

CHAPTER IV DESIGN REVIEW DISTRICTS

While many associate Williamsburg's image and history with the restored colonial capitol, Merchants Square, the Colonial Parkway and the College of William and Mary, the City is also blessed with 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 2013 Comprehensive Plan outlines a program of preservation and design review to ensure that the special character of the City is preserved and maintained for the future. Two types of design review districts exist in the City and are described in further detail 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 with the exclusion of the State properties of the College of William and Mary. It is the intent of these districts as outlined in the 2013 Comprehensive Plan and the 1991 Zoning Ordinance to protect these areas from adverse influences and to ensure that new uses, buildings and signs shall be in keeping with the character of the district.

The boundaries for the **Architectural Preservation Districts** (APD) were suggested by the 1989 Comprehensive Plan and developed based on further field study and have been modified with the updates to the *Design Review Guidelines*. The APD's 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 the College 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 15 residential neighborhoods include: West Williamsburg, West Williamsburg Heights (including the Arts and Cultural District), College Terrace, Braxton Court, Downtown, Crispus Attucks, Pollard Park, Chandler Court, Cary/Griffin/Newport area, Indian Springs, Burns Lane, Capitol Extension, Capitol Heights, Pinecrest and Penniman/Second Street. (The major areas of the APD's are identified on the Architectural Review Districts map.) These numerous areas and features contribute to the historic, architectural and cultural image of the community and enhance the architectural excellence and historic importance of Colonial Williamsburg.

A Listing of Locally Significant Architecture and Areas in Williamsburg was created to assist the Architectural Review Board in recognizing the important elements, which help define the City's character. The Listing was created based on the results of an architectural survey of the **Architectural Preservation Districts**, which was conducted by Frazier Associates of Staunton in 1992 and was partially funded by the Virginia Department of Historic Resources. The Listing has been updated by staff in 2013 to include all buildings that have reached 50 years of age since the

original survey by Frazier Associates in 1992. The Listing includes neighborhoods, which the survey report identifies as potentially eligible for inclusion on the National and State Registers of Historic Places.

There are 1,346 buildings in the City's **Architectural Preservation Districts** (Chapter XII, Appendix 2). This list has been updated to include all occupied buildings in a neighborhood and their construction date (buildings 50 years or older are highlighted in bold). This gives a better understanding of how the City and its neighborhoods have developed over time. Included among those listed, as suggested by the survey report, 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, the two neighborhoods of Chandler Court and Pollard Park, and the Merchants Square and Resorts Historic District, have been added to the National Register of Historic Places.

16 American Foursquare	35 Bungalows
16 Cape Cod	94 Colonial Era Buildings
294 Colonial Revival	7 Cottages
26 Dutch Colonial Revivals	22 Georgian Revival
456 Historical Reconstruction	34 Modernism
8 Queen Anne	30 Ranches
2 Tudor Revival	278 Vernacular
4 Victorians	13 Virginia Gambrel

Those listed above and various other styles are noted in Chapter XII, Appendix 2.

CORRIDOR PROTECTION DISTRICT

In the **Corridor Protection District**, the Architectural Review Board will review all construction and signage with the exclusion of State properties of the College 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.

The boundaries and locations of the **Corridor Protection District** (CPD) were suggested by the State Enabling Legislation and the Comprehensive Plan and are located along the major entrance corridors of the City and are identified on the Architectural Review Districts map. The CPD is 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 By Pass 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 to encourage development that is compatible with the character of the **Architectural Preservation Districts**.



City of Williamsburg, Virginia

Architectural Preservation and Protection Districts

ARB Districts

- AP-1 Architectural Preservation District
- AP-2 Architectural Preservation District
- AP-3 Architectural Preservation District
- CP Corridor Protection District

**Official Zoning Map
Part 2 of 3: Architectural Review Districts**

Map set contains:
 Sheet 1: Zoning Districts
 Sheet 2: Architectural Review Districts
 Sheet 3: Archaeological Review Districts

Scale: 1:28,800 (1 in = 2400 ft)
 Source: CityGDB_LIT_Mapping\Planning\Zoning\
 Zoning2-28800B.mxd
 Last Edit: 1/23/2013
 Plot Date: 10/14/2013



THIS MAP IS NOT A LEGAL PLAT.
 It is not suitable for detailed site planning and should be used for information purposes only.

Adopted by City Council on			
Ord No	Date	Ord No	Date
12-15	05/09/12		
13-31	10/10/13		

Done Scott, Clerk of Council
 Zoning2-28800B 10/14/2013