

Policy Briefing Summary

City Council



Regarding:	Ordinance Adoption: 801 West Street; Zoning Text Amendment (PI-26-0043), Designation of Individually Protected Property (2nd reading)
Staff Contact(s):	Jeffrey Werner, Historic Preservation and Design Planner, Kate Richardson, Assistant Historic Preservation & Design Planner, Missy Creasy, Deputy Director of NDS, Matthew Alfele, City Planner
Presenter:	Kate Richardson, Assistant Historic Preservation & Design Planner
Date of Proposed Action:	August 3, 2026

Issue

A Zoning Text Amendment ("ZTA") has been proposed for property located at 801 West Street, Charlottesville, Virginia, TMP # 310042000 ("Subject Property"), pursuant to Charlottesville City Code Section 34-5.2.5.

On July 25, 2025, the Subject Property owner requested that City Staff initiate the ZTA process to designate the Subject Property (an existing house at 801 West Street) as an Individually Protected Property ("IPP"). The proposed IPP designation will overlay an approximately 0.3-acre parcel, located at the NW corner of West Street and 8th Street, NW, within the City's 10th and Page neighborhood.

Background / Rule

On December 9, 2025, the PC recommended approval of a ZTA to City Code Section 34-2.9.3.B. to designate the Subject Property as an IPP, and, per City Code Section 34-5.2.5, amend the City Zoning Map to identify the Subject Property as having an IPP overlay. Designation of an IPP follows the process for an amendment to the City's Zoning Ordinance and Zoning Map, including a Public Hearing following proper Notice.

Per City Code Section 34-5.2.5.B.1.a., a ZTA may be initiated by City Council or the PC. The City's designated IPPs are specifically identified and listed in City Code Section 34-2.9.3.B, therefore requiring the ZTA be completed in tandem with the corresponding ZMA.

If adopted, the attached proposed Ordinance will amend City Code Section 34-2.9.3.B, by adding the Subject Property to the list of IPPs.

Analysis

On the Subject Property, the proposed contributing structure is a two (2)-story, framed dwelling, clad in stucco. The dwelling is characterized by a hipped roof with pedimented gables, a wood-railed widow's walk in the center, with an attached single-story, rear addition.

In 1905, James Patterson constructed the dwelling for his family. The Patterson family sold the property in 1944, during WWII, to James Fleming, a fireman with the railroad, and his wife Maude Fleming, a prominent local teacher at the Jefferson School for forty (40) years. The Subject Property remains in the family to this day. (The NE corner of the 10th and Page neighborhood was initially segregated. Between 1930 and 1950, it transitioned to predominantly Black residents, including the Flemings.) Richard Hunt, the current owner, is

the grandson of Maude and James Fleming, and a descendant of Henry Martin (1826-1915), the bell ringer at the University of Virginia from c.1868 until 1909.

In June 2020, on behalf of the City, the 106 Group completed a Reconnaissance Architectural History Survey of 438 properties within the 10th and Page neighborhood. As a result, the Virginia Department of Historic Resources State Review Board recommended the approximately fifty (50)-acre Tenth and Page Historic District be eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places ("NRHP"). Within that review, the Subject Property was assessed as retaining excellent integrity of both location and setting. In the areas of design, materials, and workmanship, the dwelling was assessed as retaining good integrity and therefore recommended as potentially individually eligible for listing in the NRHP under criterion "A," as one (1) of the oldest extent houses within the (also eligible) 10th and Page neighborhood. (link to the 2020 survey: [Survey of 10th and Page Neighborhood 2020](#)).

After consideration of the Standards of Review for IPP Designations (City Code Section 34-2.9.3.C), the City's Board of Architectural Review ("BAR") approved a Motion recommending the ZTA to City Council on January 21, 2026 ([link to BAR motion and case archive](#)).

The PC held a Public Hearing on May 12, 2026, during which the Subject Property owner provided context for seeking IPP designation status for the Subject Property. Following discussion, the PC voted to recommend approval. For a detailed review of the proposed ZTA, including a comprehensive analysis of review criteria, please refer to the City Staff Report prepared for the May 12, 2026, Public Hearing. ([Link](#))

To review the discussion in its entirety, please refer to the recorded Public Hearing ([Link](#)).

Link to BAR archive re: 801 West Street: [BAR Archive File](#)

Financial Impact

None.

Recommendation

City Staff recommends City Council adopt the attached Ordinance approving the ZTA amending the City's designated IPPs as presented.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Ordinance approving the ZTA amending the City's designated IPPs as presented."

Attachments

1. 801 West St IPP ORDINANCE_ZTA (6-16-2026)