

Chapter 5 - Design Review Districts - Final Draft

Design Review Districts

While many associate Williamsburg's image and history with the restored colonial capital, Merchants Square, the Colonial Parkway, and William and Mary, the City is fortunate to have numerous other buildings, neighborhoods, and roads that have evolved over time and contribute to a sense of history as well as to the visual character of the community. The City's 2021 Comprehensive Plan outlines a preservation and design review program to ensure that the City's special character is preserved and maintained for the future. Two types of design review districts exist in the City and are described further in the following section.

Architectural Preservation Districts

In the **Architectural Preservation Districts**, the Architectural Review Board will review all construction, rehabilitation, relocation, demolition, and signage to exclude the Commonwealth-owned properties of William and Mary. As outlined in the 2021 Comprehensive Plan and the 1991 Zoning Ordinance the intent is to protect these areas from adverse influences and to ensure that new uses, buildings, and signs will keep the district's character.

The boundaries for the **Architectural Preservation Districts** (APDs) were suggested by the 1989 Comprehensive Plan and developed based on further field study and modified with the updates to the **Design Review Guidelines**. The APDs encompass all of the older residential

neighborhoods and historic sites in the City and the City's National Register sites, the Colonial Williamsburg Historic Area, the Old Campus of William and Mary, Merchant's Square and Resort Historic District, Chandler Court, Pollard Park, and the sites of the colonial ports at College Landing and Capitol Landing.

The ADPs include 23 neighborhoods: Boundary-Cary-Griffin-Newport, Braxton Court, Burns Lane, Capitol Court, Capitol Heights, Capitol Landing Green, Chandler Court, College Terrace, Colonial Extension, Crispus Attucks, Downtown, Historic Area, Indian Springs, Pinecrest, Pollard Park Queen Mary's Port & Mahone, Second Street, Tyler Court, West Williamsburg, West Williamsburg Heights, William & Mary and Bruton Heights area. (The major areas of the APDs are identified on the Architectural Review Districts map.) These numerous areas and features contribute to the community's historical, architectural and cultural image and enhance the architectural excellence and historical importance of Colonial Williamsburg.

A Listing of Locally Significant Architecture and Areas in Williamsburg was created to assist the Architectural Review Board to recognizing important elements which define the City's character. The Listing is based on an architectural survey of the **Architectural Preservation Districts** conducted by Frazier Associates (Stauton, VA) in 1992 and was partially funded by the Virginia Department of Historic Resources. The Listing was updated by City Staff in 2021 to include all structures in each of the City's neighborhoods to

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determine contributing and non-contributing structures since the 1992 Frazier Associates survey. The Listing consists of neighborhoods and buildings eligible for inclusion on the National and State Registers of Historic Places.

There are 1,356 buildings in the City's **Architectural Preservation Districts** (APD's). Staff updated the list which includes all occupied buildings in a neighborhood and their construction date. The list provides a better understanding of how the City and its neighborhoods have developed over time. As suggested by the survey report, included among those listed are all properties within areas recommended eligible for historic district status on the National and State Registers, such as Braxton Court, College Terrace, Prince George Street Commercial District, and West Williamsburg Heights. Since 1991, Chandler Court, Pollard Park, College Terrace, the Merchants Square and Resorts Historic District, First Baptist Church, and Matthew Whaley School have been added to the National Register of Historic Places.

- 1 Abstract Historical Eclectic
- 40 Bungalows
- 16 Cape Cod
- 1 Classical Revival
- 94 Colonial Era Buildings

- 292 Colonial Revival
- 7 Cottages
- 20 Dutch Colonial Revivals
- 8 Dutch Revival
- 1 Eclectic

- 17 Foursquare
- 1 French Revival
- 1 Gabel-El, I-House
- 1 Gambrel Revival
- 29 Georgian Revival

- 1 Greek Revival
- 450 Historical Reconstruction
- 1 Log House
- 2 Minimal Traditional
- 38 Modernism

- 2 Neo-Classical
- 1 Prairie Style
- 8 Queen Anne
- 31 Ranches
- 2 Split Level

- 2 Tudor Revival
- 275 Vernacular
- 4 Victorians
- 10 Virginia Gambrel

A complete list including styles can be found in Chapter 4 Neighborhoods.

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Corridor Protection Districts

In the **Corridor Protection Districts**, the Architectural Review Board will review all construction, alteration, replacement, and signage excluding Commonwealth-owned properties of William and Mary. It is the intent of this district as outlined in the Comprehensive Plan and the Zoning Ordinance to protect and enhance the special character of the Colonial Williamsburg Historic Area and the **Architectural Preservation Districts** by ensuring that the major access corridors to these areas are developed and maintained in a harmonious and compatible manner. In 2021, The Corridor Protection District was divided into Commercial and Residential sections to better align with the types of buildings in the City.

Residential properties within the Corridor Protection District represent a wide variety of architectural styles inherent in the District's position adjacent to the entrance corridor streets into the City and the Colonial Williamsburg Historic Area. Unlike the AP Districts, the geographic spread of the Corridor Protection District does not lend itself to the concept of buildings **contributing** to the historic associations of specific neighborhoods. Because residential properties within the CP were constructed from the 1930s to the present, they are not categorized.

The boundaries and locations of the **Corridor Protection Districts** were suggested by the State Enabling Legislation and the Comprehensive Plan, and are located along the

major entrance corridors of the City and identified on the Architectural Review Districts map. The CPDs are located along Richmond Road (west of City Green); Monticello Avenue; Jamestown Road (south of 718 Jamestown Road); Route 199: Route 132 (north of Dunning Street and Bypass Road; Merrimac Trail (east of Woodshire) and Second Street (east of 134 Second Street; South Henry Street (south of Boundary Street); Capitol Landing Road (north of the Colonial Parkway) and York Street (east of Clarion Hotel). It is also the intent of these districts to encourage the improvement of the architectural and visual character of these major corridors and encourage development compatible with the character of the **Architectural Preservation Districts**.