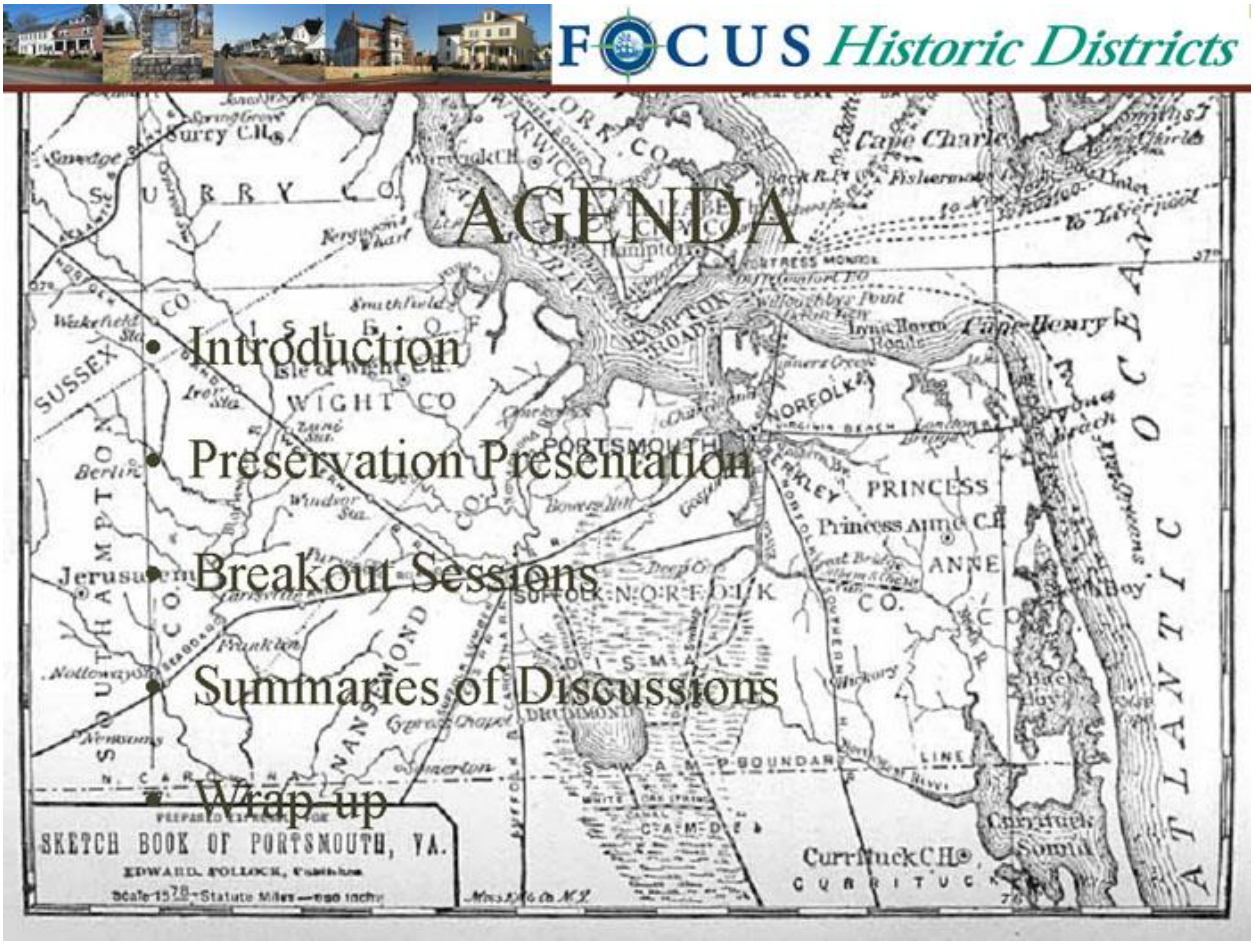
June 6, 2006

Cradock Public Workshop

FOCUS *Historic Districts*

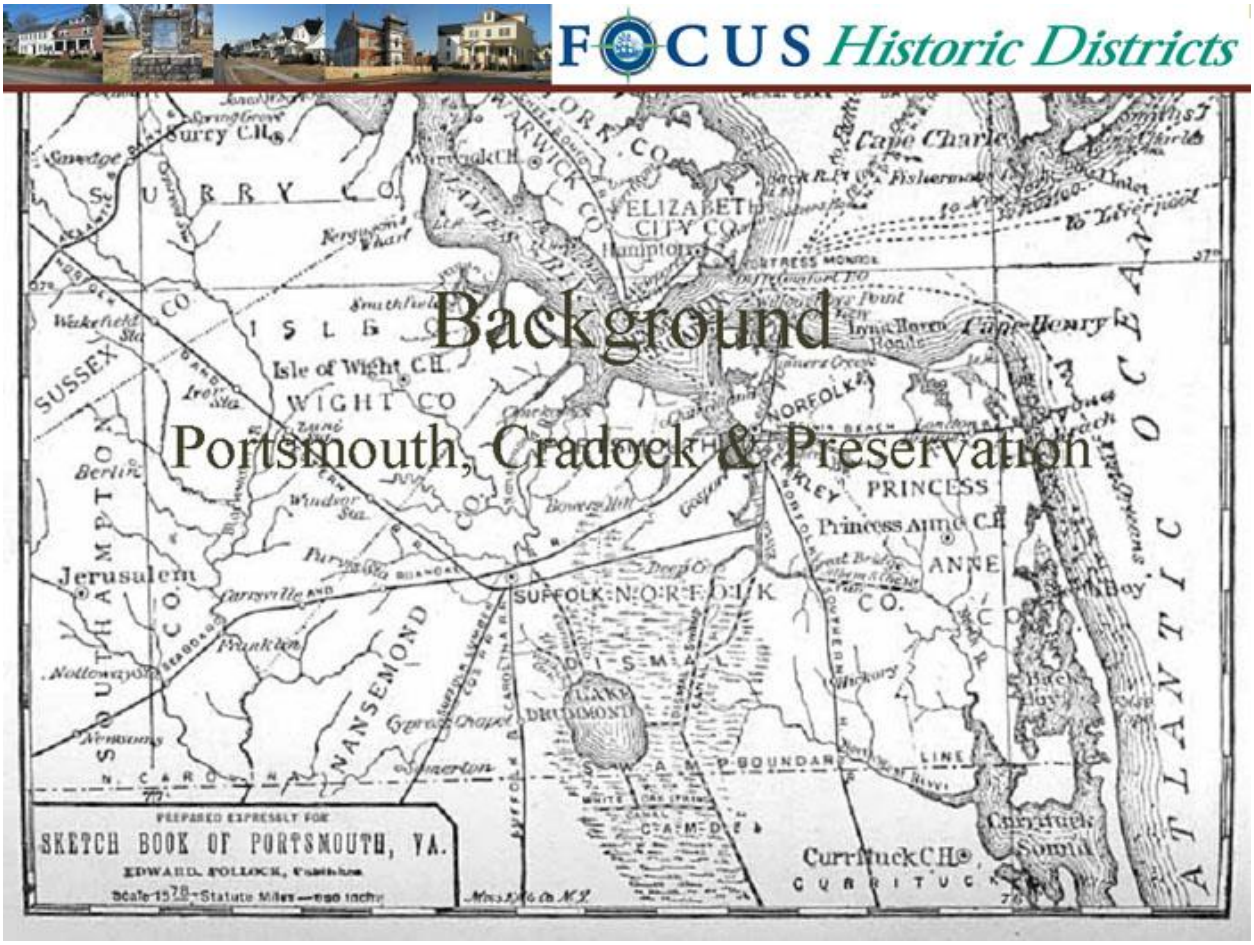
FRAZIER ASSOCIATES
ARCHITECTURE & PLANNING


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.
ATLANTIC OCEAN
SURRY CO.
WIGHT CO
SUSSEX CO
SOUTHAMPTON CO.
NANSEMOND CO.
Jerusalem
Berlin
Nottoway
Newsoms
Franklin
Windsor
Smithfield
Hampton
Fishermans
Lynn Haven Roads
Princess Anne C.H.
Currituck Sound

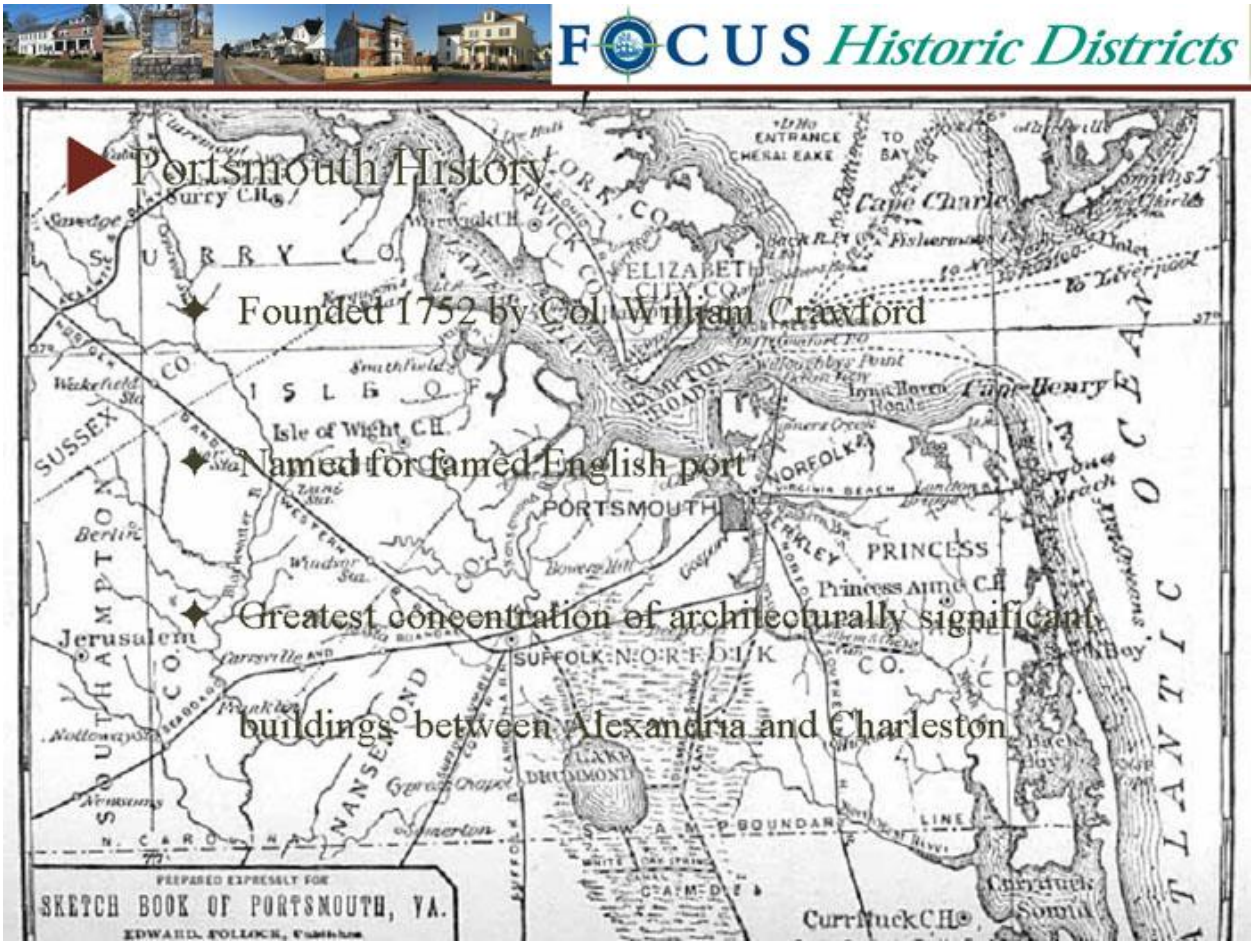
FOCUS *Historic Districts*

Background

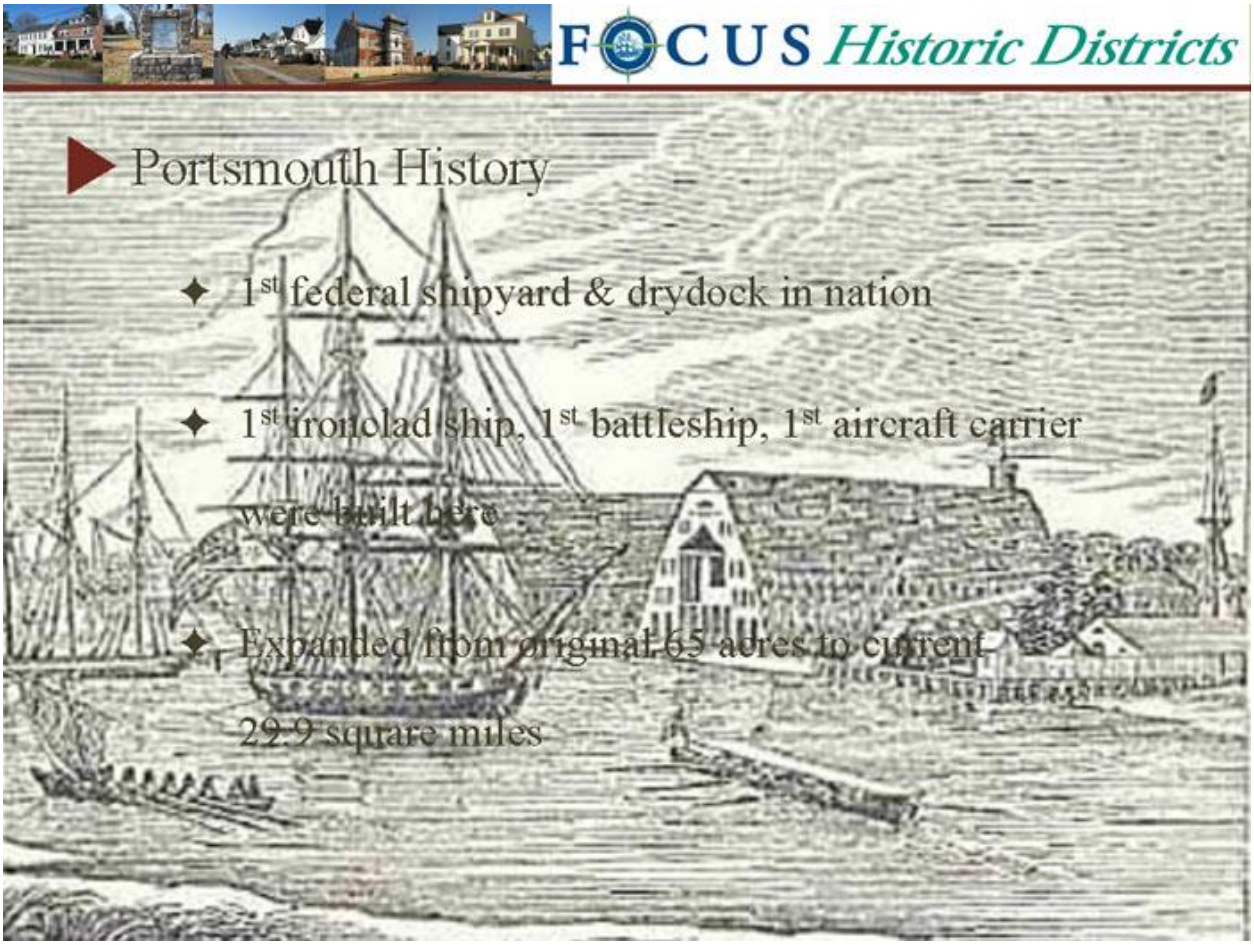
Portsmouth, Cradock & Preservation



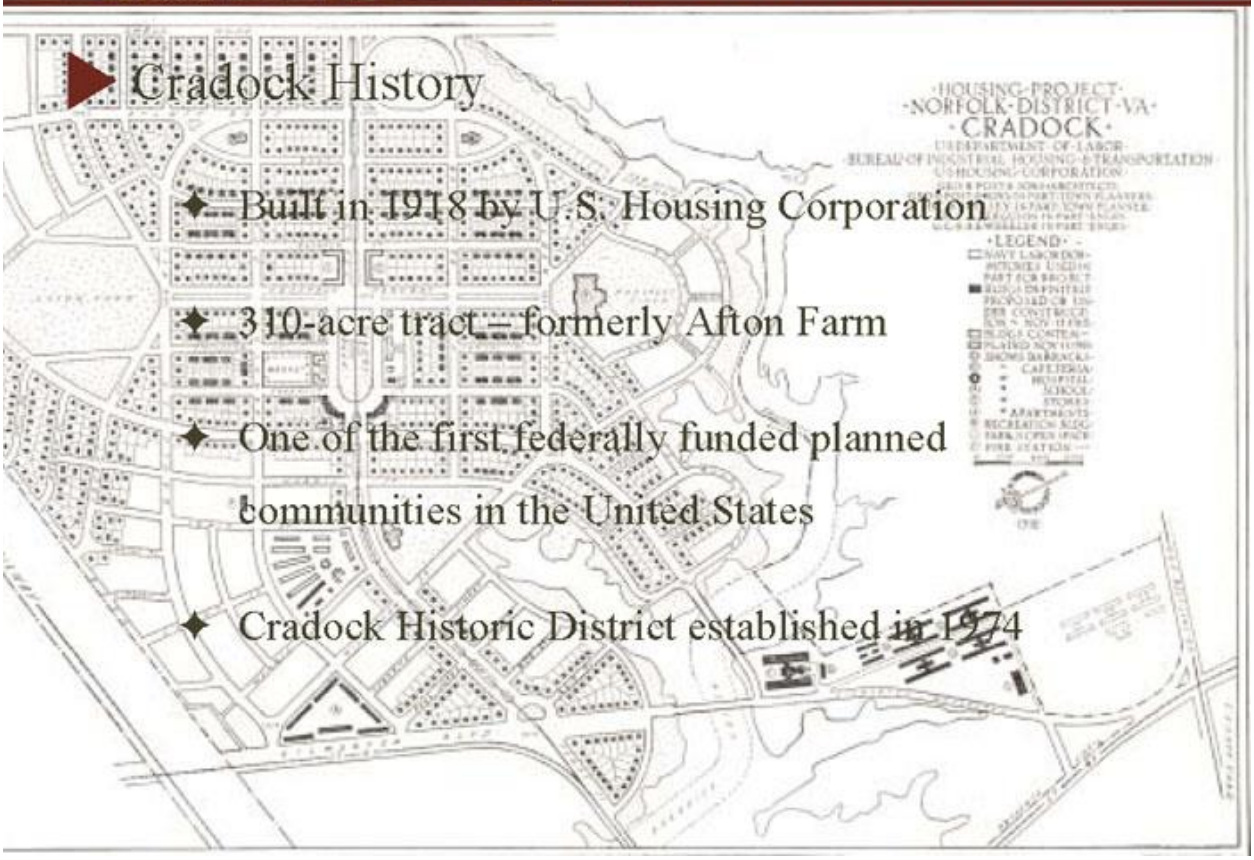
FOCUS *Historic Districts*



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

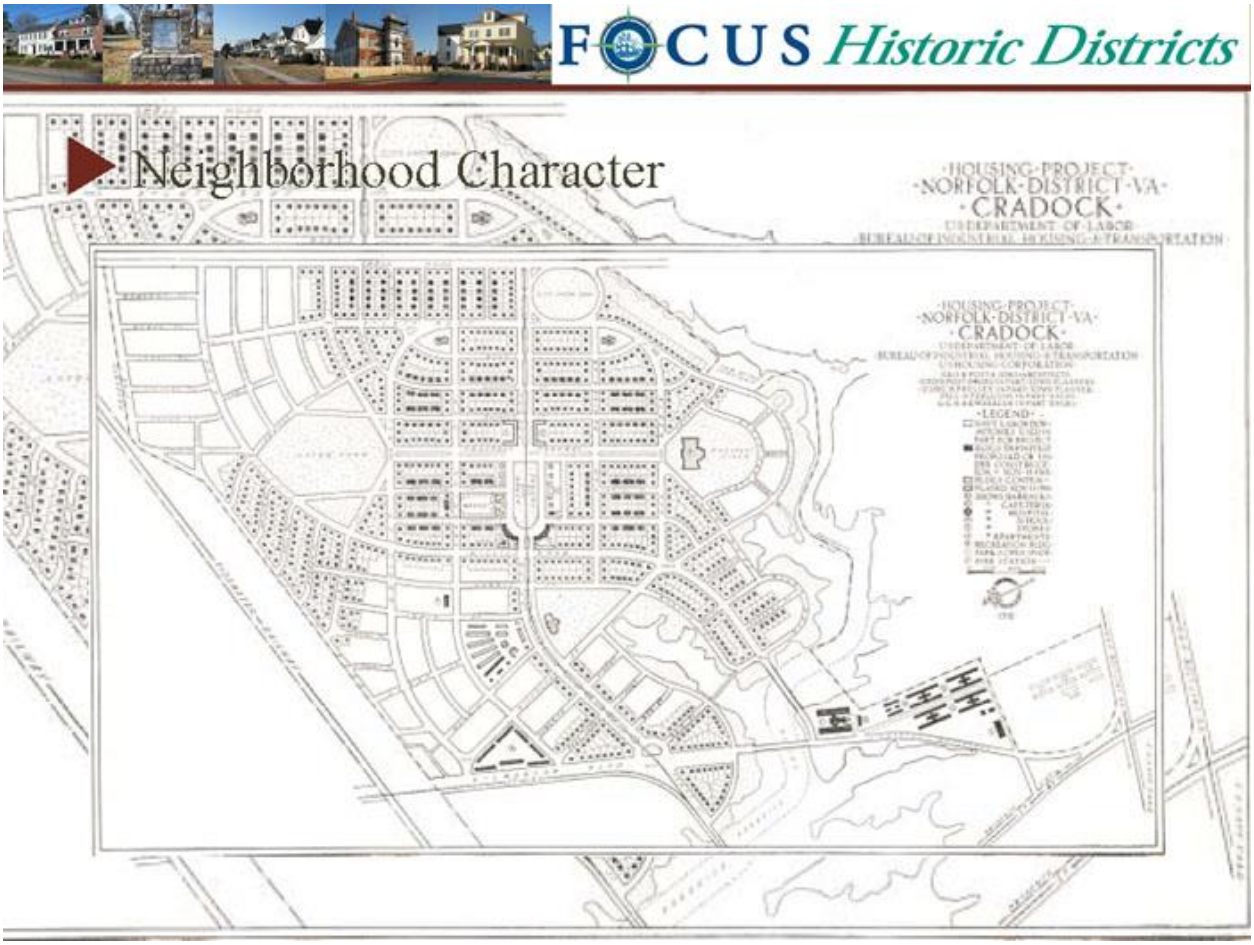

FOCUS Historic Districts
Portsmouth History
1st federal shipyard & drydock in nation
1st ironclad ship, 1st battleship, 1st aircraft carrier were built here
Expanded from original 65 acres to current 29.9 square miles

FOCUS *Historic Districts*

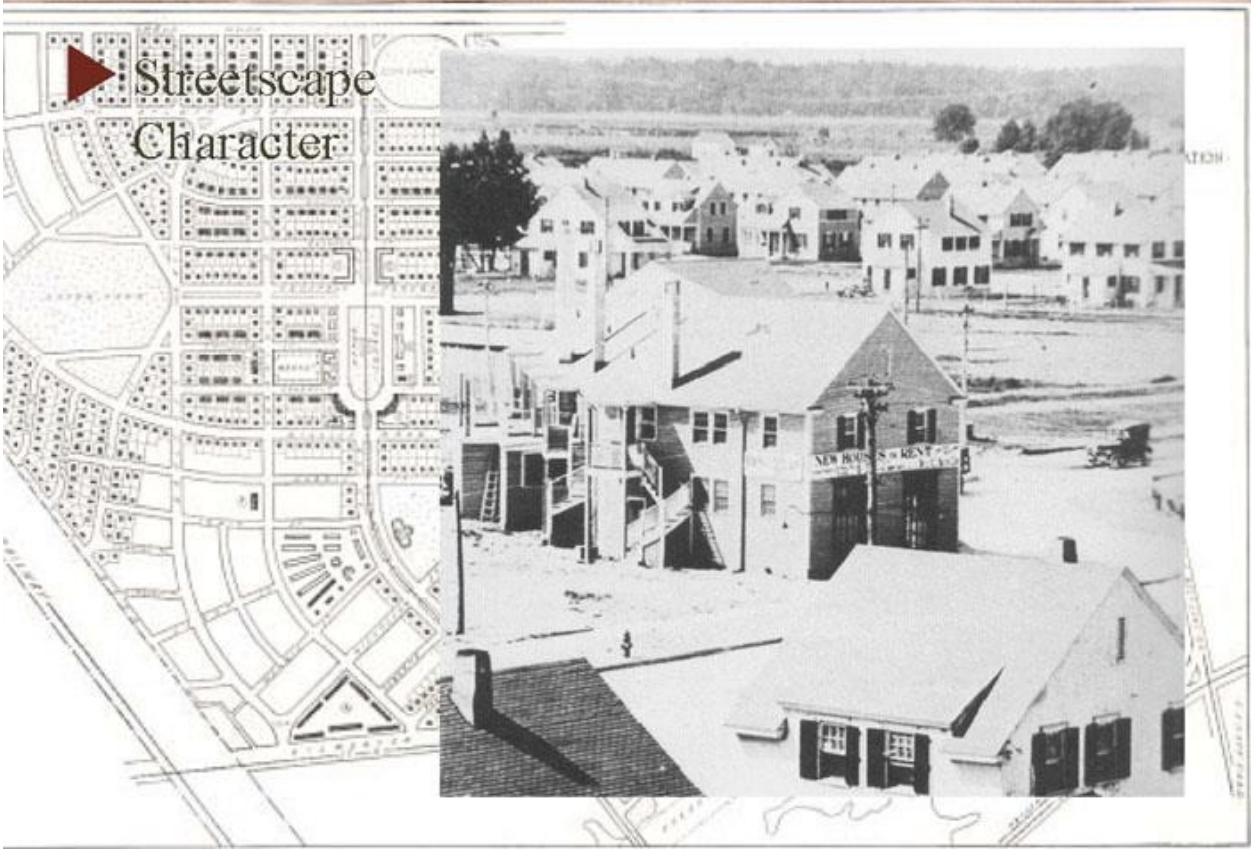


Cradock History

- Built in 1918 by U.S. Housing Corporation
- 310-acre tract – formerly Afton Farm
- One of the first federally funded planned communities in the United States
- Cradock Historic District established in 1974


FOCUS Historic Districts
Neighborhood Character
HOUSING PROJECT
NORFOLK DISTRICT VA
CRADOCK
U.S. DEPARTMENT OF LABOR
BUREAU OF INDUSTRIAL HOUSING & TRANSPORTATION
HOUSING PROJECT
NORFOLK DISTRICT VA
CRADOCK
U.S. DEPARTMENT OF LABOR
BUREAU OF INDUSTRIAL HOUSING & TRANSPORTATION
U.S. HOUSING CORPORATION
LEGEND

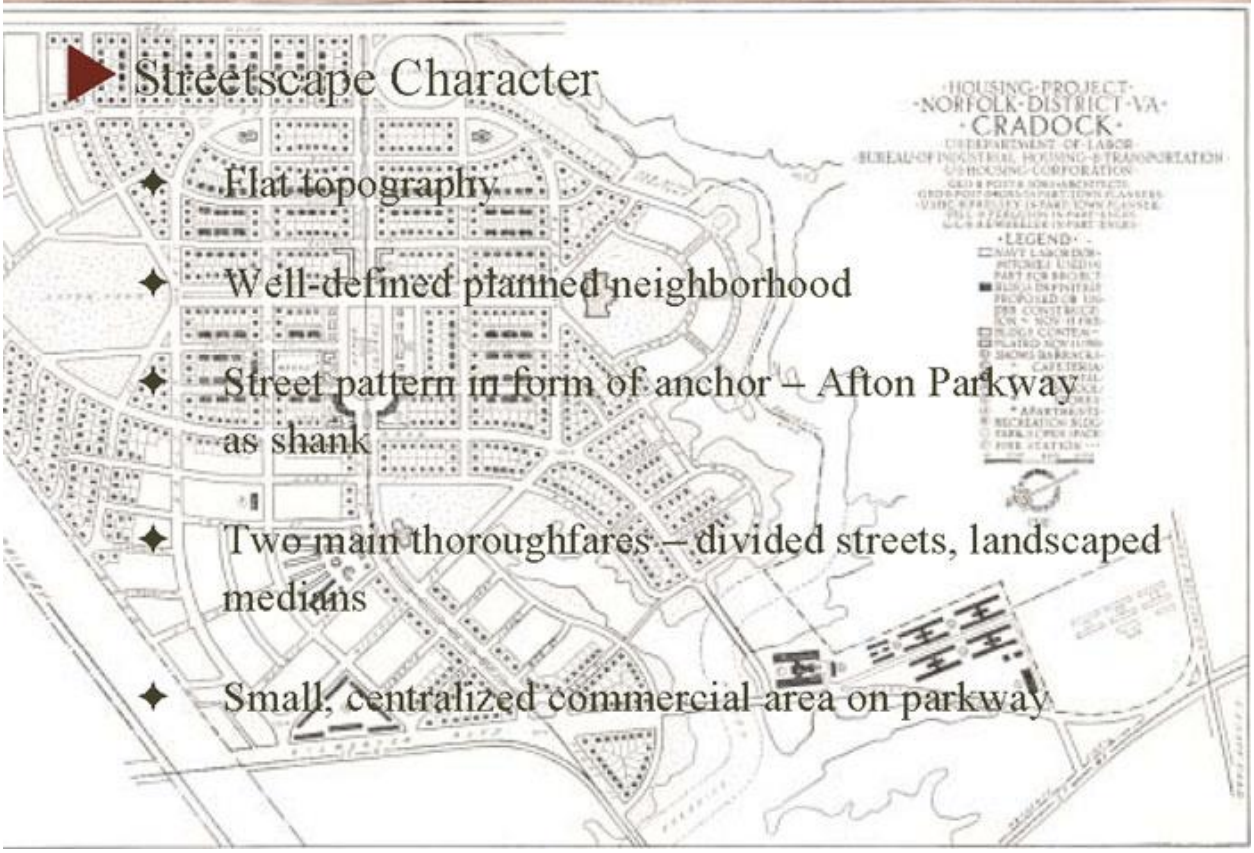
FOCUS *Historic Districts*



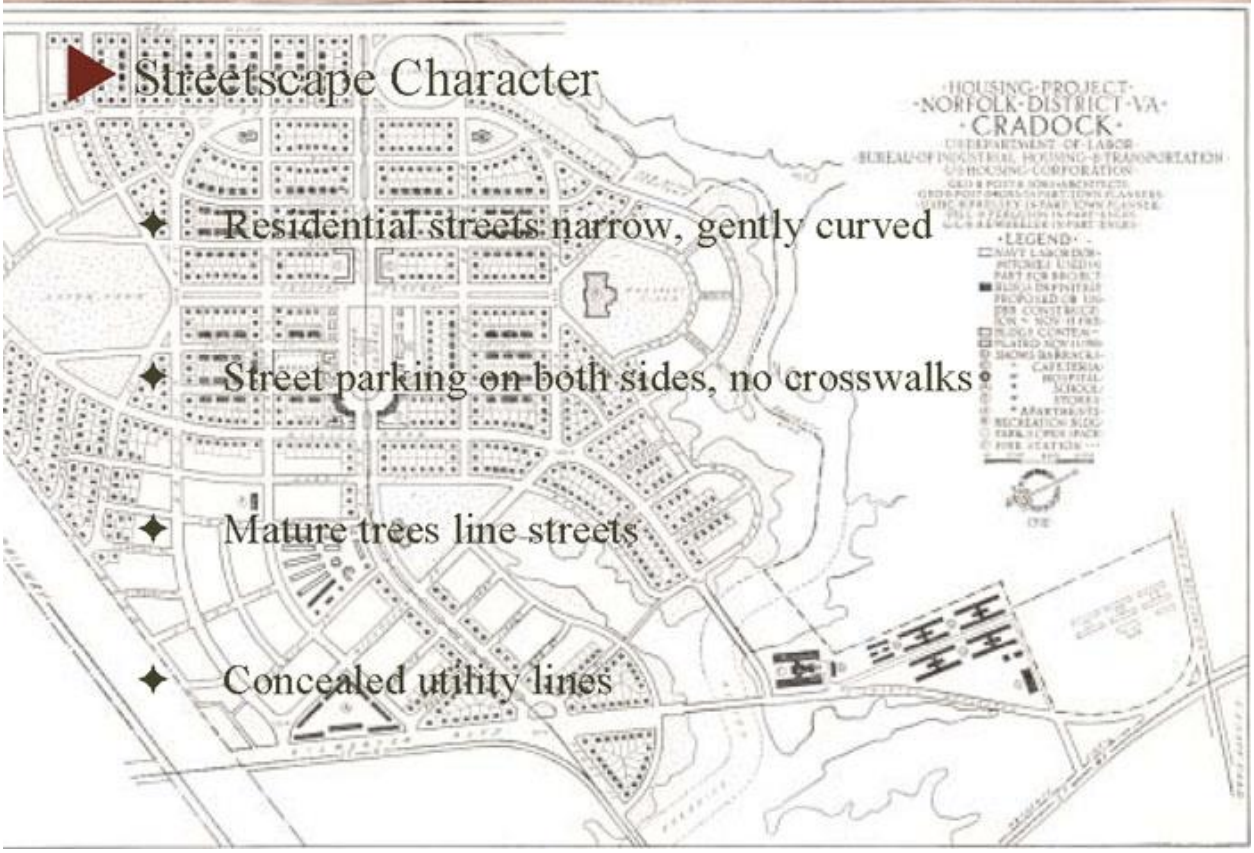
FOCUS *Historic Districts*

Streetscape Character

- Flat topography
- Well-defined planned neighborhood
- Street pattern in form of anchor – Afton Parkway as shank
- Two main thoroughfares – divided streets, landscaped medians
- Small, centralized commercial area on parkway



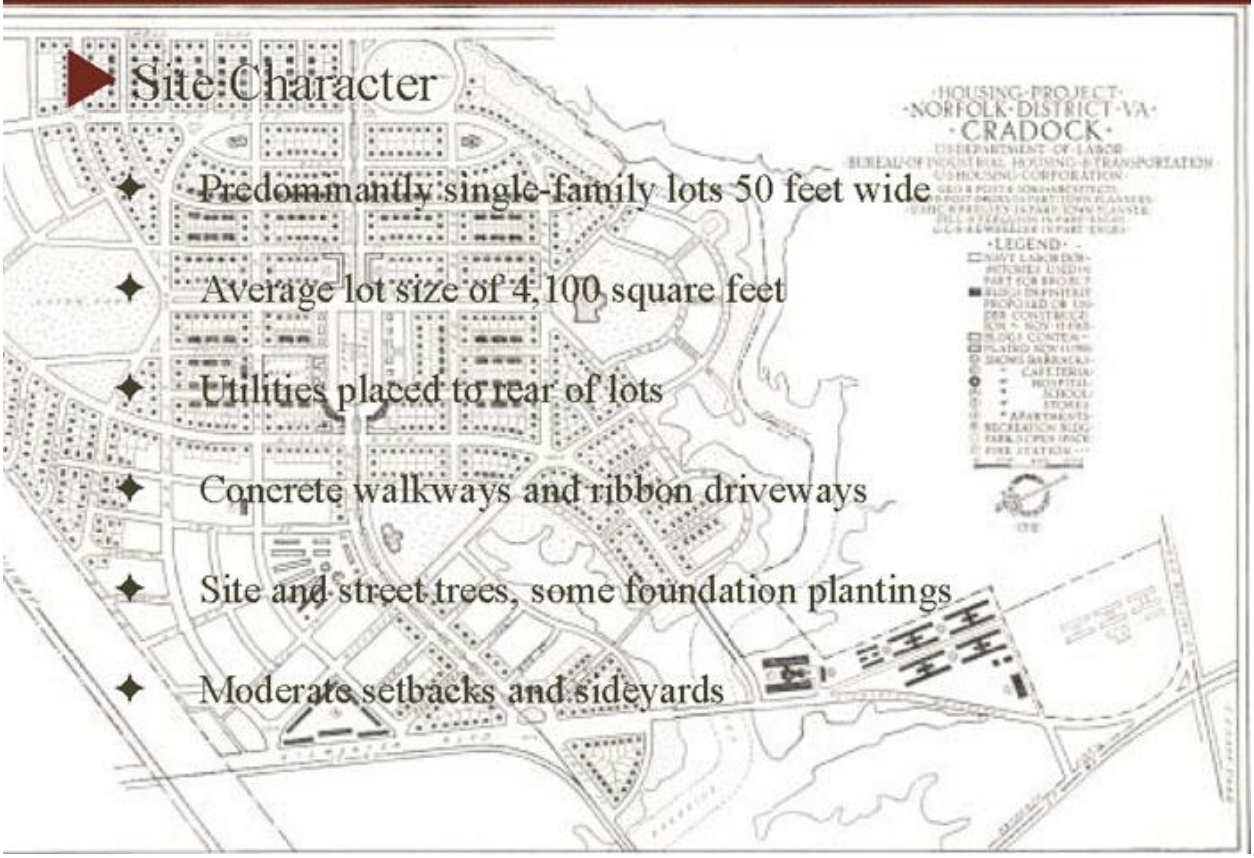
FOCUS *Historic Districts*



Streetscape Character

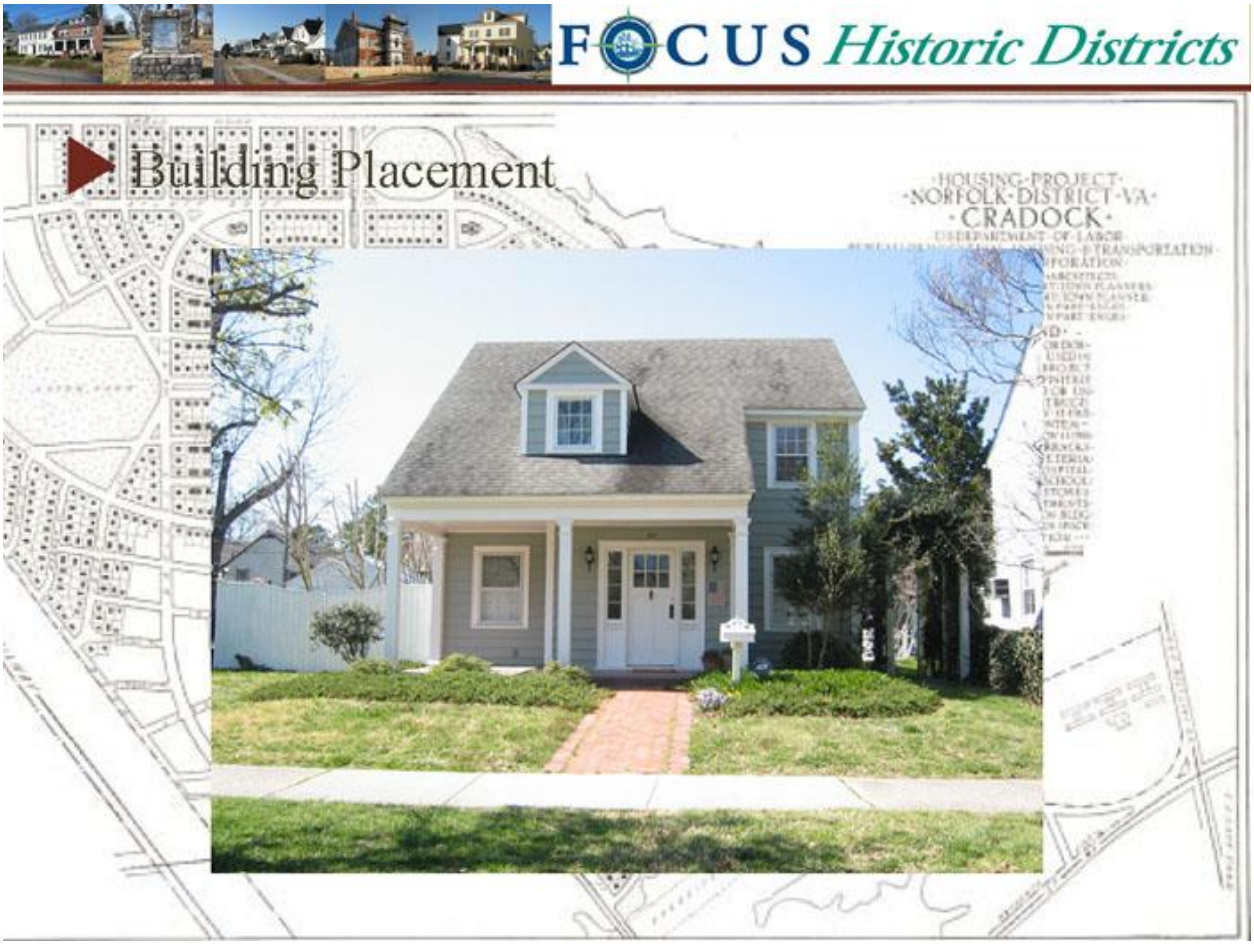
- Residential streets narrow, gently curved
- Street parking on both sides, no crosswalks
- Mature trees line streets
- Concealed utility lines

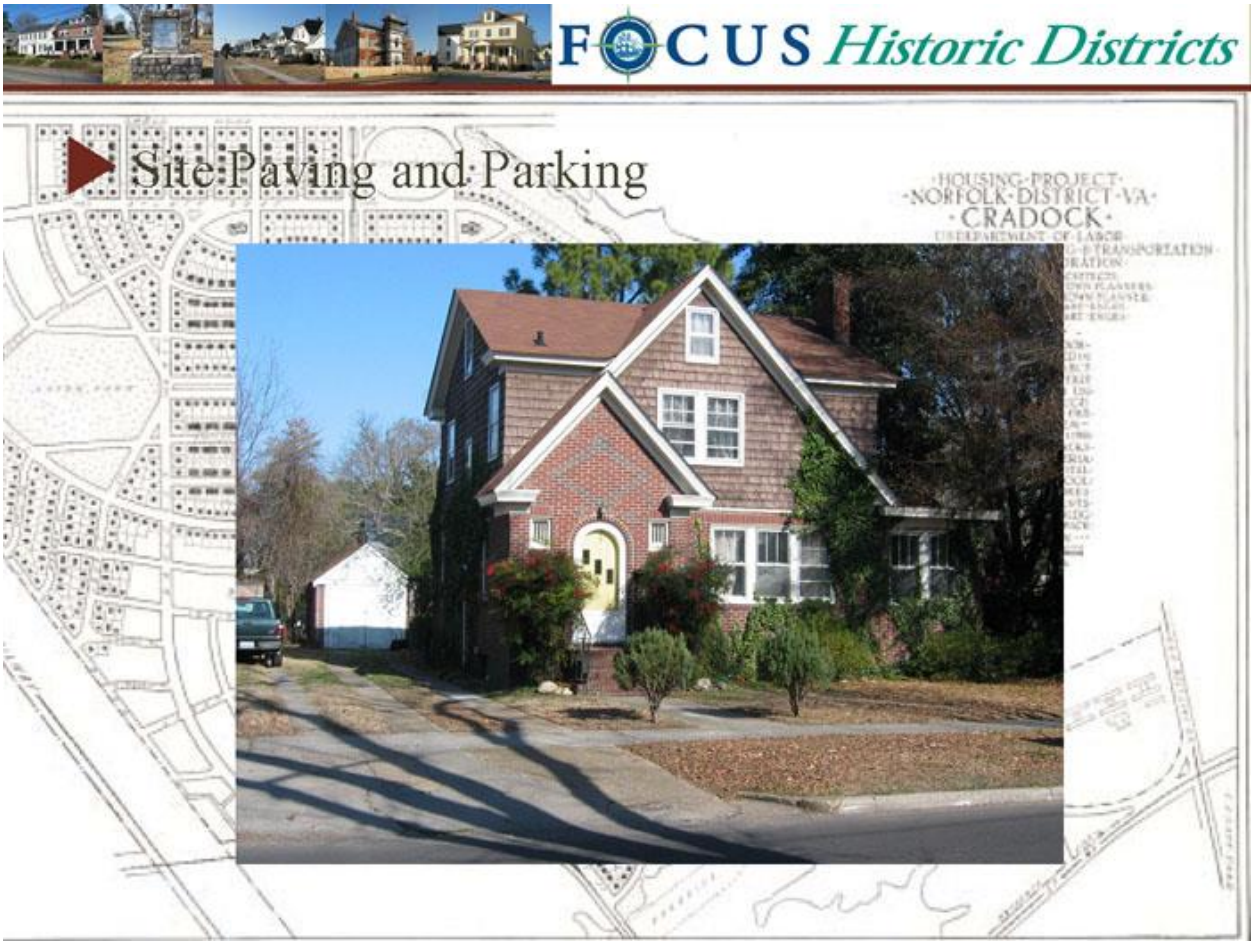
FOCUS *Historic Districts*



Site Character

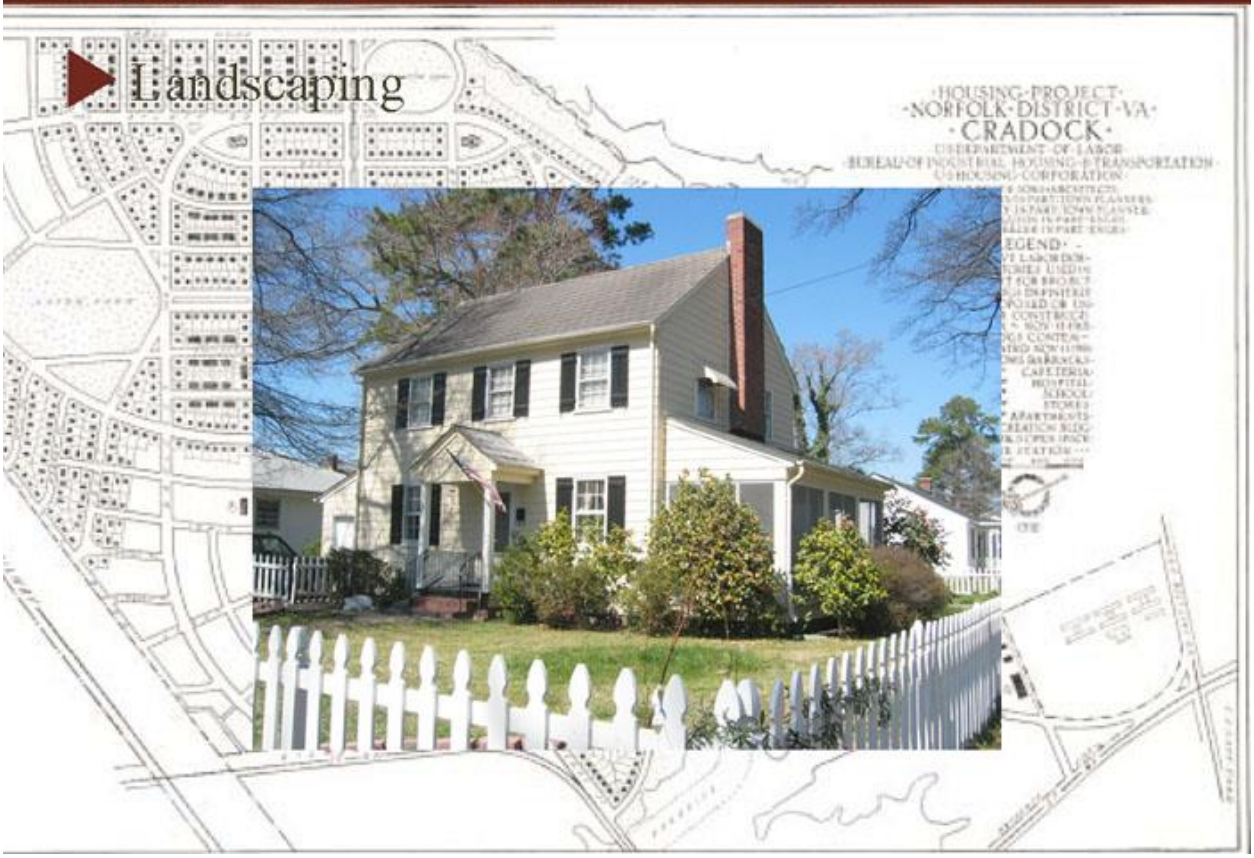
- Predommantly single-family lots 50 feet wide
- Average lot size of 4,100 square feet
- Utilities placed to rear of lots
- Concrete walkways and ribbon driveways
- Site and street trees, some foundation plantings
- Moderate setbacks and sideyards


FOCUS Historic Districts
Building Placement
HOUSING PROJECT
NORFOLK DISTRICT VA
CRADOCK

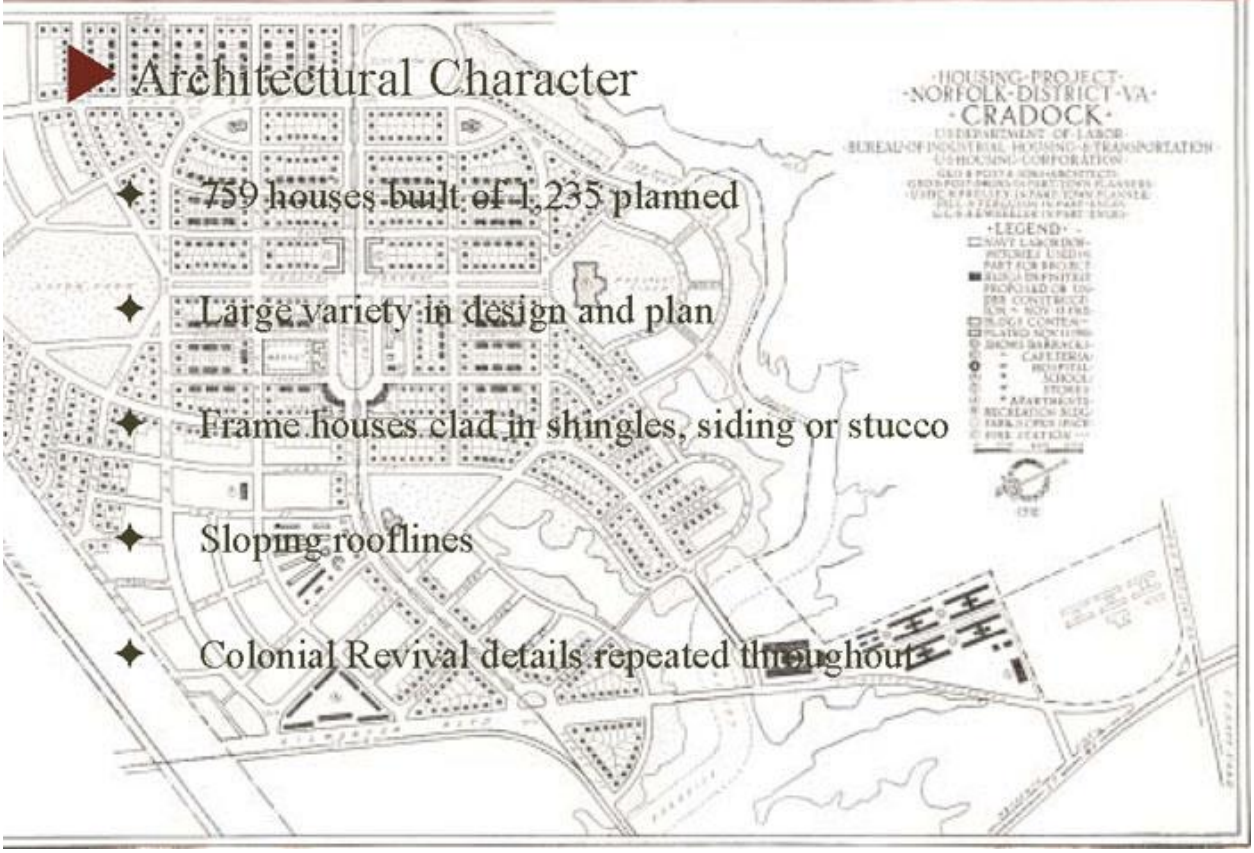

FOCUS Historic Districts
Site Paving and Parking
HOUSING PROJECT
NORFOLK DISTRICT VA
CRADOCK

FOCUS *Historic Districts*

Landscaping



FOCUS *Historic Districts*



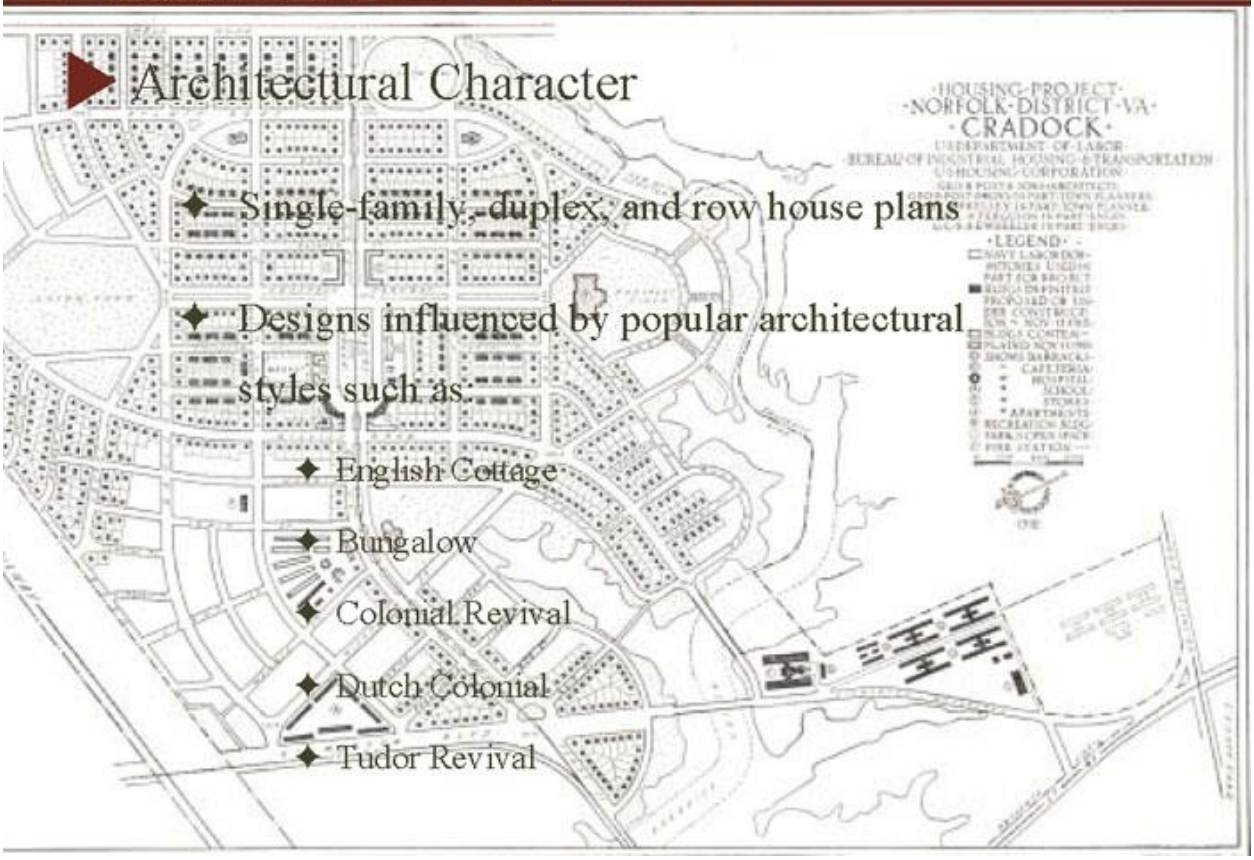
Architectural Character

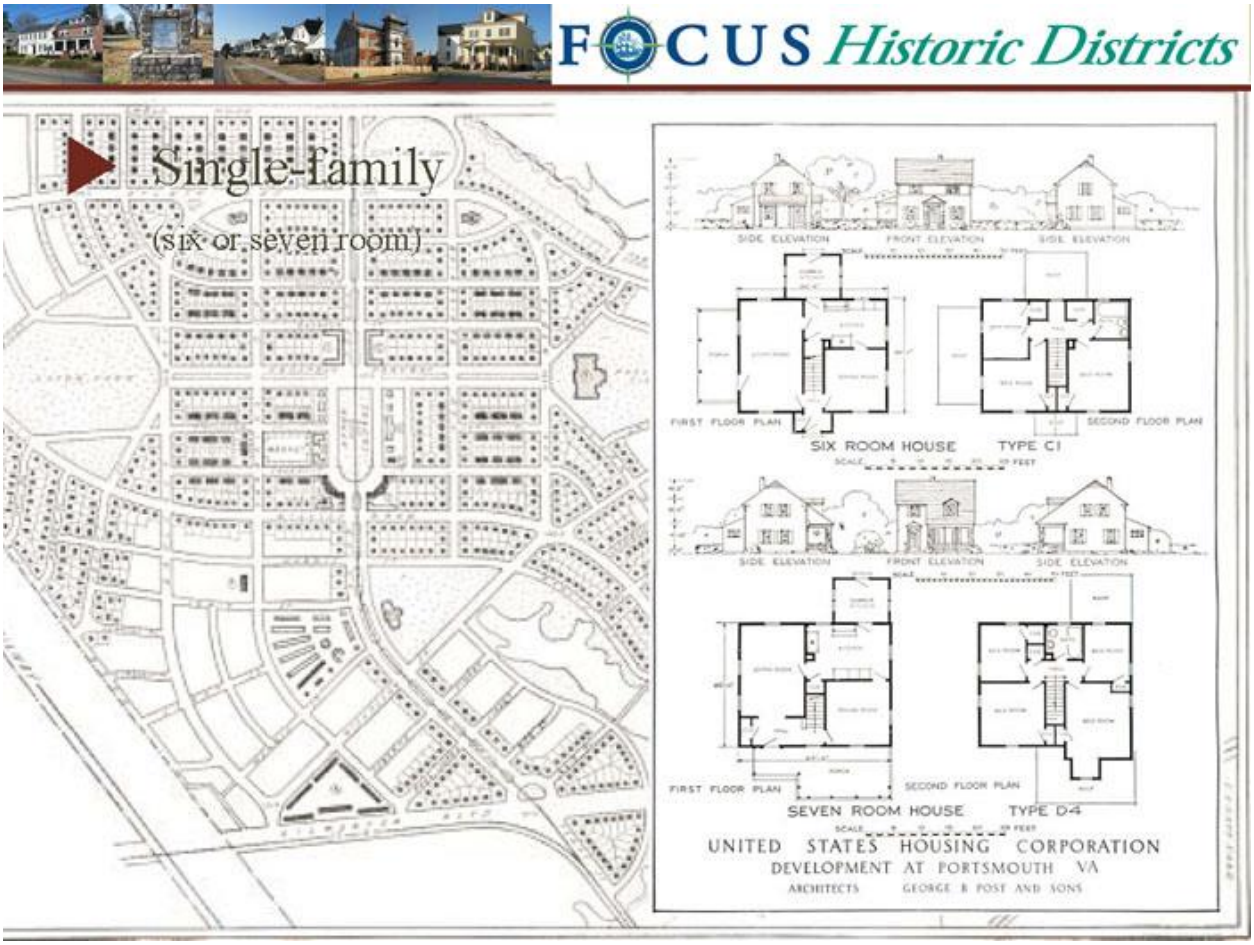
- 759 houses built of 1,235 planned
- Large variety in design and plan
- Frame houses clad in shingles, siding or stucco
- Sloping rooflines
- Colonial Revival details repeated throughout

FOCUS *Historic Districts*

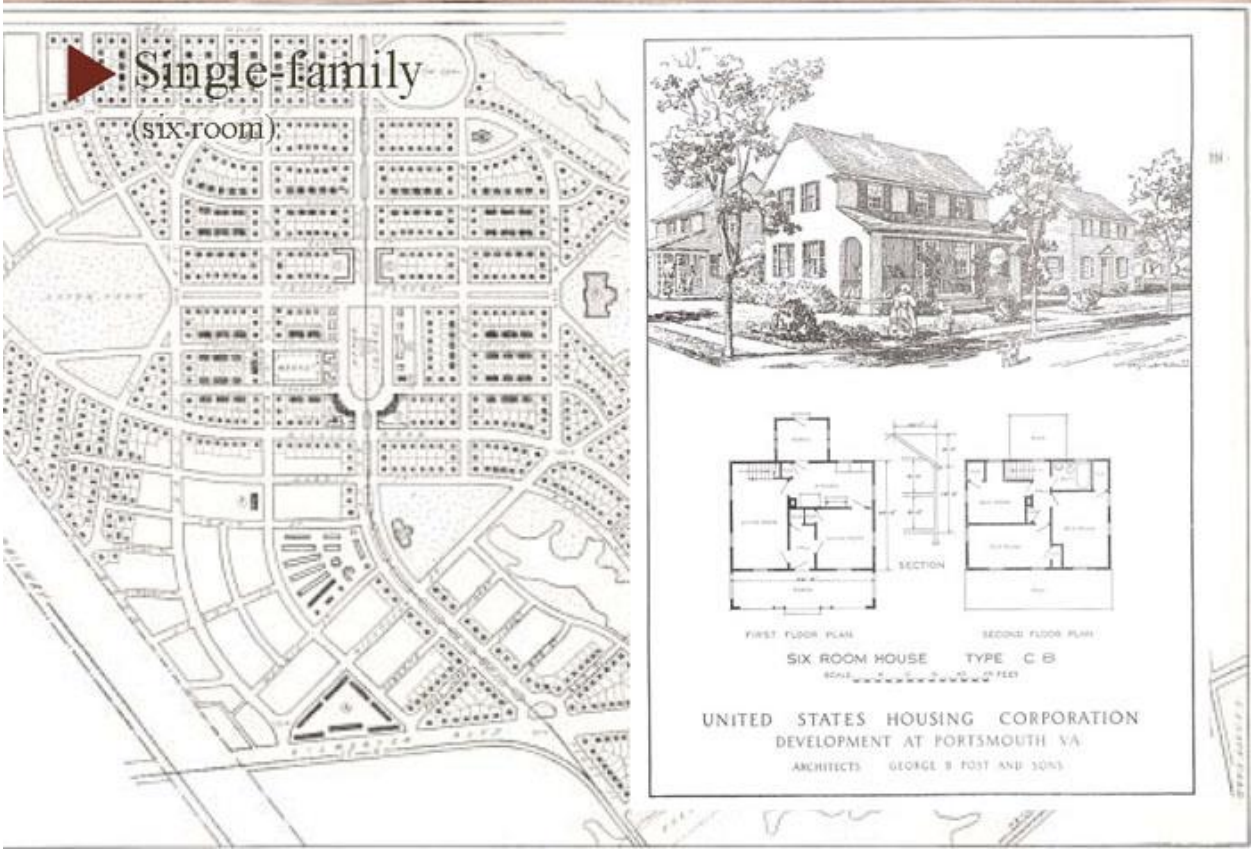
Architectural Character

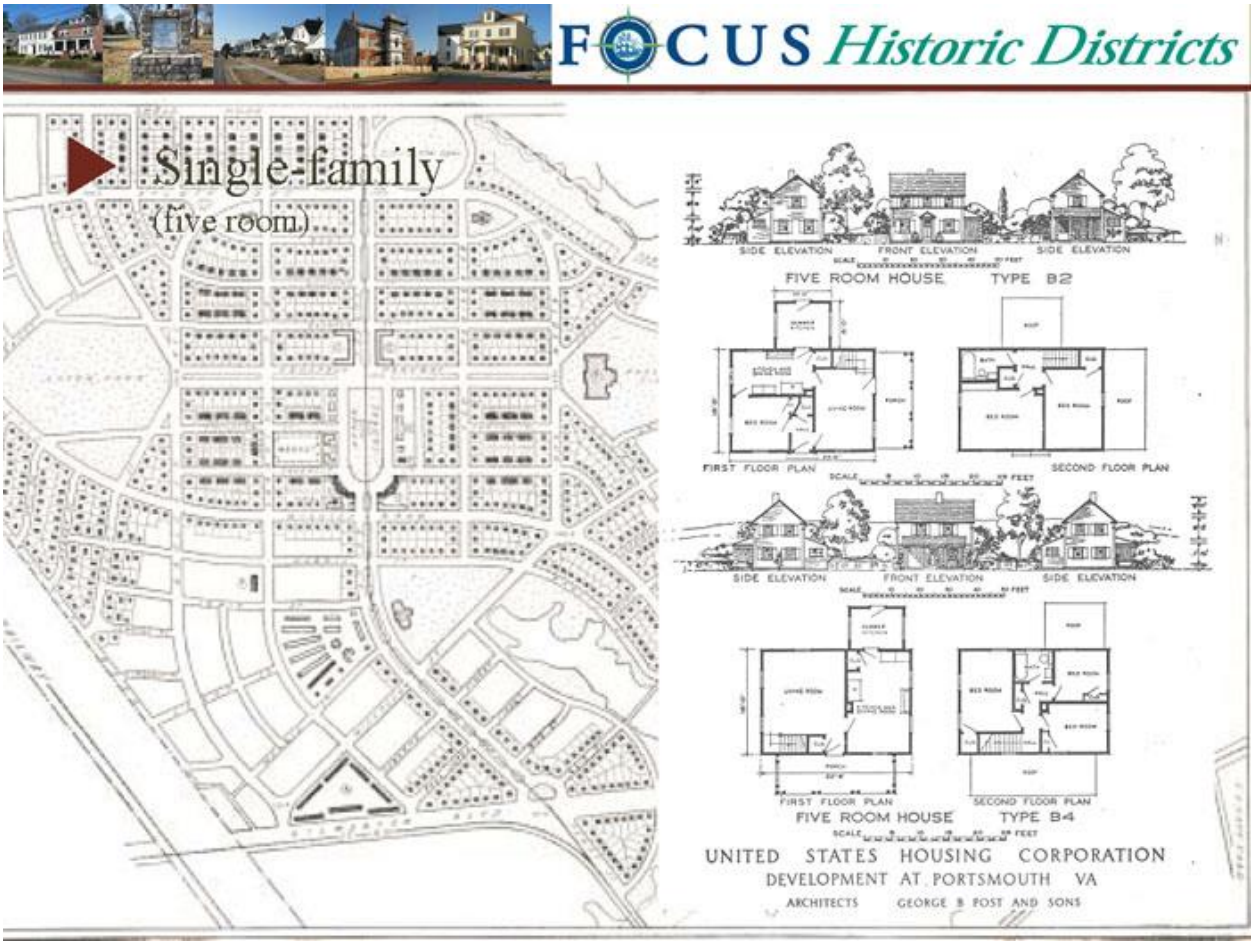
- Single-family, duplex, and row house plans
- Designs influenced by popular architectural styles such as:
  - English Cottage
  - Bungalow
  - Colonial Revival
  - Dutch Colonial
  - Tudor Revival



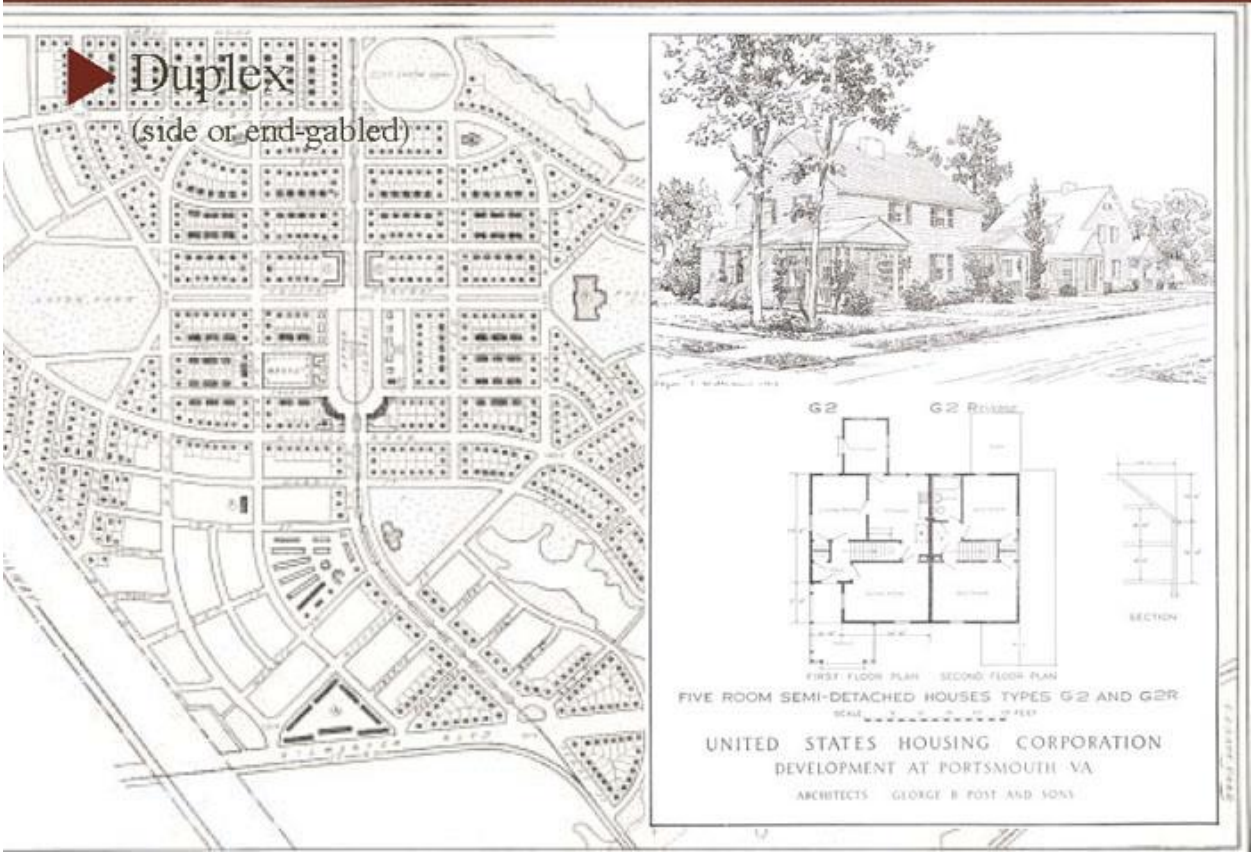

FOCUS Historic Districts
Single-family
(six or seven room)
SIDE ELEVATION
FRONT ELEVATION
SIDE ELEVATION
FIRST FLOOR PLAN
SECOND FLOOR PLAN
SIX ROOM HOUSE
TYPE C1
SIDE ELEVATION
FRONT ELEVATION
SIDE ELEVATION
FIRST FLOOR PLAN
SECOND FLOOR PLAN
SEVEN ROOM HOUSE
TYPE D4
UNITED STATES HOUSING CORPORATION
DEVELOPMENT AT PORTSMOUTH VA
ARCHITECTS GEORGE B POST AND SONS

FOCUS *Historic Districts*

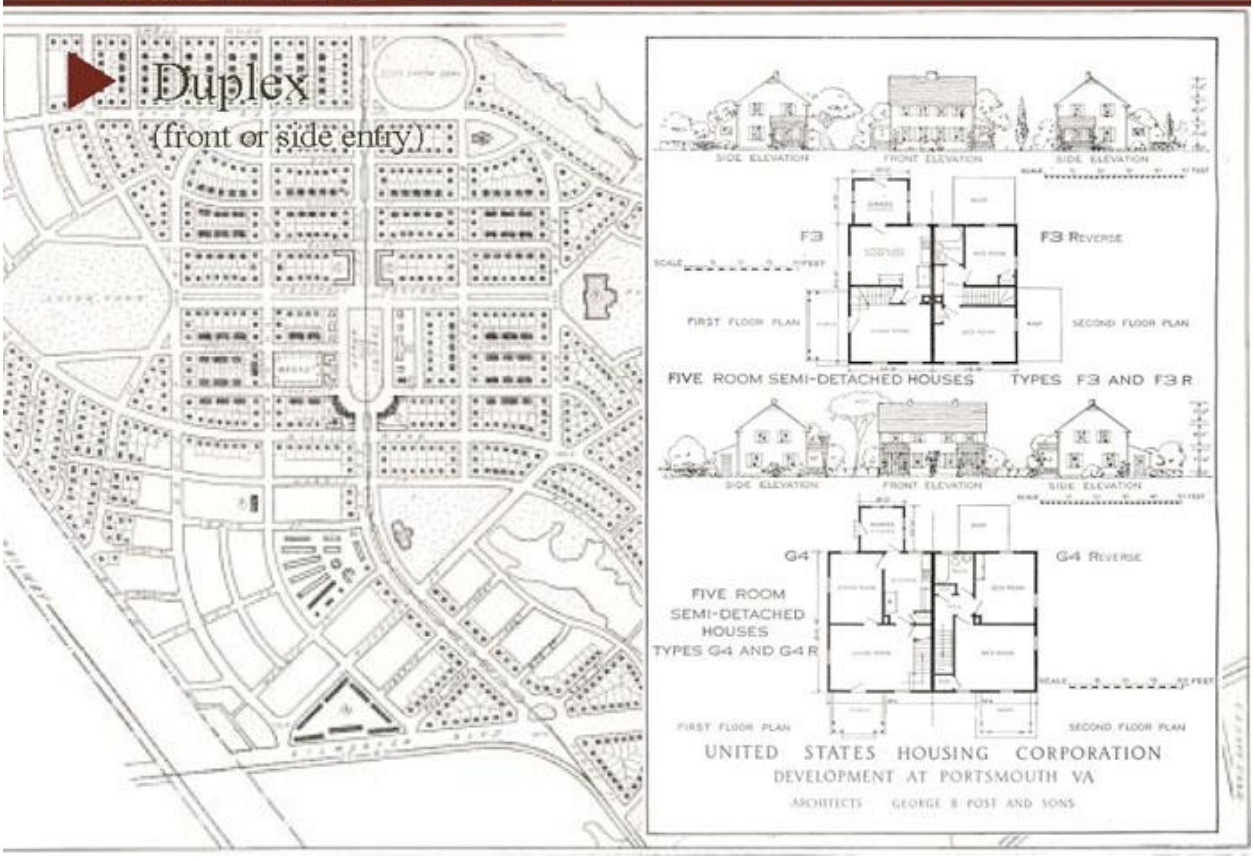



FOCUS Historic Districts
Single-family
(five room)
SIDE ELEVATION
FRONT ELEVATION
SIDE ELEVATION
FIVE ROOM HOUSE TYPE B2
FIRST FLOOR PLAN
SECOND FLOOR PLAN
SIDE ELEVATION
FRONT ELEVATION
SIDE ELEVATION
FIRST FLOOR PLAN
SECOND FLOOR PLAN
FIVE ROOM HOUSE TYPE B4
UNITED STATES HOUSING CORPORATION
DEVELOPMENT AT PORTSMOUTH VA
ARCHITECTS GEORGE B POST AND SONS

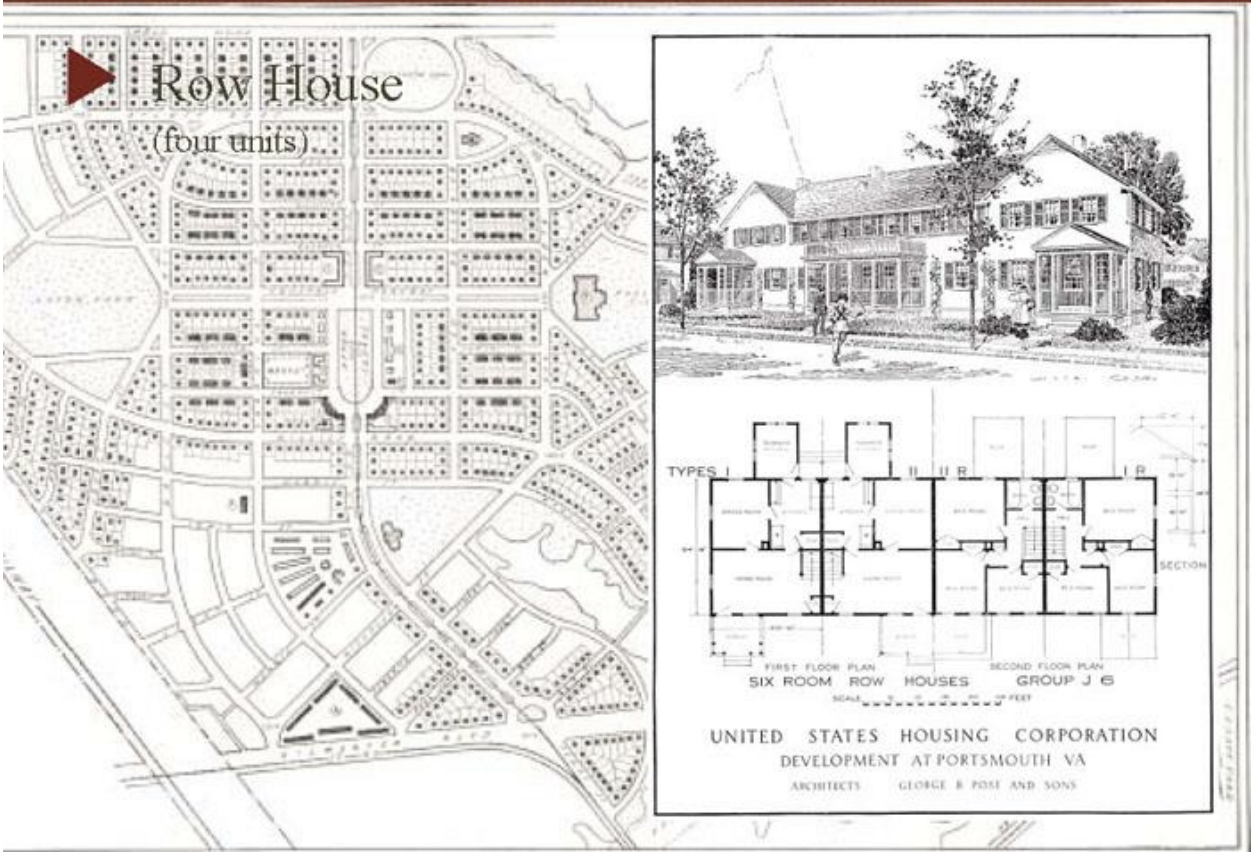
FOCUS *Historic Districts*

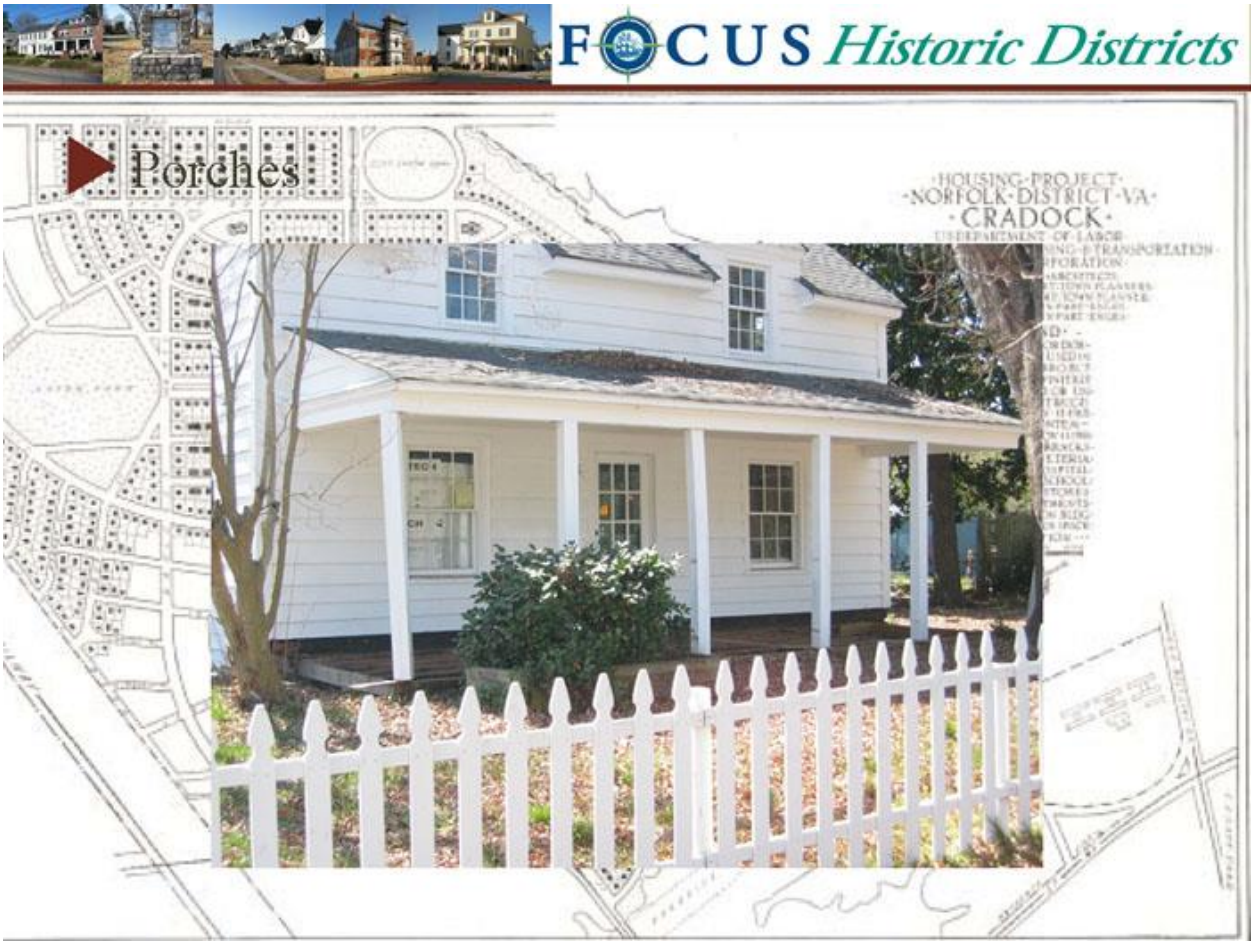


FOCUS *Historic Districts*



FOCUS *Historic Districts*



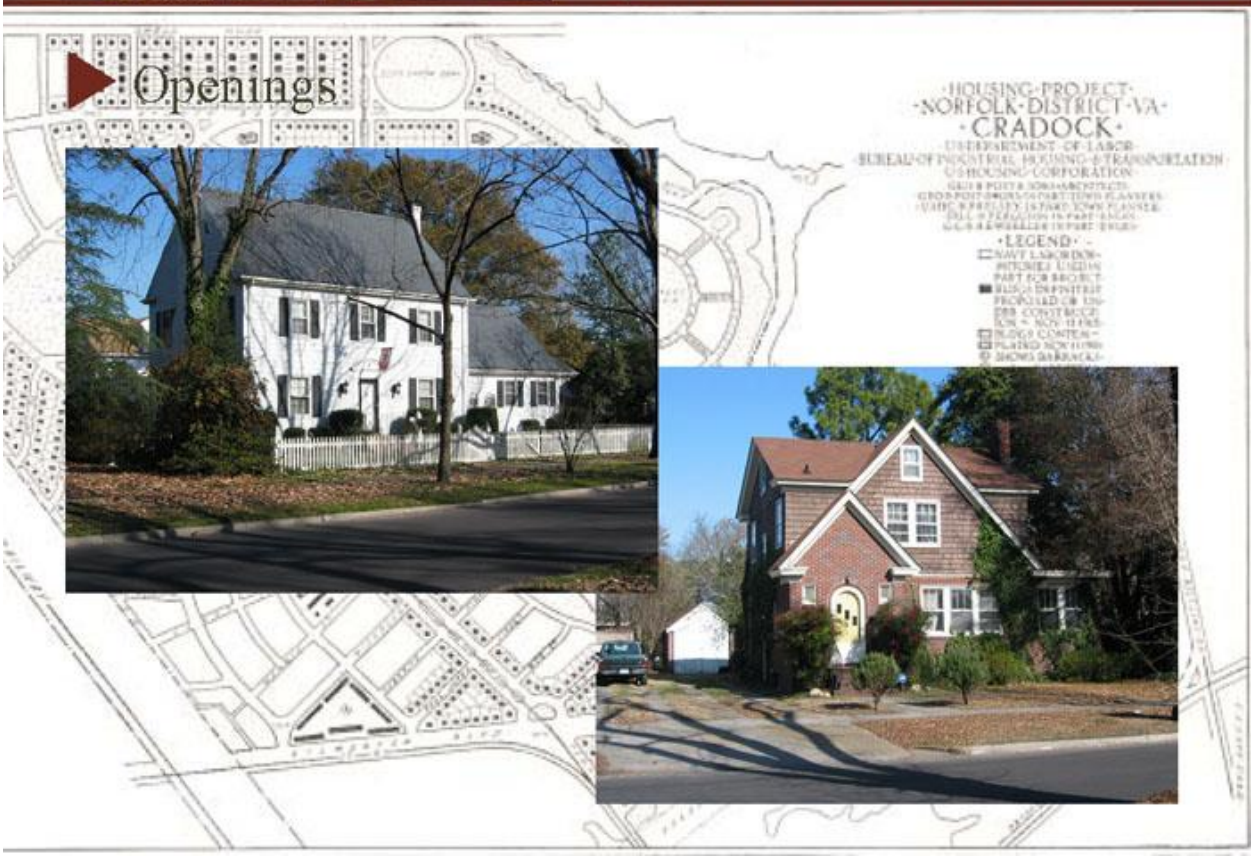

FOCUS Historic Districts
Porches
HOUSING PROJECT
NORFOLK DISTRICT VA
CRADOCK

FOCUS *Historic Districts*

Materials and Details

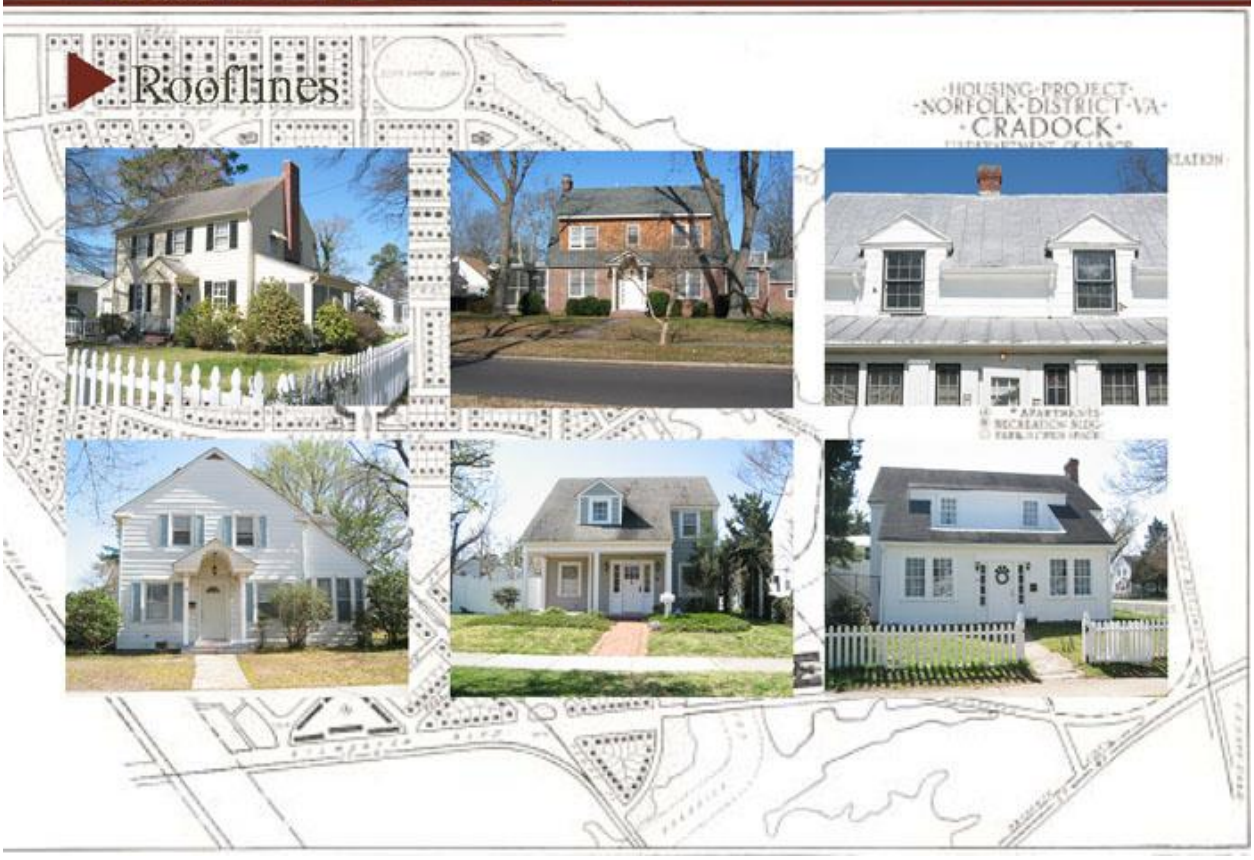
FOCUS *Historic Districts*

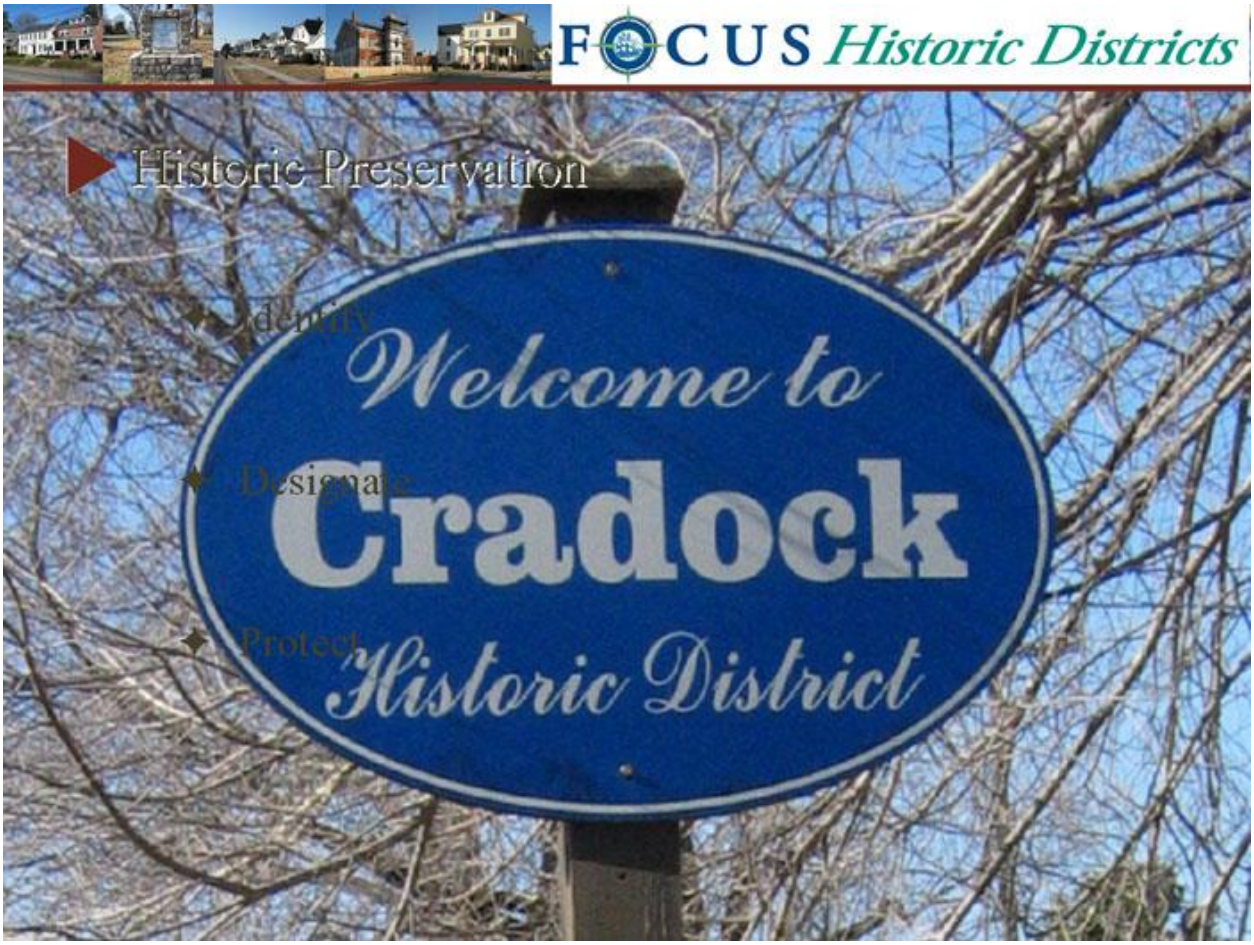
Openings



FOCUS *Historic Districts*

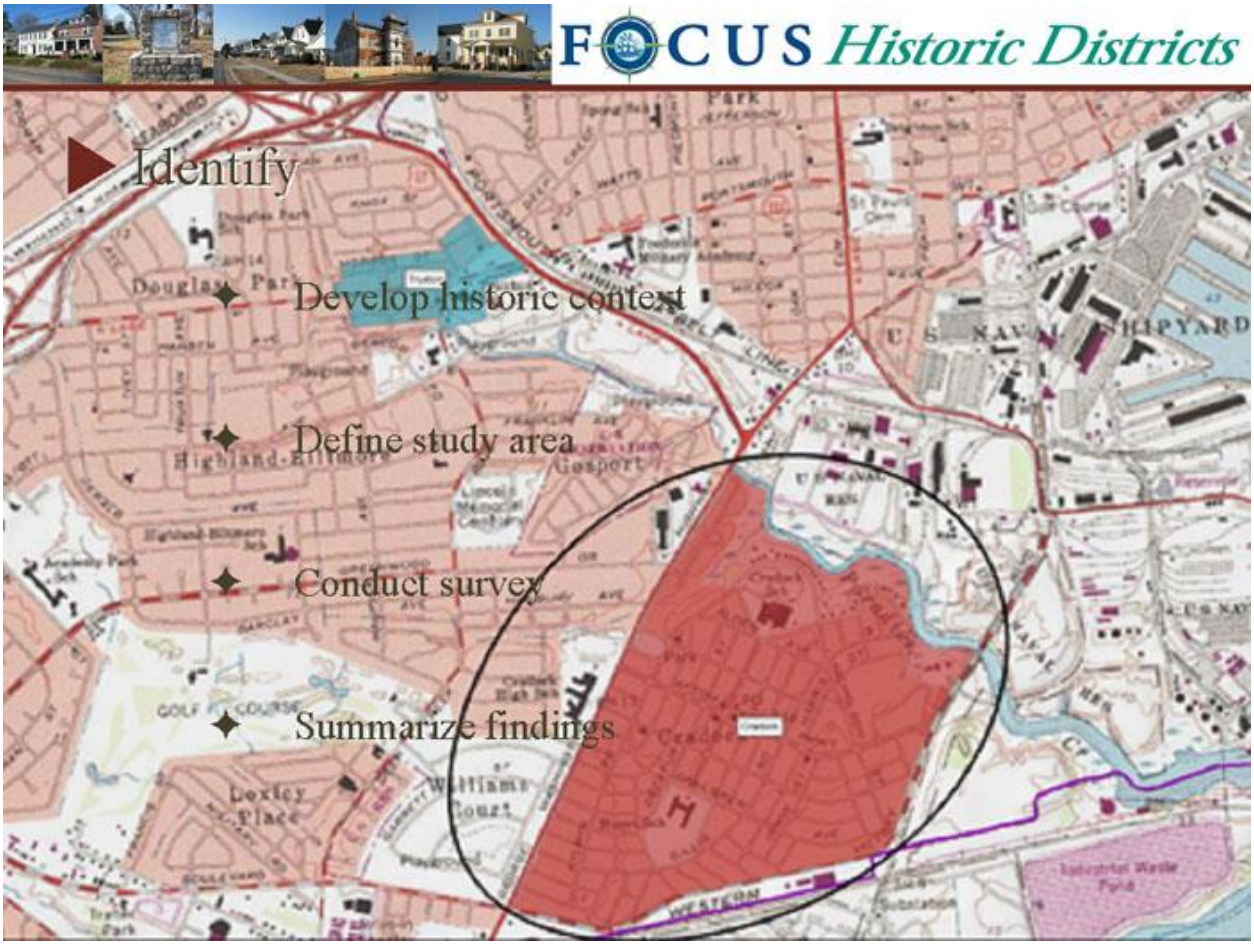
Rooflines





FOCUS *Historic Districts*

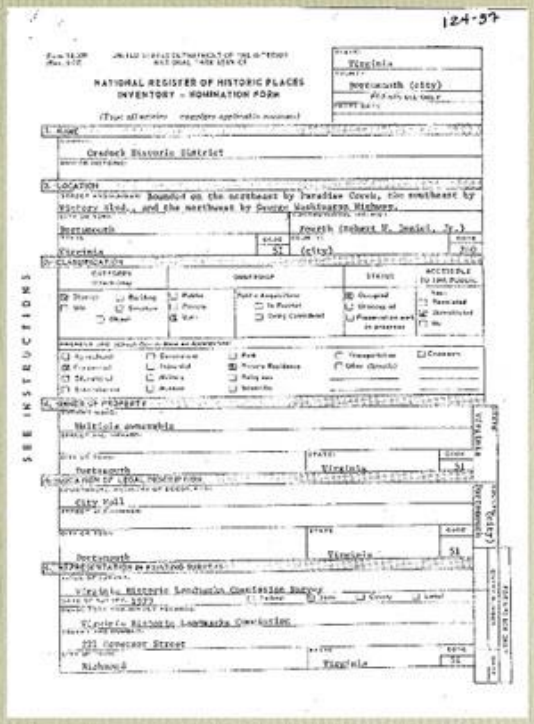
- Historic Preservation
  - Identify
  - Designate
  - Protect


FOCUS Historic Districts
Identify
Develop historic context
Define study area
Conduct survey
Summarize findings
Douglas Park
Highland-Biltmore
Gosport
U S NAVAL SHIPYARD
Loxley Place
Williams Court
GOLF COURSE
WESTERN

FOCUS *Historic Districts*

Designate

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



124-57

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY – NOMINATION FORM

Virginia
Portsmouth (city)

1. NAME
Cradock Historic District

2. LOCATION
Bounded on the northeast by Paradise Creek, the southeast by Victory Blvd., and the northwest by George Washington Highway.

Portsmouth
Virginia
Fourth (Robert W. Daniel, Jr.)
51 (city)

3. CLASSIFICATION

4. OWNER OF PROPERTY
Multiple ownership
Portsmouth
Virginia
51

5. LOCATION OF LEGAL DESCRIPTION
City Hall
Portsmouth
Virginia
51

6. REPRESENTATION IN EXISTING SURVEYS
Virginia Historic Landmarks Commission Survey
Virginia Historic Landmarks Commission
221 Governor Street
Richmond
Virginia
51

SEE INSTRUCTIONS

FOCUS *Historic Districts*

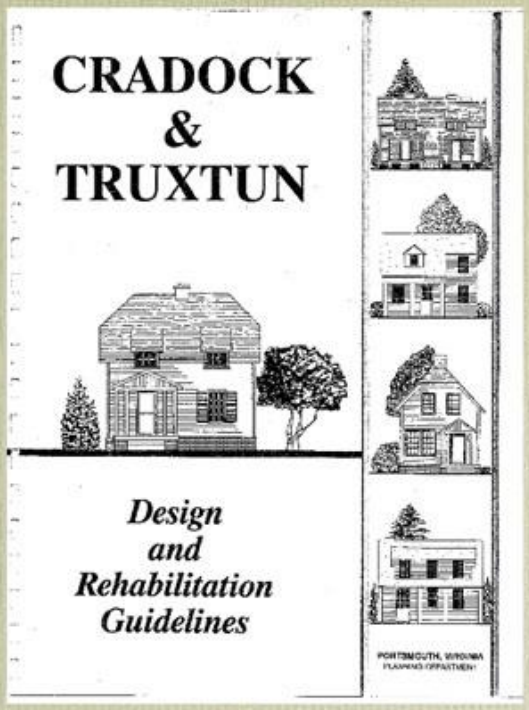
Portsmouth's Historic Districts

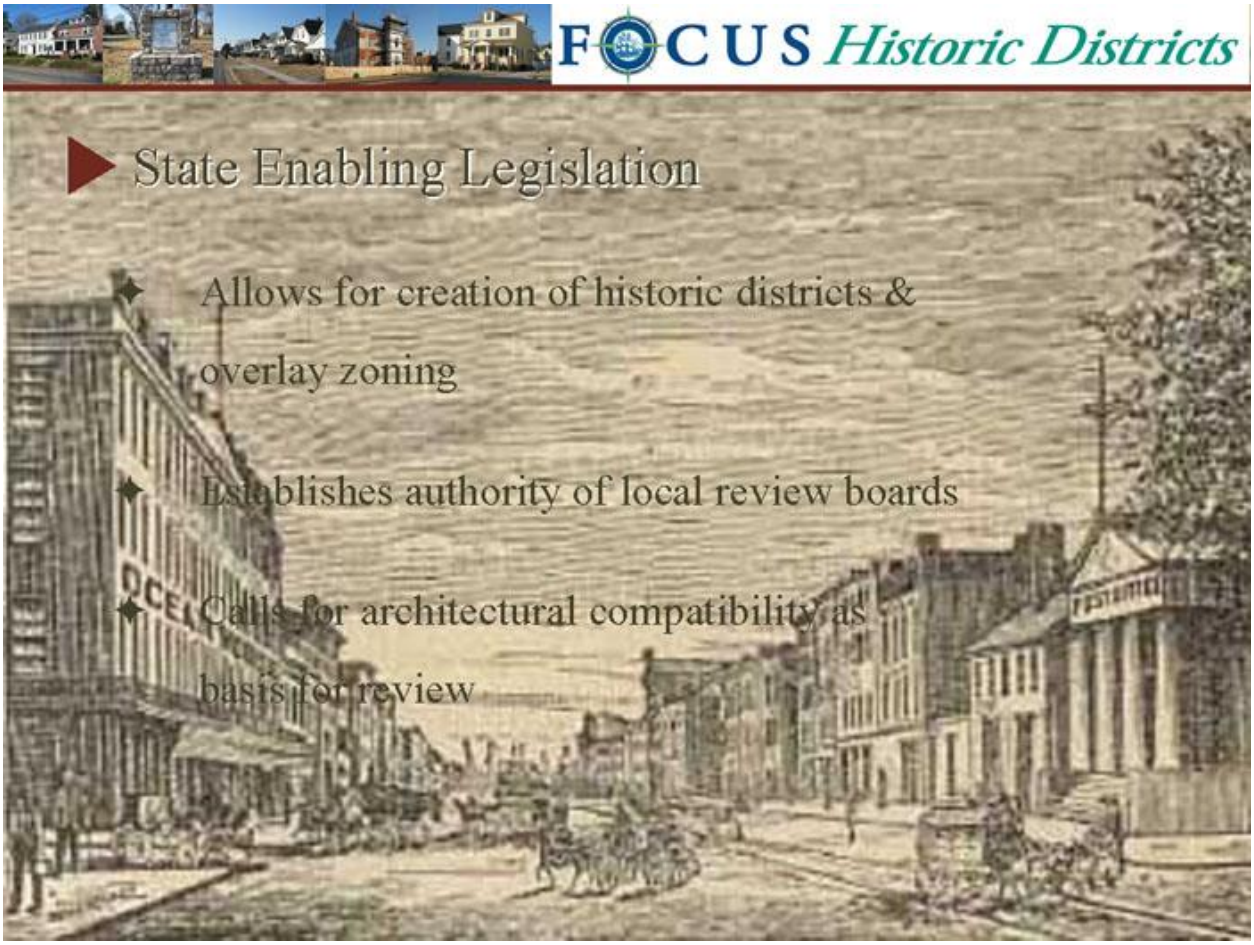
- Cradock (*NR*-1974, *L*-1976)
- Olde Towne (*NR*-1970, *L*-1967)
- Truxtun (*NR*-1982, *L*-1983)
- Port Norfolk (*NR*-1983, *L-1983*)
- Park View (*NR*-1984, *L-1984*)

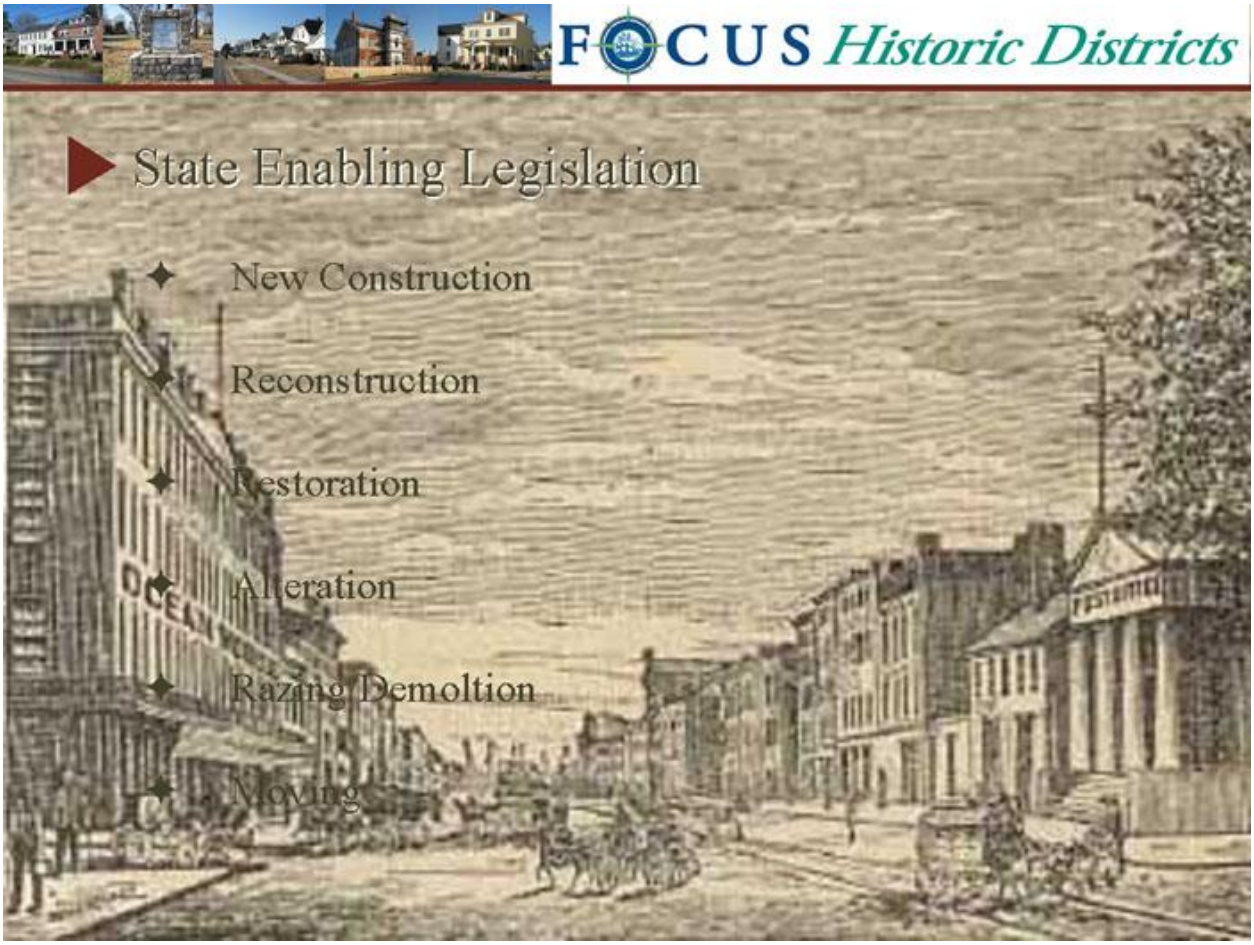
FOCUS *Historic Districts*

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. 13; 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, §§ 40-44–40-44.5.1
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, Cradock, Truxton, 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, §§ 40-80–40-89
Art. VI. Design Standards for Parking and Loading Areas, Buffers and Landscaping, §§ 40-70–40-90
Art. VII. Amendment and Rezonings, §§ 40-91–40-100
Art. VIII. Use Permits, §§ 40-101–40-110
Div. 3. Adult Uses, §§ 40-109, 40-110
Div. 1. Generally, §§ 40-101–40-106.2
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 Entities, §§ 40-179–40-180
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 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.

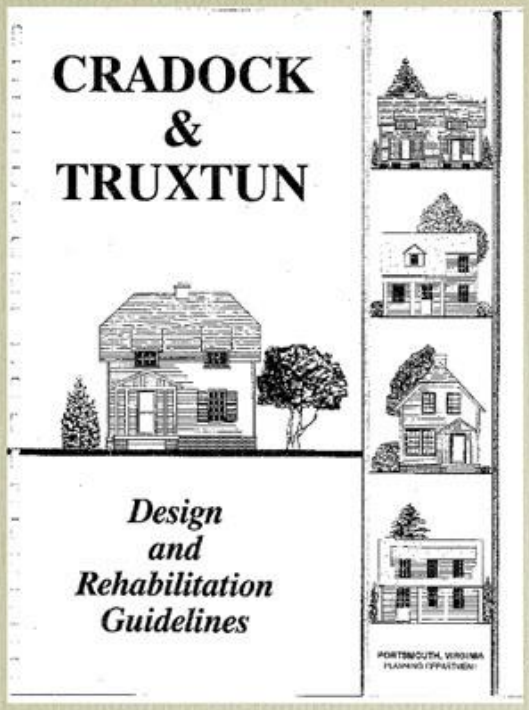
Permitted uses in the historic district shall be governed according to three (3) subdistricts, as shown on the zoning map:

(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

FOCUS *Historic Districts*

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

FOCUS *Historic Districts*

Preservation Approach

FOCUS *Historic Districts*

Preservation Approach

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Preservation Approach

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Preservation Approach

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Preservation Approach

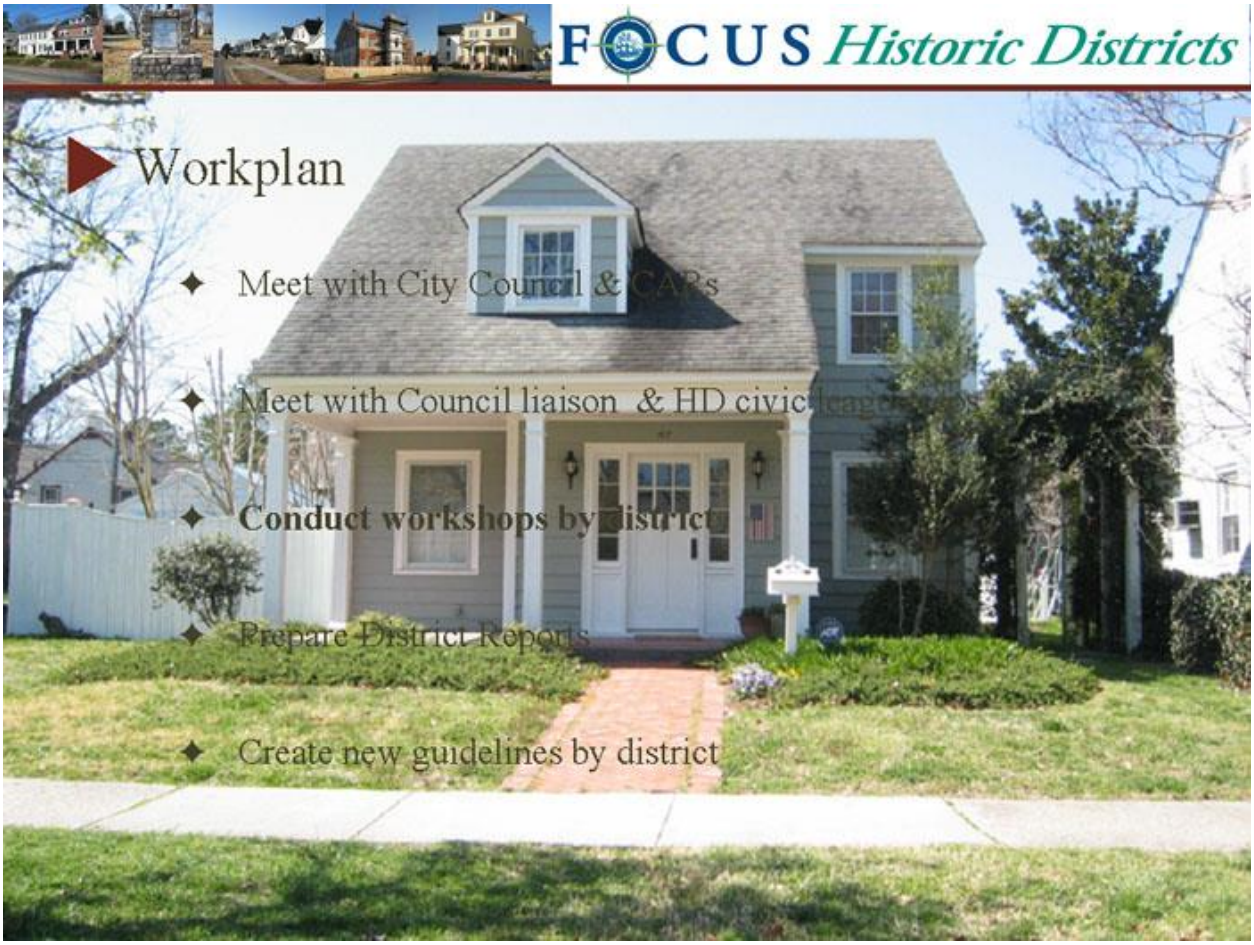
FOCUS *Historic Districts*

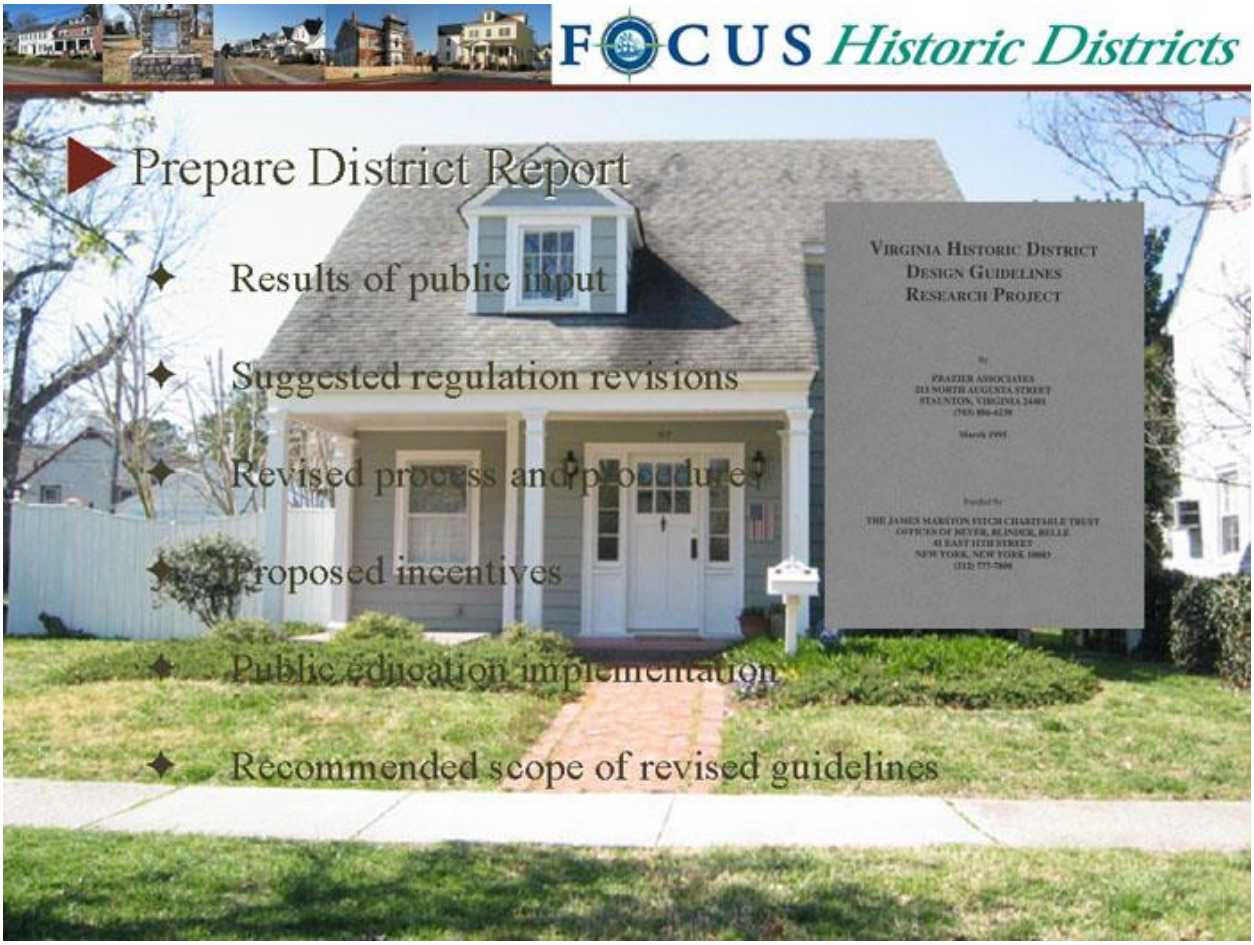
Preservation Approach

FOCUS *Historic Districts*

Project Design & Implementation

FOCUS Historic Districts
Overall Project Goals
Evaluate current historic district regulations, procedures, and guidelines
Develop public education and communication strategies for preservation program implementation
Analyze district boundaries and classification

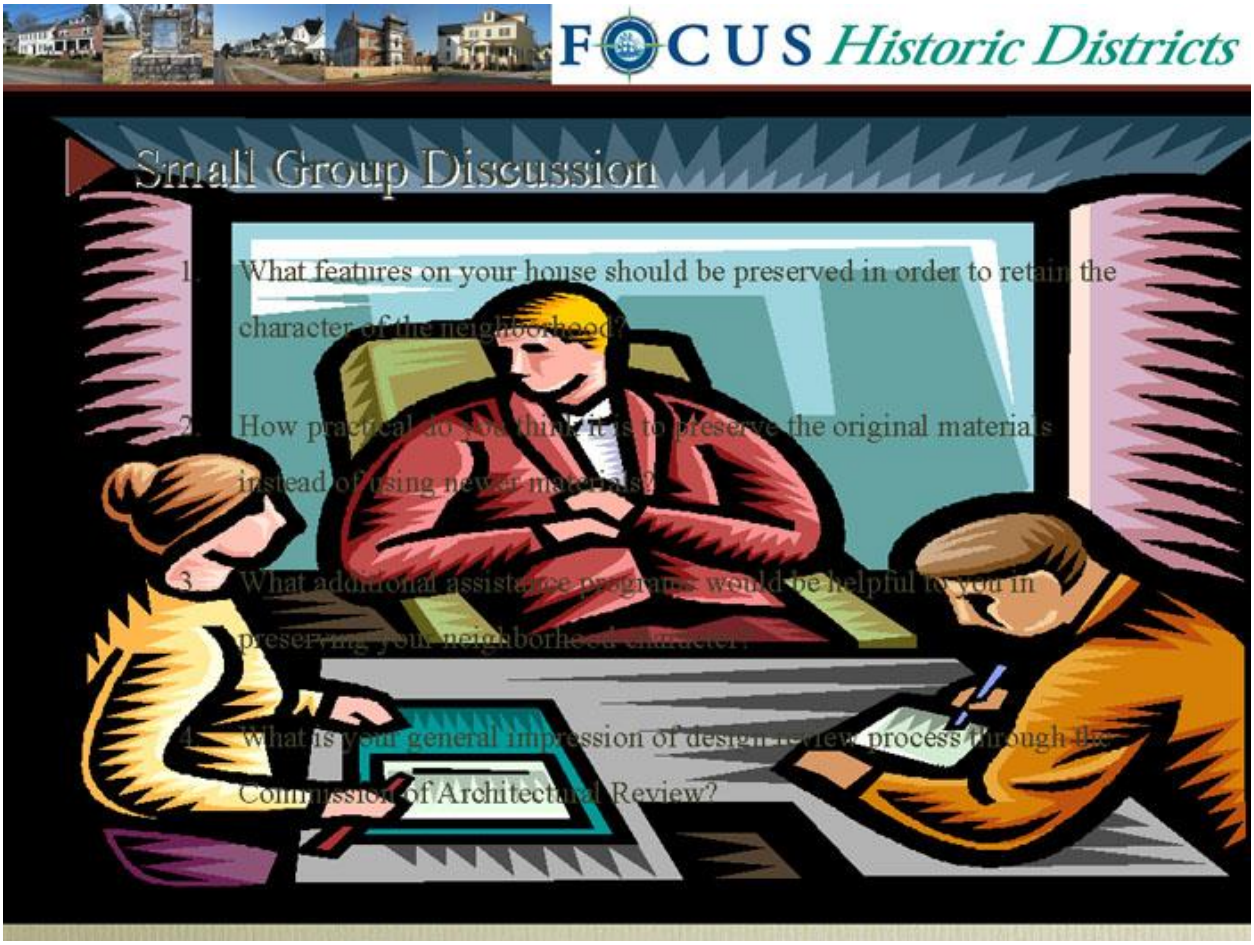

FOCUS Historic Districts
Workplan
Meet with City Council & CARs
Meet with Council liaison & HD civic leaders
Conduct workshops by district
Prepare District Reports
Create new guidelines by district


FOCUS Historic Districts
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

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

FOCUS *Historic Districts*

Discussion Topics


FOCUS Historic Districts
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?

Thank you for attending tonight's

Cradock Public Workshop

FOCUS *Historic Districts*

FRAZIER ASSOCIATES
ARCHITECTURE & PLANNING