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Article 14B – Historic Preservation Overlay Zone

Section 1. Purpose and Authority.

1.1 The Historic Preservation Overlay Zone (HPOZ) is adopted to protect the Town’s Historic Resources from demolition. Through this ordinance, the Town intends to retain and conserve the community’s significant architectural and cultural heritage sites that best represent Purcellville’s historical development patterns, and which helped influence and shape Purcellville’s community character. The properties mapped in the HPOZ include every property on which a known Principal Building Historic Resource is located, unless such a property is mapped in the Historic Corridor Overlay District (HCOD) and therefore subject to similar regulations under Section 14A. This ordinance is adopted under authority granted by Va. Code §15.2-2306.

Section 2. Applicability.

2.1 Historic Preservation Overlay Zone.

The (HPOZ) is hereby established over and upon all parcels of land outside of the (HCOD) that are known to contain a Principal Building Historic Resource, including any Principal Building Historic Resource that contributes to an eligible or designated historic district, as identified by the Virginia Department of Historic Resources, the National Parks Service, or the Town of Purcellville.

Section 3. Definitions.

a. For the purposes of this article, the following definitions shall apply:

- (1) Demolition. The destruction, in whole or in part, of a resource. Demolition of a building, structure or object shall mean the destruction of greater than twenty-five percent (25%) of all exterior wall surfaces to a building, structure or object regardless of its visibility from the public right-of-way. Demolition of a building, structure or object shall not include the demolition of a single exterior wall to build an addition, even if such wall exceeds twenty-five percent (25%) of the aggregate exterior wall surface area. The mere replacement of any material fabric on a building, structure or object shall not constitute demolition of an exterior wall. Moving a building, structure, or object off of its current foundation(s) to relocate elsewhere shall not constitute demolition.
- (2) Principal Building. A building or structure used, or historically used, to serve the primary use or function of the property on which it is constructed.
- (3) Resource. A building, structure, object, site, or district.
- (4) Historic preservation professional. A person who meets the U.S. Secretary of the Interior’s professional qualifications as published in the Code of Federal Regulations, Title 36 CFR Part 61, in history, architectural history, historic architecture or archeology.
- (5) Historic Resource. Any resource that meets one or more of the following criteria:

- i. An individual resource that is designated and listed in the National Register of Historic Places or the Virginia Landmarks Register or preliminarily determined eligible for individual designation and listing in the National Register of Historic Places or in the Virginia Landmarks Register;
- ii. Identified in either the Virginia Landmarks Register or the National Register of Historic Places as contributing to a designated historic district;
- iii. A designated historic district listed in the National Register of Historic Places or in the Virginia Landmarks Register or preliminarily determined by National Parks Service, or the Virginia Department of Historic Resources as eligible for designation and listing in the National Register of Historic Places or in the Virginia Landmarks Register as a historic district; or
- iv. A resource that has been designated by the Town Council as either (a) a local landmark, or (b) one that has an important historic, architectural, archaeological or cultural interest.

Section 4. Demolition permit review and approval.

4.1 No Principal Building that constitutes a Historic Resource may be demolished or relocated unless and until a certificate of design approval authorizing such work has been approved by the Board of Architectural Review or, on appeal, by the Town Council after consultation with the BAR, in accordance with Article 14C.