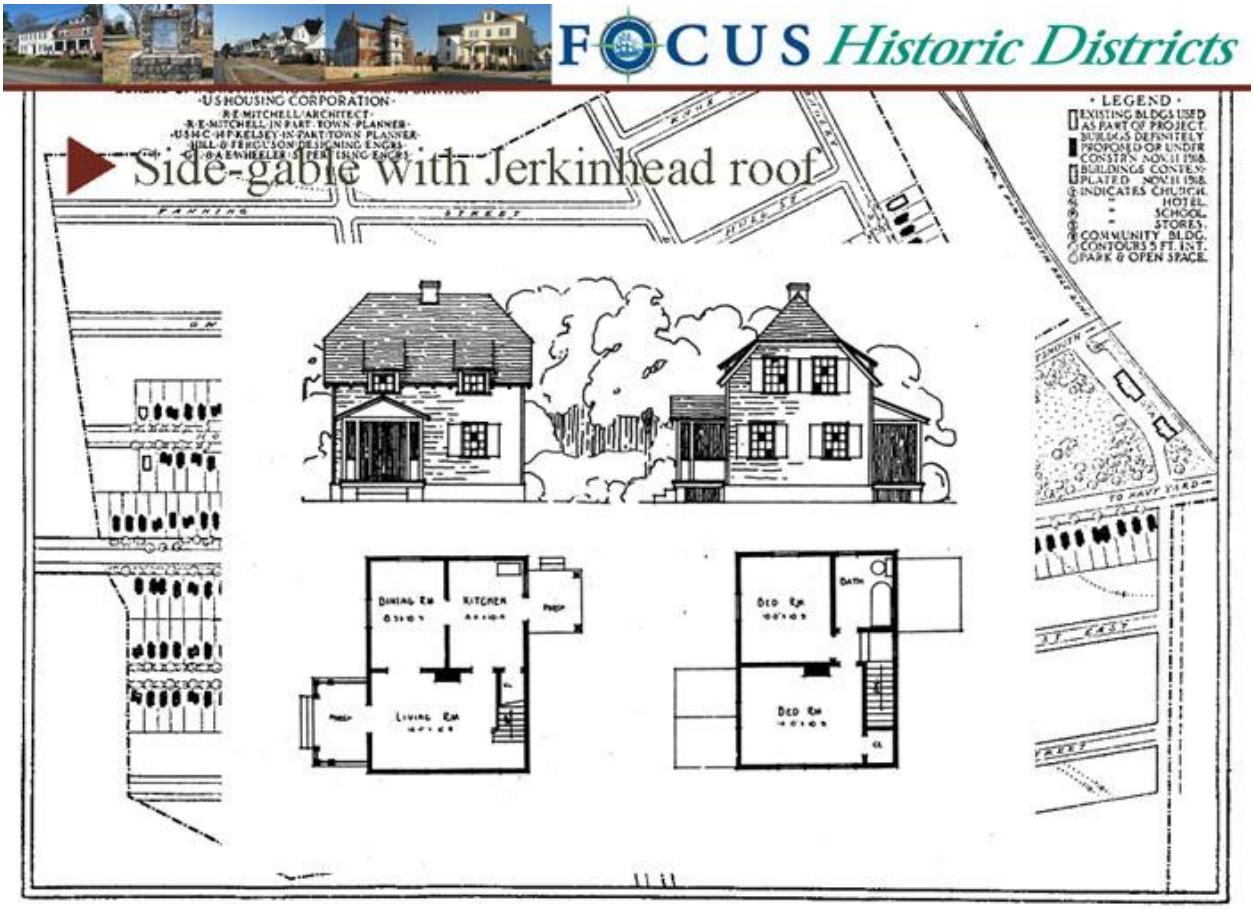


FOCUS *Historic Districts*




FOCUS Historic Districts
End-Gable With Jerkinhead roof
U.S. HOUSING CORPORATION
R.E. MITCHELL, ARCHITECT
LEGEND
PORCH
KITCHEN
DINING RM
LIVING RM
BED RM
BATH
PORCH

FOCUS *Historic Districts*



Side-gable with Jerkinhead roof

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Materials and Details

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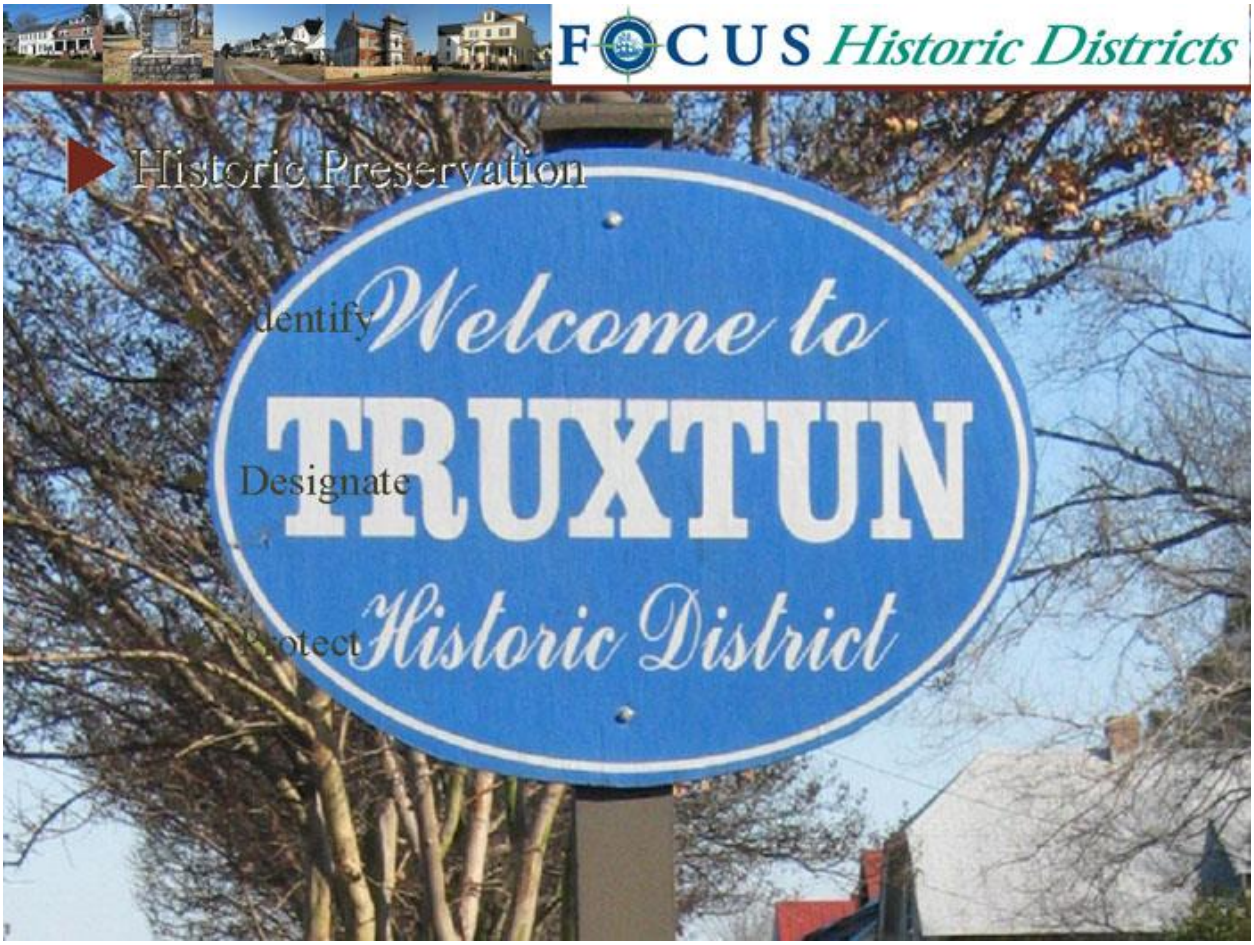
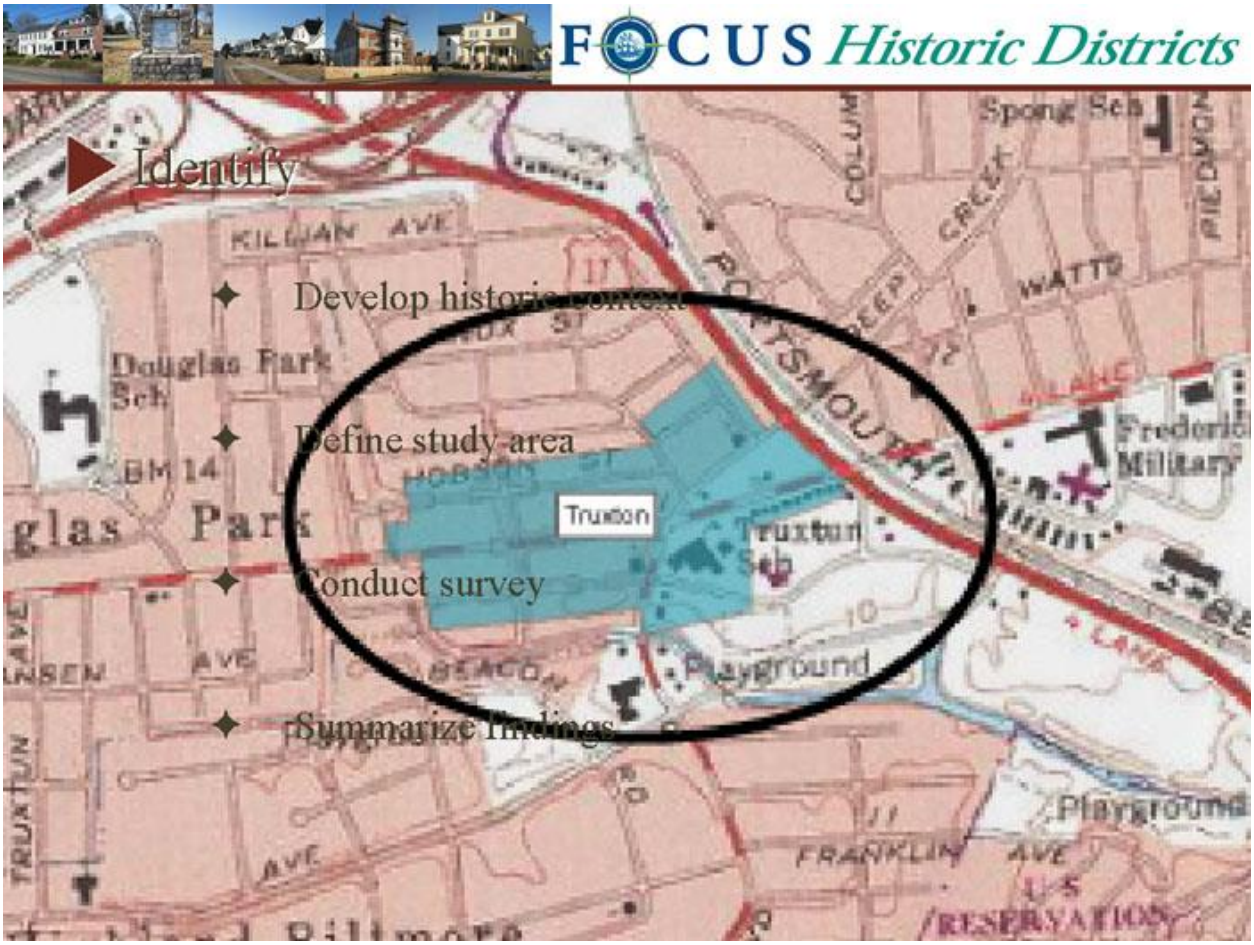
FOCUS *Historic Districts*

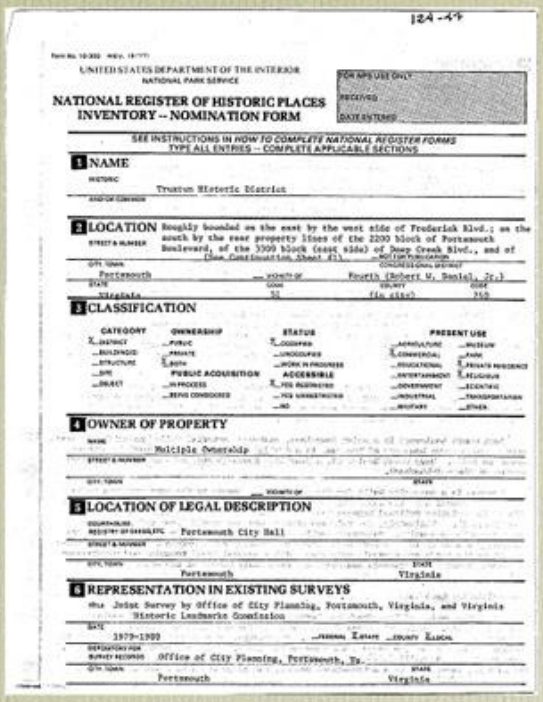

FOCUS Historic Districts
Historic Preservation
Identify
Designate
Protect
Welcome to
TRUXTUN
Historic District


FOCUS Historic Districts
Identify
Develop historic context
Define study area
Conduct survey
Summarize findings
Truxton
Douglas Park Sch
Truxton Sch
Playground
Spong Sch
Frederic Military
KILLIAN AVE
FRANKLIN AVE
RESERVATION

FOCUS *Historic Districts*

Designate

- National Register of Historic Places
- Virginia Landmarks Register
- Local Overlay District



124-49

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Truxtun Historic District

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: Roughly bounded on the east by the west side of Frederick Blvd.; on the south by the rear property lines of the 2200 block of Portsmouth Boulevard, of the 3300 block (east side) of Deep Creek Blvd., and of (See Continuation Sheet #1)

NOT FOR PUBLICATION

CITY, TOWN: Portsmouth — VICINITY OF

CONGRESSIONAL DISTRICT: Fourth (Robert W. Daniel, Jr.)

STATE: Virginia — CODE: 51 — COUNTY: (in city) — CODE: 740

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
X DISTRICT	PUBLIC	X OCCUPIED	AGRICULTURE
BUILDING(S)	PRIVATE	UNOCCUPIED	X COMMERCIAL
STRUCTURE	X BOTH	WORK IN PROGRESS	EDUCATIONAL
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT
OBJECT	IN PROCESS	X YES: RESTRICTED	GOVERNMENT
	BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL
		NO	MILITARY

MUSEUM, PARK, X RELIGIOUS, SCIENTIFIC, TRANSPORTATION, OTHER:

4 OWNER OF PROPERTY

NAME: Multiple Ownership

STREET & NUMBER:

CITY, TOWN: — VICINITY OF — STATE:

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Portsmouth City Hall

STREET & NUMBER:

CITY, TOWN: Portsmouth — STATE: Virginia

6 REPRESENTATION IN EXISTING SURVEYS

Joint Survey by Office of City Planning, Portsmouth, Virginia, and Virginia Historic Landmarks Commission

DATE: 1979-1980 — FEDERAL X STATE — COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: Office of City Planning, Portsmouth, Va.

CITY, TOWN: Portsmouth — STATE: Virginia

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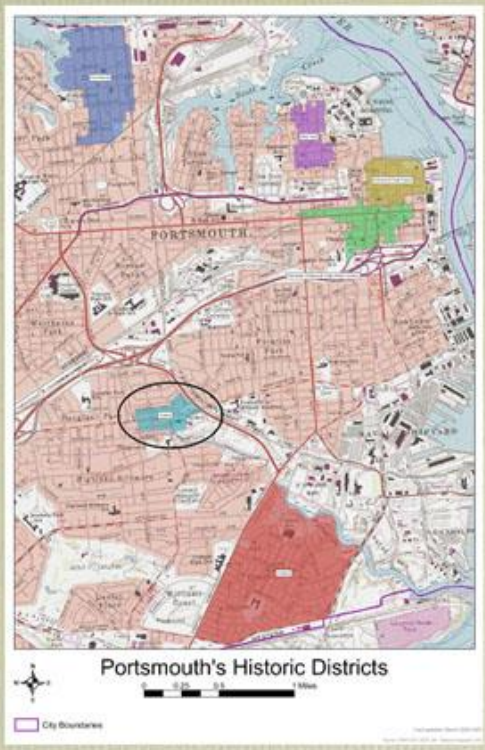
Portsmouth's Historic Districts

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



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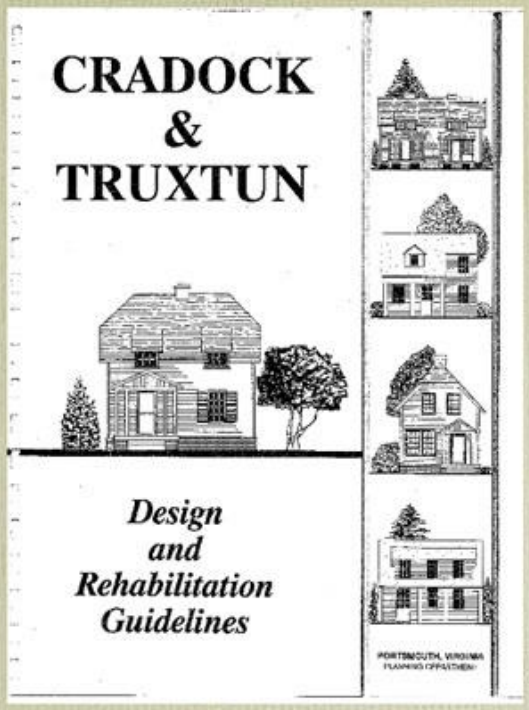
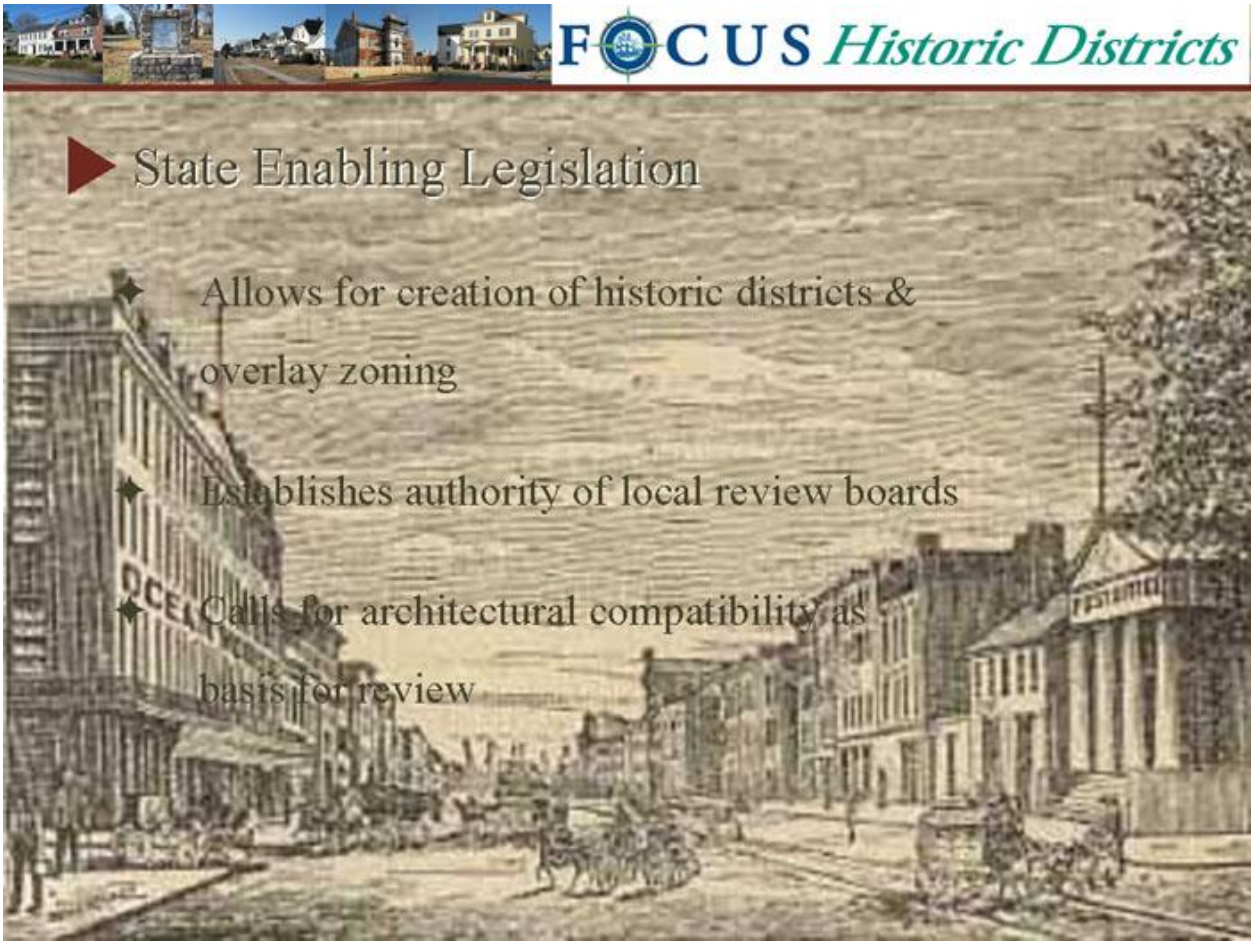
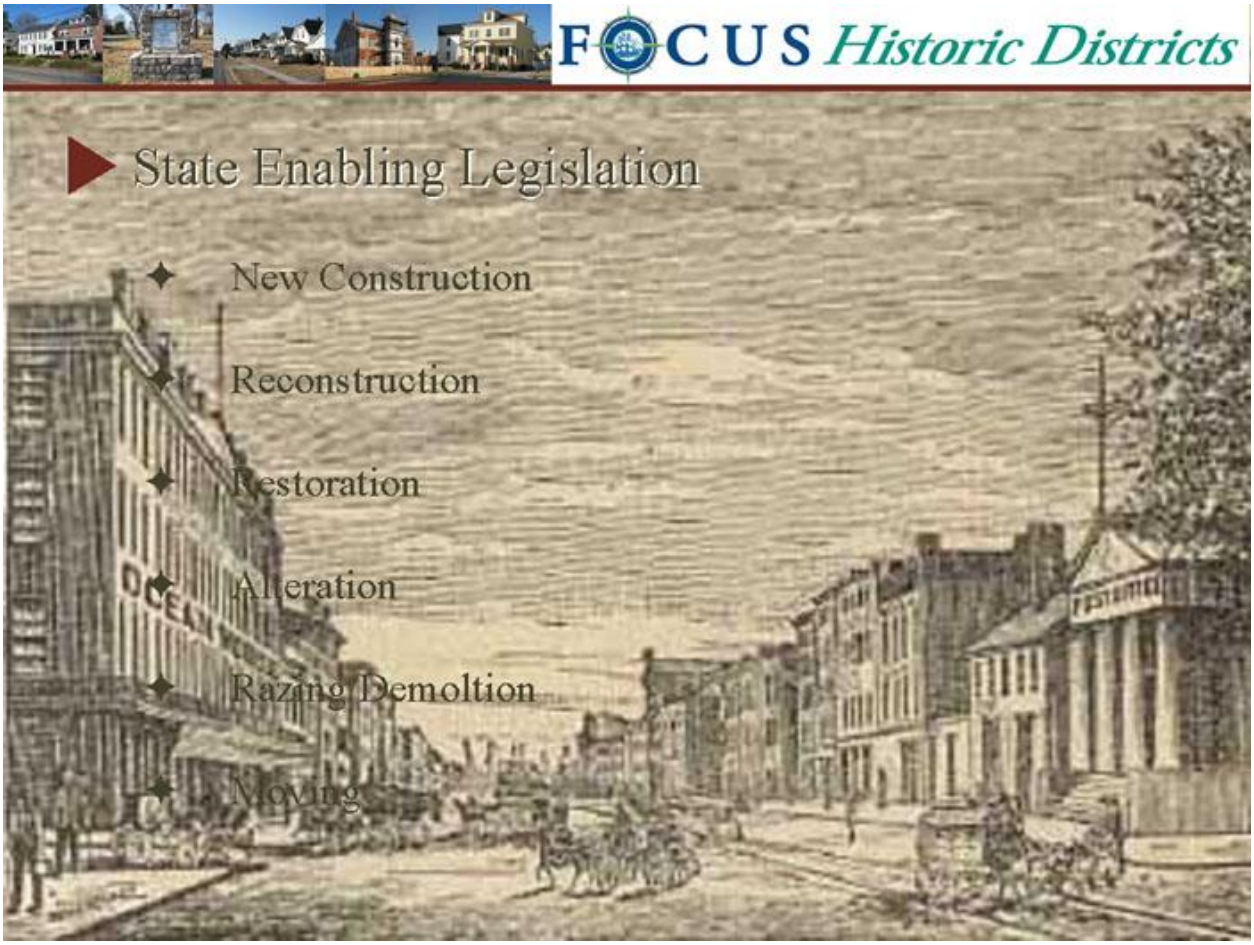
Protect

- Promotion
- Financial Assistance
- Technical Assistance
- Regulation




FOCUS Historic Districts
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


FOCUS Historic Districts
State Enabling Legislation
New Construction
Reconstruction
Restoration
Alteration
Razing/Demoltion
Moving

FOCUS *Historic Districts*

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, § 4-5; 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, §§ 40-51–40-59
Div. 1. Olde Towne, Chadock, Tucker, Port Norfolk and Park View, §§ 40-51–40-54
Div. 2. Downtown D-1 and D-2 Districts, §§ 40-55–40-66
Art. V. Signs, §§ 40-60–40-80
Art. VI. Design Standards for Parking and Loading Areas, Buffers and Landscaping, §§ 40-70–40-80
Art. VII. Amendment and Rezonings, §§ 40-81–40-100
Art. VIII. Use Permits, §§ 40-101–40-110
Div. 1. 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 Officer, §§ 40-176–40-180
Art. XV. Enforcement, §§ 40-181–40-190
Art. XVI. Board of Zoning Appeals, §§ 40-191–40-198

FOCUS *Historic Districts*

Local Zoning

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

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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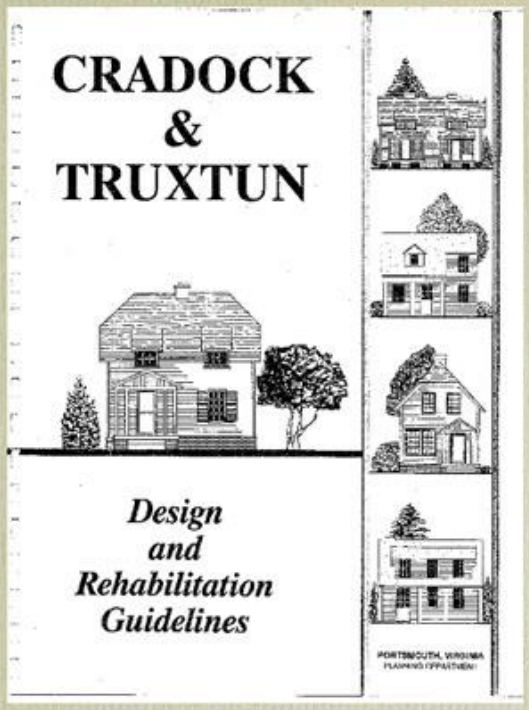
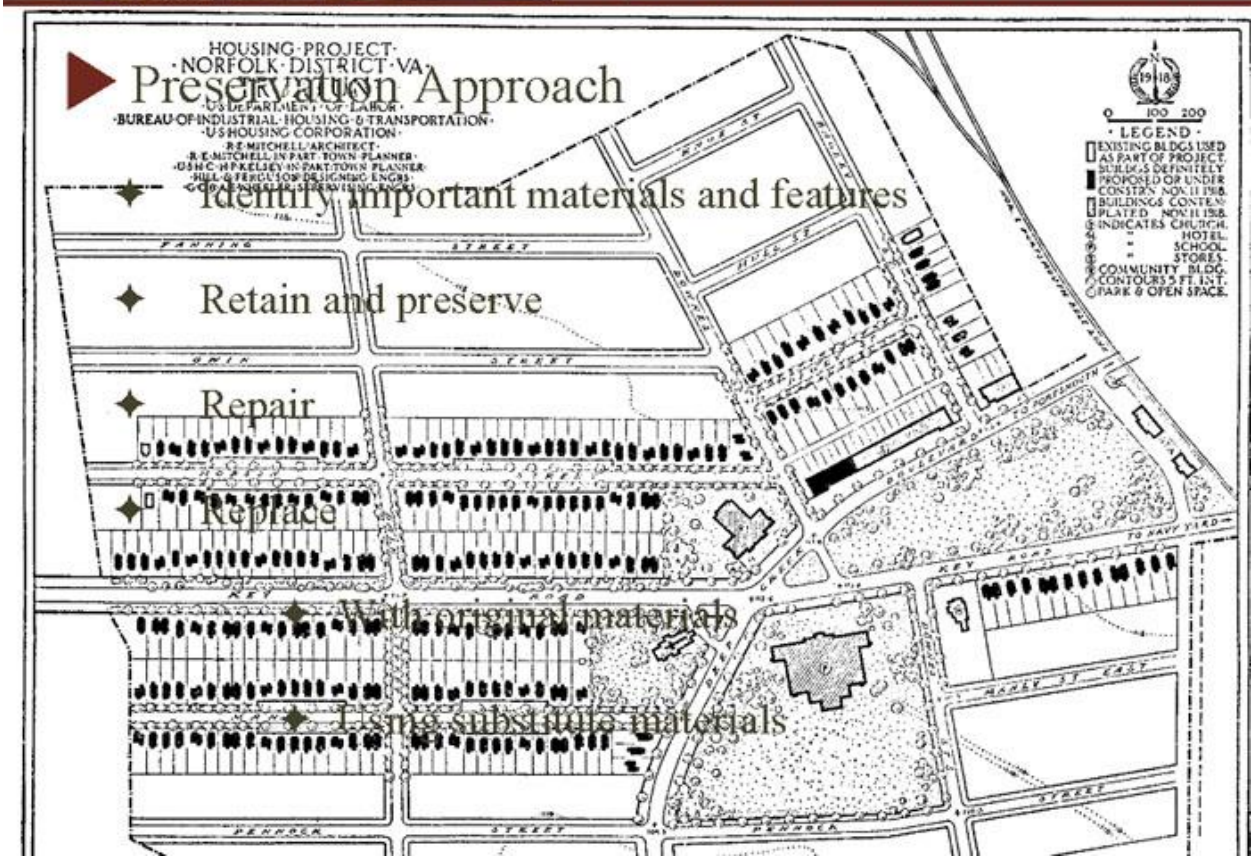
Design Guidelines

- Site
- Rehabilitation
- New Construction



FOCUS *Historic Districts*



Preservation Approach

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

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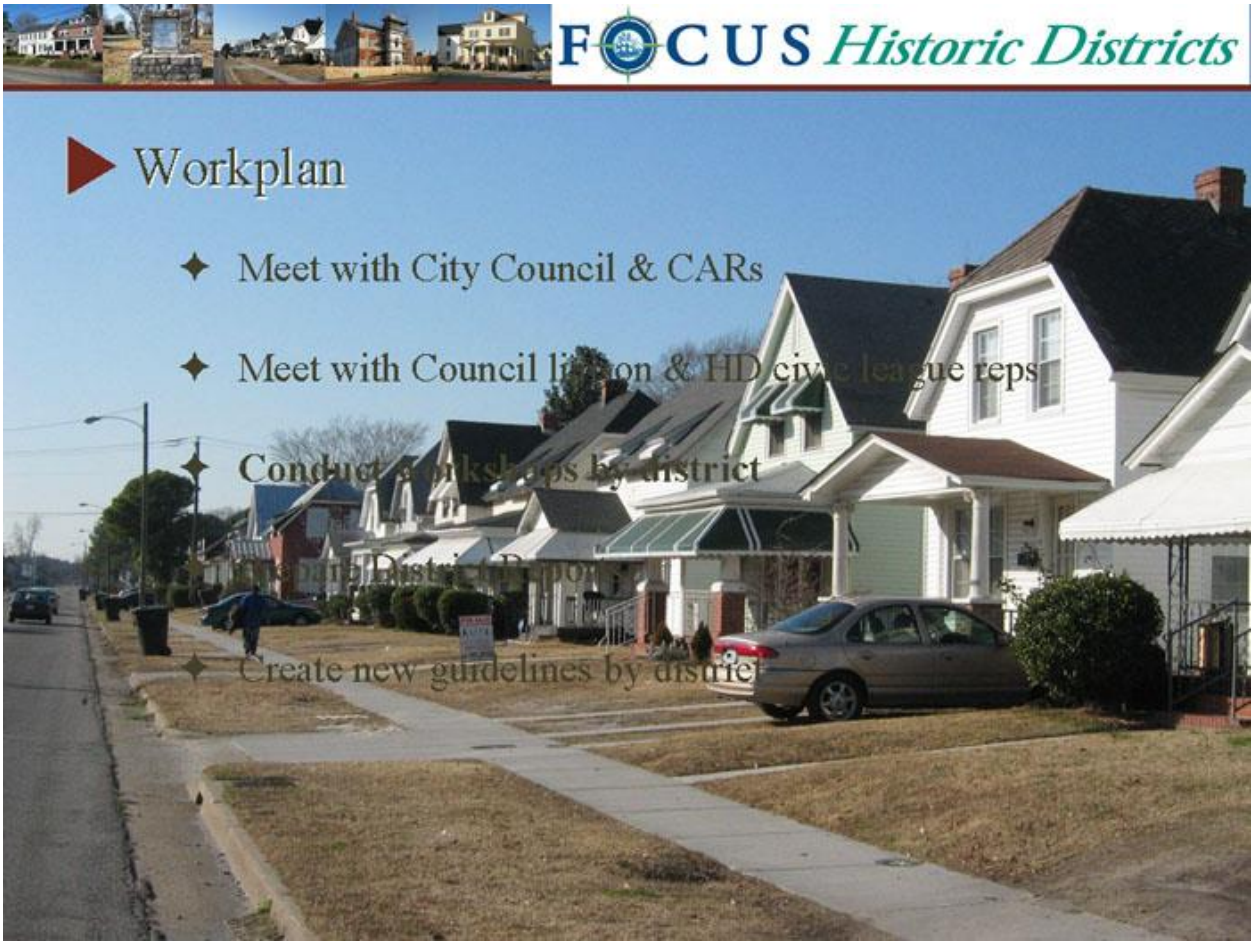
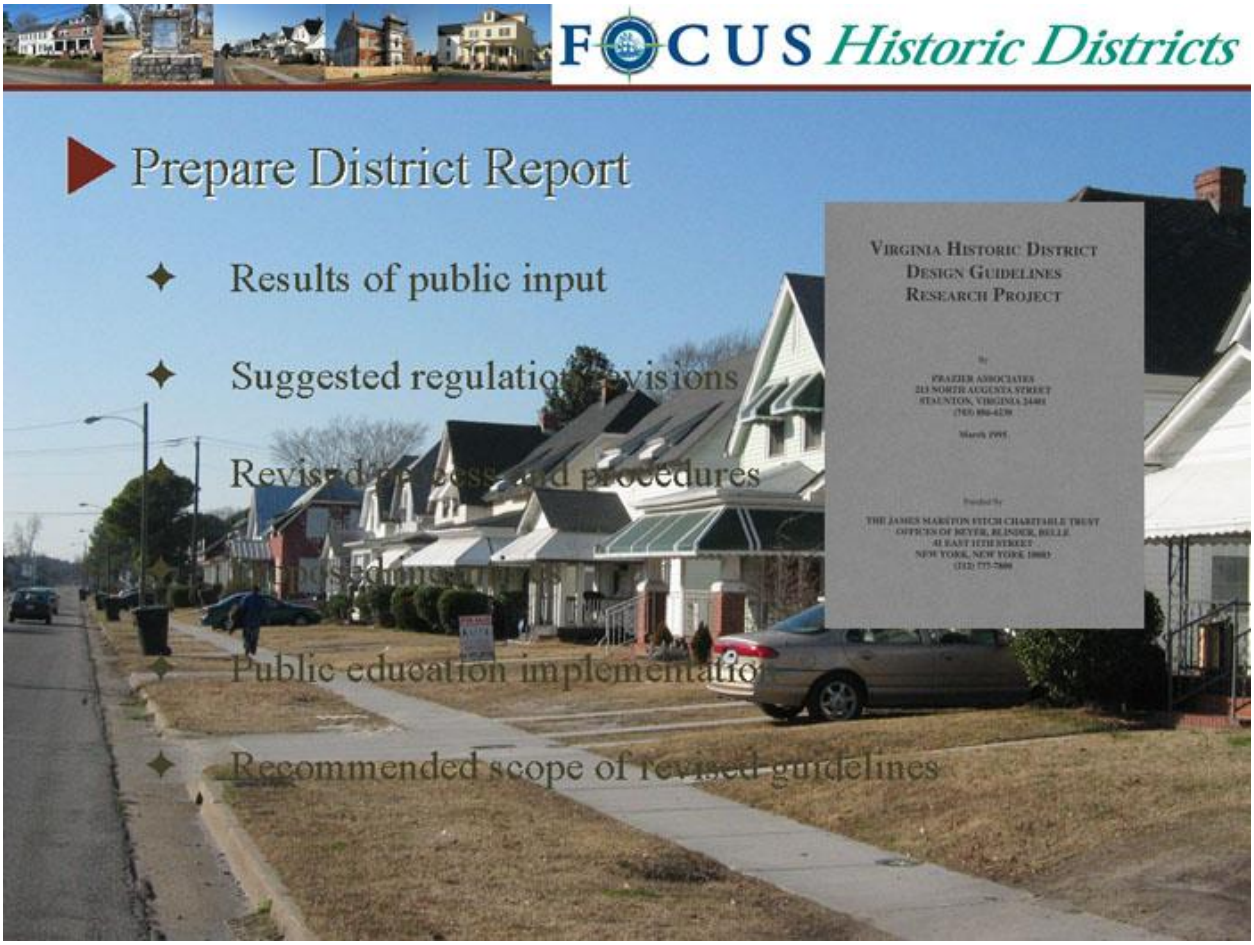
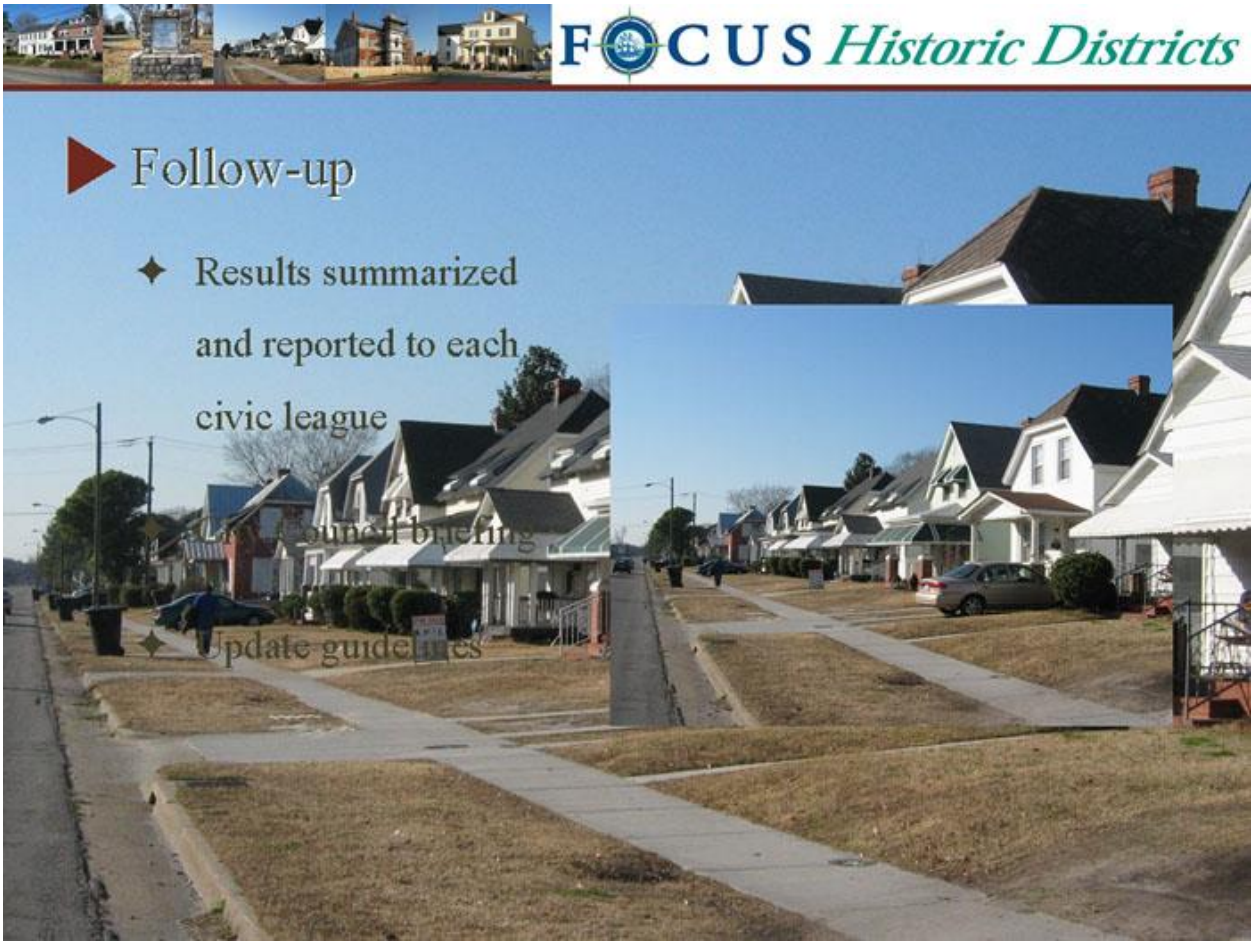
Project Design & Implementation

FOCUS Historic Districts
Overall Project Goals
Evaluate current historic district regulations, procedures, and guidelines
Develop public education and community input strategies for preservation program implementation
Review district boundaries and classifications


FOCUS Historic Districts
Workplan
Meet with City Council & CARs
Meet with Council liaison & HD civic league reps
Conduct workshops by district
Create new guidelines by district


FOCUS Historic Districts
Prepare District Report
Results of public input
Suggested regulation revisions
Revised process and procedures
Public education implementation
Recommended scope of revised guidelines
VIRGINIA HISTORIC DISTRICT
DESIGN GUIDELINES
RESEARCH PROJECT


FOCUS Historic Districts
Follow-up
Results summarized and reported to each civic league
Council briefing
Update guidelines

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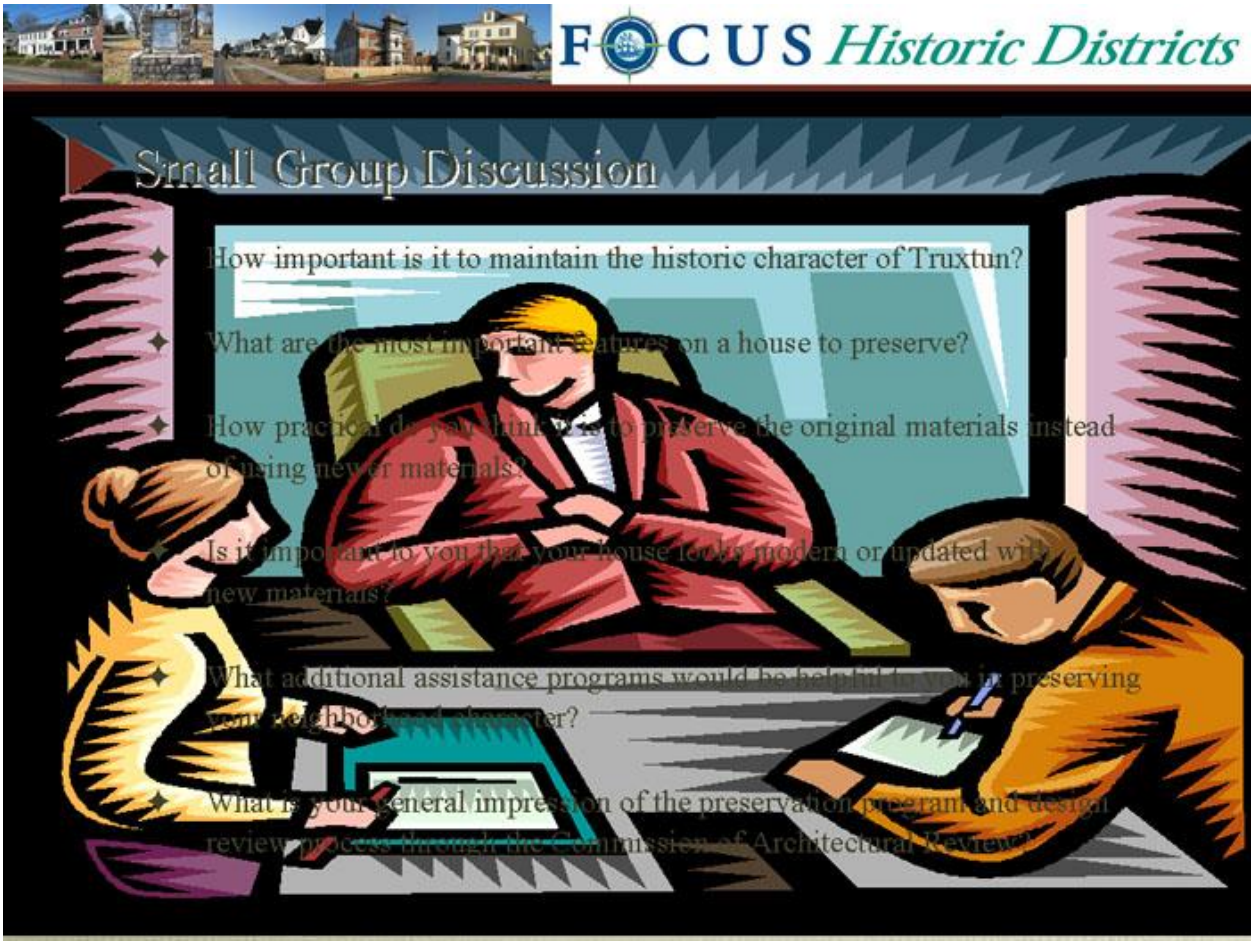
Discussion Topics


FOCUS Historic Districts
Small Group Discussion
How important is it to maintain the historic character of Truxtun?
What are the most important features on a house to preserve?
How practical do you think it is to preserve the original materials instead of using newer materials?
Is it important to you that your house looks modern or updated with new materials?
What additional assistance programs would be helpful to you in preserving your neighborhood character?
What is your general impression of the preservation program and design review process through the Commission of Architectural Review?

Thank you for attending tonight's

Truxtun Public Workshop

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ARCHITECTURE & PLANNING

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Preservation Approach

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Preservation Approach

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Preservation Approach

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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

VIRGINIA HISTORIC DISTRICT
DESIGN GUIDELINES
RESEARCH PROJECT

by

FRAZIER ASSOCIATES
213 NORTH AUGUSTA STREET
STAUNTON, VIRGINIA 24401
(540) 886-6230

March 1995

Funded by

THE JAMES MARSTON FITCH CHARITABLE TRUST
OFFICES OF MEYER, RUNDER, BELLE
41 EAST 11TH STREET
NEW YORK, NEW YORK 10003
(212) 777-7600

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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

Thank you for attending tonight's

Port Norfolk Public Workshop

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