

Historic Preservation Overlay Zone

Purcellville Planning Commission

November 18, 2021

How did we get here?

- The 2030 Comprehensive Plan says the Town should expand protection of historic resources beyond what the existing Historic Corridor Overlay District (HCOD) provides because these historic resources contribute so much to the Town's character.
- Starting from the existing HCOD ordinance, the Planning Commission drafted Article 14B-Historic Preservation Overlay Zone (HPOZ), and Article 14C-Demolition using the lightest possible touch to protect our small town character.

The Town protects approximately 28 percent of the recognized historic properties, but 72 percent of the properties recognized by state and nation remain unprotected by the Town.

What properties would be affected?

- This proposed ordinance would apply strictly to historic properties that our state and nation have formally listed as contributing individually or as part of a recognized district.
- To be included in the HPOZ, a property must be:
 - Within the Town boundaries;
 - Outside the HCOD; and
 - Listed as contributing in the National or Virginia Historic Registries.

How we have engaged citizens?

- We have pursued the following public outreach efforts related to this proposed ordinance:
 - Letter included in Water Bill informing all citizens and businesses of effort (April 2021)
 - Public hearing (July 2021)
 - Public requested follow-up meeting (September 2021)
 - Letter for follow-up public hearing (November 2021)
 - Responded to every email we received
 - Second public hearing (today)

Outcomes of public meetings

REQUEST	RESPONSE	RESULT
Address convoluted language	Simplified the language, and separated the ordinance into three sections: Article 14A-Historic Corridor Overlay District; Article 14B-Historic Preservation Overlay Zone; and Article 14C-Demolition.	✓
Create a Town-wide demolition ordinance	The Town Attorney said the State Law says the Town can only legally discourage demolition of historically contributing properties.	✗
Exclude accessory structures	The ordinance only discourages demolition of principal use structures.	✓
Explain why properties are included or excluded	HPOZ properties must lie within the Town and contribute to a historic district or be individually listed.	✓
Allow opting out	The Town Attorney said the State Law says this is not legal.	✗
Provide additional opportunities for citizen input	In addition to regular meetings, public hearings, special meetings and town halls were held on 7/15, 7/28, 9/9 and tonight to engage the public and allow citizens to provide additional input and exchange views with the Planning Commission.	✓

Contrasting Historic Overlay Approaches

NOTE: These overlays are mutually exclusive.

Historic Corridor Overlay District

Purpose:

- Preserve all properties along the Corridor

Claim:

- To protect the Town's unique historical and architectural character, ensuring that new development is in keeping with the small-town character of Purcellville, encouraging aesthetic treatment along the entrances to town to provide an attractive entry into the historic town core.

Modifications:

- In determining consistency with design guidelines, the BAR may specify any architectural feature as to appearance

Demolition:

- BAR approval for all structures

Historic Preservation Overlay Zone

- Preserve individual historic properties outside the Corridor
- To retain and conserve the community's significant architectural and cultural heritage sites that best represent the Town's historical development patterns, and which helped influence and shape Purcellville's community character, and to protect the Town's Historic Resources from demolition.
- No BAR approval required for modification
- BAR approval for primary structures only

EXTRA SLIDES

Orientation

- Historic Corridor Overlay District (HCOD) - Implemented in 2005 to protect the Town's unique historical and architectural character, to ensure that new development is in keeping with the small-town character of Purcellville, and to encourage aesthetic treatment along the entrances to the Town to provide an attractive entry into the historic Town core.
- Purcellville Historic District - Listed on the National Register of Historic Places in 2007, it encompasses 396 contributing buildings in the central business district and surrounding residential areas in the Town. The buildings represent a range of architectural styles popular during the 19th and 20th centuries in rural Virginia.
- Historic Preservation Overlay Zone (HPOZ) - Of the 396 contributing buildings in the Purcellville Historic District, 283 (72%) of them are outside the HCOD and are unprotected from demolition.



