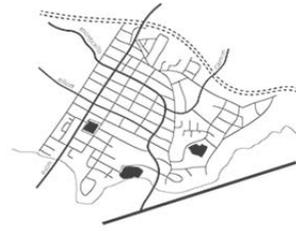


belmont. carlton.



NEIGHBORHOOD ASSOCIATION

Neighborhood Meeting Minutes

Date: June 12, 2017
Time: 7pm
Place: The Bridge PAI, 209 Monticello Road

1. OPEN FORUM, 6:30-7pm, at The Bridge PAI.
 - a. Board Members will be available for discussion and to hear your concerns.
 - b. The BCNA will be selling T-Shirts, totes, and copies of the Historic Belmont Plat during the Open Forum. Available unisex sizes are: S, M L & XL, each shirt is \$10. Totes are \$15 each and copies of the Plat are \$10 each. We can accept cash, credit card, or check.

2. REGULAR MEETING, starts at 7pm, The Bridge PAI.
 - a. Welcome
 - b. Approval of previous Minutes
 - i. Previous minutes will be available in the BCNA Information Binder.
 - c. Reports of Officers
 - i. President's Report.
 - ii. Treasurer's report, including Memberships
 1. Balance of \$3043
 2. 56 current Members
 - iii. Communication report
 1. Working on a potential promotion and partnership with Ting.
 - a. Ting will make donation to Belmont Bash and allot a portion of funds toward the design/construction of a neighborhood sign.
 - d. Old Business.
 - i. Belmont Bridge: website: www.belmontbridge.org, Design Recap.
 1. Amy Gardner, Belmont Bridge Steering Committee Representative
 - a. Wednesday (6/14) 6-8pm will be a steering committee for the Belmont Bridge.
 - b. More refined design will be issued in August.
 - ii. Belmont Bash, September 16, 2017, 2-6pm at Belmont Park.
 1. Shannon Connors, Chair. Email suggestions to: sconnorsbcna@gmail.com.
 - a. Vendors and Music have been lined up for the event.
 - b. Still need help with community tents on the day of the event and fundraising from local members and businesses.
 - c. Cville Pride is the same day as the Bash from 11-7pm.
 - e. New Business.
 - i. Bob Fenwick, City Council Member, City of Charlottesville.
 1. Worried that there will only be one way in-and-out of the Belmont Bridge which could bottleneck traffic.
 2. Raised concerns for how residents will get to Graves Street if that road/crosswalk is no longer at grade with the Belmont Bridge.
 - ii. National Register nomination for North Belmont: Mary Joy Scala, Preservation and Design Planner, City of Charlottesville. scala@charlottesville.org, & Debra McClane
 1. Nomination for the Historic Registry will be completed by the end of August and in front of the review board by December.
 - a. This will not affect resident's property rights and is an honorific designation for the neighborhood.
 - b. This will allow access to both Federal and State tax credits for properties within the Historic District.
 - c. See attachments with more information.
 - iii. Brenda Kelley: Redevelopment Manager for City of Charlottesville
 1. Currently increasing out reach into development communities earmarked for Form Based Code.

2. The Form Based Code Institute has been chosen to design Form Based Code for the City.
 - iv. Neighborhood concerns.
 1. Residents want Belmont Bridge to be pedestrian friendly.
 2. Worried that two lanes may not be enough space for motor traffic.
3. Reminders
 - a. Election Day: Primary
 - i. Date: June 13, 2017
 - b. Belmont Bridge: Steering Committee Meeting
 - i. Date: June 14, 2017
 - ii. Time: 6pm
 - iii. Place: City Space, 100 5th St. NE
 - c. SIA Community Talks: Affordable Housing, Part 2
 - i. Date / Time / Place: TBD
 - d. Comprehensive Plan Updates: Vision for Land Use, Housing, Transportation
 - e. <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/comprehensive-plan>
 - i. Date #1: June 21, 2017 (Wednesday)
 - ii. Time #1: 6-8 pm
 - iii. Place#1: Charlottesville High School Atrium, 1400 Melbourne Road
 - iv. Date #2: June 24, 2017 (Saturday)
 - v. Time #2: 10 am -12 pm
 - vi. Place#2: Central Library, McIntire Room, 201 East Market Street
 - f. Next BCNA Meeting (Note new Venue)
 - i. Date: July 10, 2017
 - ii. Time: 7:00 pm
 - iii. Place: DMR Adventures, 221 Carlton Road, Suite 4.
 - g. Adjournment



Property Owners' Frequently Asked Questions about the National Register of Historic Places and the Virginia Landmarks Register

What are the benefits of registration? Registration is an honor bestowed on historic properties by the state and federal governments. It recognizes the historic value of a property and encourages present and future owners to continue to exercise good stewardship. Owners of registered properties may donate historic preservation [easements](#) (which can reduce real estate taxes), qualify for the state and federal historic rehabilitation [tax credits](#), receive technical assistance from department staff for maintenance and rehabilitation projects, and purchase plaques that mark the property's significance.

Is registration expensive? The Department of Historic Resources (DHR) and National Park Service (NPS) do not charge any fees for any part of the registration process. Costs may be incurred for items such as maps, postage, photo prints, photocopies, and other materials the author includes with the nomination packet. Many property owners successfully complete the Preliminary Information Form and National Register of Historic Places nomination with advice from department staff. Others, however, may wish to pay a consultant to do the work for them. We suggest that they review our [consultants directory](#) and contact several consultants to compare estimated costs. There are costs associated with ordering a [Register plaque](#) for a historic property, and, again, contacting suppliers and comparing estimated costs is recommended.

Are grants available for registering a property or for maintenance and repairs of a registered property? DHR currently offers no direct grants to property owners interested in registering their property or performing maintenance or repairs on a registered property. Information about various financial incentive programs for historic properties is available on our [Grants & Incentives](#) webpage.

Will anyone be able to stop me if I want to alter or tear down my property once it's registered? Not as a result of registration. Property owners who donate historic preservation easements, participate in the federal or state tax credit programs, or accept a federal or state grant must abide by any restrictions on alterations or demolitions associated with those programs. Otherwise, only local building codes and permit requirements must be satisfied, as with any property.

Some friends live in a historic district, and they tell me that they have to get permission from a board to repair their porch or paint their house. Will I have officials looking over my shoulder if I register my house? No. Only *locally* designated historic districts are subject to local zoning ordinances and procedures. Sometimes, a property or district may be listed at the national, state, and local levels, but it is only at the local level of designation that restrictions can be placed on private owners.

Do I have to open my property to the public if it is registered? No. Listing in the National Register of Historic Places and/or the Virginia Landmarks Register does not require that you open your house to the public.

Will registration or listing increase or decrease my property values and tax burden? Many factors affect the value of real estate: location, improvements, supply and demand, zoning, surroundings, local and national economic conditions, business cycles, and actions of national, state, and local governments. Changes in any of these factors may increase or decrease the value of property. Registration per se appears to have little effect,

although one would expect well-kept, attractive, older properties and neighborhoods to experience rising values over the long run.

Can a property be nominated individually if it is within a historic district? Yes. However, property owners in districts already can receive the same benefits as owners of individually listed properties. In other words, if a property is listed as a contributing resource within the district, it is already “just as registered” as if it were listed individually.

Can aluminum- or vinyl-sided buildings be registered? Yes. Although aluminum or vinyl siding is not a recommended treatment for historic buildings that predate the introduction of such siding (it conceals the historic fabric and may damage it through moisture retention), the national and state registers do not definitively exclude vinyl- or aluminum-sided buildings from consideration. A property must, however, retain physical integrity in order to be registered; non-historic and/or unsympathetic alterations tend to erode integrity.

How are decisions made about what gets listed? The process consists of evaluation and nomination. During the evaluation phase, preliminary information about the property is examined by the DHR regional office and DHR’s Register Evaluation Committee, which then recommends to the State Review Board properties that appear to meet the criteria for registration. Once the evaluation phase is completed, property owners decide if and when they will proceed with a nomination of these qualified properties.

Isn’t it true that only places associated with famous people or events get registered? No. The Register criteria apply to places of local as well as of national or statewide significance. Many places are listed in the registers because they exemplify themes or architectural styles important in local history.

If my property is listed in the national or state registers, will it be protected from undesirable development or destruction by government projects? Not necessarily. Only *easements* protect property in perpetuity. Registration informs owners, local planners, government agencies, and others involved in land-use planning of the existence of a historic resource. Neither the [National Historic Preservation Act](#) nor the [Code of Virginia](#), however, requires property owners, developers, or government agencies to avoid affecting or destroying historic resources. The National Historic Preservation Act does require, however, that federal agencies take historic properties into account when planning projects. In many cases, state and federal agencies work around the historic property or mitigate the effects of a project on the property. However, in most cases, the federal or state project usually proceeds even if it affects or destroys the resource. In some instances, the force of public opinion has persuaded developers or government agencies to spare a registered property.

Will I be able to leave my property to my children or to anyone I want if it is listed? Listing in the national or state registers in no way affects the transfer of property from one owner to another, or any other rights or responsibilities of property ownership.

My property is included within the boundaries of a historic district even though my house is too new to be historic. Why can’t I just be left out of the district? The concept of a district precludes it from looking like a doughnut or a slice of Swiss cheese. The boundaries of a district are drawn to include the highest concentration of resources that contribute to the significance of the district, but there will often be properties within the district that do not contribute to it. (For instance, a historic farm complex is likely to have recent structures or outbuildings that do not contribute to the significance of the complex.) These properties are included within the district boundary but are recorded as noncontributing. This has the same effect as “leaving them out” without compromising the integrity of the district as a whole.



Facts Regarding Historic Districts Listed in the Virginia Landmarks Register and National Register of Historic Places

Historic District Designation Summary:

1. Increases public awareness of a community's historic resources and encourages preservation;
2. Does not restrict in any way the private property owner using private funds;
3. Mitigates the negative impact of federal government-funded projects;
4. Provides financial benefits, mainly in the form of tax incentives and easements.

1. Listing a historic district in the Virginia Landmarks Register and/or National Register of Historic Places officially recognizes the cultural, architectural, and landscape features of a historically significant area, bringing them to the attention of the community, state, and nation. Ideally, listing furthers community efforts to preserve the area's historic and natural features.
2. Listing a historic district in the Registers does not restrict an owner's use of his or her property in any way as long as private, non-government funds are used. It does not, for example, prohibit any owner from altering or demolishing any buildings, nor does it restrict subdivision or sale. Register listing does not require a property to be open to the public.
3. Register listing can help lessen the negative impact on a historic property from federal government projects. By law, an environmental review is required for any federally funded, licensed, or permitted projects – such as road building, utility installation, and public housing projects. Also, certain state projects are reviewed for their impact on historic resources. If any project is deemed to have an adverse effect on historic buildings, archaeological sites, or landscape features within a historic district, those impacts must be considered and mitigated to the extent possible.
4. Register listing confers financial benefits on historic district property owners. First, it allows the owner of a contributing building within the historic district to claim state investment tax credits for certified rehabilitations. The rehabilitation tax credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings. Owners of income-producing historic resources also may apply for federal tax credits. Additionally, owners of Register-listed properties may be eligible for certain federal grants and programs designated for historic preservation, when available. Properties listed in the Virginia Landmarks Register also are eligible for DHR's historic preservation easement program.

Additional information is available at the Department of Historic Resources Register program webpage, <http://www.dhr.virginia.gov/register/register.htm>.

Further information about the National Register of Historic Places is available at <https://www.nps.gov/nr/>.

What National Register Historic District Designation Does Not Do

- It does **not** prevent an owner from making changes to their property.
- It does not prevent an owner from demolishing their property.
- It does **not** require an owner to restore or renovate their property.
- It does **not** restrict an owner's use of his or her property.
- It does **not** automatically preserve a building or keep a property from being demolished.
- By itself, it does **not** increase or decrease property values or taxes. (Property values and consequently property taxes are influenced by many factors including location, improvements, supply and demand, zoning, surroundings, local and national economic conditions, business cycles, and actions of national, state, and local governments.)

Selecting Boundaries for Historic Districts

A historic district is a collection of resources (buildings, sites, structures, objects) that share a similar period of development and physical character. The boundaries for a historic district are delineated by evaluating the following elements:

- Physical, natural boundaries – rivers, lakes, hills, valleys, etc.
- Manmade features – roads, highways, etc.
- Political boundaries – corporation lines, wards, etc.
- Age of the resources (generally at least fifty years old).
- Architectural style of the buildings.
- Associations with significant persons, cultural groups, or historical events.
- Integrity – how much has been lost to demolition or incompatible development.



Comparison Chart of Four Types of Historic Districts in Virginia

	National Historic Landmark District	National Register Historic District	Virginia Landmarks Register Historic District	Locally Designated Historic District
Legal Authorization	Historic Sites Act of 1935; Code of Federal Regulations - 36 CFR 65.5	National Historic Preservation Act of 1966, as amended; Code of Federal Regulations - 36 CFR 60	§10.1-2206 of the Code of Virginia	§15.2-2306 of the <i>Code of Virginia</i> <u>and</u> local ordinance
Program Administrator	National Park Service (NPS)	National Park Service, in partnership with Virginia Department of Historic Resources (DHR)	Virginia Department of Historic Resources (DHR)	Local government
Application Process	Property owner(s) apply directly to NPS	Property owner(s) apply first to DHR, then NPS	Property owner(s) apply only to DHR	Property owner(s) apply only to local government
Process for Objecting to or Supporting District Designation	Yes – managed by NPS	Yes – managed by NPS in partnership with DHR	Yes – managed by DHR	Yes – managed by local government
Eligible for Preservation Incentives	Yes – Federal and State Historic Rehabilitation Tax Credits; State Historic Preservation Easements	Yes – Federal and State Historic Rehabilitation Tax Credits; State Historic Preservation Easements	Yes – Federal and State Historic Rehabilitation Tax Credits; State Historic Preservation Easements	Yes – incentives are authorized by the <u>local</u> government; may include signage, plaque programs, tax abatements, heritage tourism, enterprise zone designation, or other programs
Historic District can be Designated at More than One Level	Yes	Yes	Yes	Yes
Boundaries of Historic Districts Must Match at all Levels of Designation	No	No	No	No
Same Criteria are Used at All Levels of Designation	No	National Register and VLR Criteria often match, but are not required to do so	National Register and VLR Criteria often match, but are not required to do so	No
Designation of One Type of Historic District Automatically Leads to Other Designations	No	No	No	No
Requires Federal Government to Take into Account Impacts Caused by Federally Licensed, Permitted, or Funded Projects	Yes	Yes	Yes	No



Comparison Chart of Four Types of Historic Districts in Virginia

	National Historic Landmark District	National Register Historic District	Virginia Landmarks Register Historic District	Locally Designated Historic District
Provides Automatic Protection from Any or All Development, Demolition, or Other Threats	No	No	No	No
Automatically Results in Higher Taxes or Higher Property Values	No	No	No	No
Can Include Regulations on Private Property	No	No	No	Yes – typically through planning, zoning, and permitting processes. All regulations are created by the <u>local</u> government.
Can Restrict Private Property Owner’s Use of Property	No	No	No	Yes – by local government
Can Require Oversight of Private Property by an Architectural Review Board	No	No	No	Yes – typically to implement design guidelines and review proposed changes within the district. ARB duties are determined only by the <u>local</u> government.
Can Require a Property Owner to Maintain or Repair Property to a Certain Standard	No	No	No	Yes – typically through design guidelines and an architectural review board (ARB)
Places Regulatory Limits on a Private Property Owner’s Ability to Buy, Sell, or Lease Private Property	No	No	No	No
Places Regulatory Limits on a Private Property Owner’s Ability to Develop their Property	No	No	No	Property development is governed at the local level and typically includes planning, zoning, permitting, and inspection processes, <u>regardless</u> of whether the property is historic. A locally designated district also may be subject to review by an ARB, subject to local government ordinance.