



**STAFF REPORT**  
**PUBLIC HEARING ITEM**

Item # 9.a.

**SUBJECT:** Amending the Historic Corridor and Overlay Zone District

**DATE OF MEETING:** July 15, 2021

**STAFF CONTACT(S):** Don Dooley, Director of Planning and Economic Development  
Sally Hankins, Town Attorney

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**BACKGROUND:**

**MOTION(S):**

***Suspend the Rules (if desired)***

"I move that the Planning Commission suspend the rules to allow action the same night as the public hearing." (approval requires two-thirds affirmative vote)

***AND THEN (if motion to suspend the rules is adopted):***

*motion tbd*

**ATTACHMENTS:**

Staff Report  
Public Hearing Notice



## **PLANNING COMMISSION STAFF REPORT**

### **PUBLIC HEARING**

**SUBJECT:** Zoning Code Text Amendment 2021-05

**DATE OF MEETING:** July 15, 2021

**STAFF CONTACTS:** Don Dooley, Director of Planning and Economic Development  
Sally Hankins, Town Attorney

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#### **SUMMARY and RECOMMENDATIONS:**

Zoning Code Text Amendment 2021-05 is a request to expand the Purcell Historic Corridor and Overlay District by including all eligible and designated historic resources within the Town that are not within the District and to amend Article 14A of the Purcellville Zoning Code for the purpose of including the historic properties in the District. Proposed changes to Article 14A also include various modifications to the ordinance concerning regulatory and implementation processes to provide greater administrative clarity.

Staff recommends that the Planning Commission take public testimony on Zoning Code Text Amendment 2021-05 and provide feedback to staff concerning how it wishes to proceed with the proposed text amendments to Article 14A, including any modifications to the proposed expansion to the Historic Corridor Overlay Zone Map and continue this item to either July 29, 2021 or September 2, 2021.

#### **BACKGROUND**

##### **Purcellville Comprehensive Plan**

On June 30, 2020, the town of Purcellville adopted its 2030 Comprehensive Plan in compliance with the requirements of the Code of Virginia. This broad-based public policy document expresses the community's values and the Town's vision of itself over the next ten years to help guide its physical development and evolution in a clear and consistent manner. It was accomplished by developing implementation recommendations based on community engagement activities and public hearings that reflected citizen input as well as the wants and needs of the community. Although the Comprehensive Plan is not a regulatory

document, it is the foundation on which all Town policies and regulations, including those contained in the Town's zoning code, are based on in order implement the vision of the Comprehensive Plan. Hence, all existing and proposed regulations for the Purcellville Zoning Code are to be consistent to reflect the broad recommendations identified in the Town's Comprehensive Plan.

Within the Purcellville Comprehensive Plan are several topical plans that provide guidance on various community assets in town. They "... provide recommendations for programs and practices ...[which] may occur through the Town's development regulations or additional strategic or operational policies and plans." By doing so, it helps recognize, conserve, and incorporate these assets into town planning efforts. One of the identified topical plans concern historical resources in Purcellville.

#### Purcellville's Historic Resources and its Historic District

As discussed in the Comprehensive Plan, Purcellville is home to properties listed on both the *National Register of Historic Places* and the *Virginia Landmarks Register*. However, it is the Purcellville Historic District ("District") that is the largest resource in town as it is composed of hundreds of residential and non-residential buildings and structures that contribute to the historic significance of the District. National Register Bulletin 15 defines a historic district as a place possessing "... a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan of physical development."

The District (and the contributing properties to the district) have been listed in both the *Virginia Landmarks Register* (in 2006) and the *National Register of Historic Places* (in 2007). The historic significance of the District was developed through a historic resource survey that was completed in 2006 by the firm, *History Matters* on behalf of the Town. The contextual or historic significance of the 293-acre Purcellville Historic District is based on its architectural importance as a "...collection of historic buildings and structures that illustrate [the] architectural and historical trends from circa 1830 to 1957 in Loudoun County, Virginia." The District is also significant for its association with broad patterns of history which, in this case, is related to transportation development as, "*Purcellville's history reflects local and regional trends during its period of significance; its growth was intimately linked to transportation developments in the 19<sup>th</sup> and 20<sup>th</sup> centuries and to municipal improvements in the early 20<sup>th</sup> century*" according to the National Register nomination prepared by *History Matters*.

#### Purcellville's 2030 Comprehensive Plan Recommendations for Historic Resources

As stated in the 2030 Purcellville Comprehensive Plan concerning historic resources, it is recommended [that the town] "... consider in all land use and development decisions to

*continue practicing and incorporating historical resources into the fabric and character of Purcellville”* in addition to the following 12 specific recommendations:

1. **Consider amending the Town's historic zoning overlay district to be more inclusive of all historically contributing structures even in non-contiguous areas and entertain recommendations from relevant entities to expand recognition of historic assets within Town.**
2. Consider becoming a Certified Local Government (CLG).
3. Coordinate efforts with the Purcellville Historical Society, the Purcellville Train Station Advisory Board, and other relevant organizations.
4. Include historical information in signs, walking tours, online, and other information sources about the Town.
5. Ensure any new development within the Purcellville Historic District and Historic Corridor Overlay Zoning District reflects the scale, design, and layout of existing historic buildings.
6. Amend the Design Guidelines to:
  - a. Create standards that specifically apply to the historic commercial buildings within the Town.
  - b. Ensure new development outside of the historic districts reflects the Town's character.
7. Continue efforts for preservation of structures on the Aberdeen property.
  - a. Restore the house through appropriate partnerships, or subdivide the property and sell the house with the caveat that the buyer must restore the house.
  - b. Establish a working group to further examine potential revenue generating uses for this property with emphasis of agriculture, tourism, and recreation.
8. Work with the owners of the Dillon House, the oldest house in Purcellville data back to 1795, to assess opportunities for restoration and transformation it into a working historic community asset.
9. Consider options to preserve the barn and silo on the community garden property adjacent to Village Case.
10. Review and update accordingly the Town's historical survey.

11. Advance efforts to convert portions of the Purcellville Train Station into a museum and welcome center.
12. Collaborate with land owners to sustain agricultural community assets through partnerships, patience, and a commitment to achieve innovative and workable long-term agricultural economic plans.

#### Article 14A of the Purcellville Zoning Code

Under Article 14A of the Purcellville Zoning Code, the *Historic Corridor Overlay District* (“HCOD”) was codified in 2005 and the boundaries of the overlay district incorporated into the Town’s zoning map to help implement the 1998 version of the town’s adopted comprehensive plan recommendations which, in part, directed the Town to, *“Investigate local historic district designation and the creation of an historic overlay district...”* As stated in Section 1 (Intent), Article 14A, of the Purcellville Zoning Code, the *“Intent of the historic corridor overlay district is intended to implement the Purcellville comprehensive plan goals of protecting 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, and promoting tourism and visitor opportunities through historic preservation and Main Street revitalization...”* When the ordinance was codified and the HCOD was added to the zoning map, it only applied to properties that fronted onto the following vehicular corridors (in their entirety) within the town and nowhere else:

1. Main Street (Business Route 7).
2. Route 287 (Berlin Turnpike).
3. Route 690 North (23<sup>rd</sup> and 21<sup>st</sup> Street).
4. Route 690 South (32<sup>nd</sup> Street).
5. Route 1604 (21<sup>st</sup> Street between Main and 23<sup>rd</sup> Streets).

Although buildings and structures for residential use are a part of the current HCOD, Article 14A exempts all *“Construction or alteration of main and accessory buildings or structures in single-family detached residential use or in an agricultural and forestal district where no site plan is required for the work. Demolition of historic structures is NOT exempted by this section, including demolition by neglect.”* In other words, with the exception of the demolition requirement, all historic residential buildings and structures in single-family, detached, residential use in the HCOD are exempt from all of the other zoning overlay requirements in the HCOD. Therefore, Article 14A is effectively written to focus on trying to encourage some

degree of preservation only to non-residentially used historic resources (that are not single-family detached buildings and structures) as well as to protect the “community character” of Purcellville through architectural review of changes made to both non-residential and non-historic buildings and structures developed on lots/parcels with street frontage immediately adjacent to the vehicular corridors in Town, as identified above (see Attachment “A”).

#### Architectural Control Overlay District

It should also be noted that the design guidelines/criteria used by the Purcellville Board of Architectural Review (“BAR”) for non-residential buildings and structures in the Historic Corridor Overlay District (“HCOD”) is specified in Section 8 of Article 14A. The criteria are exactly the same used by the BAR to evaluate changes made to buildings and structures in the town-wide Architectural Control Overlay District (“ACOD”). This is a sperate overlay district that overlaps and supports design goals of the existing HCOD. The ACOD is fundamentally intended to promote architectural compatibility between new construction and modifications with existing buildings in Town of ensure that all new construction is consistent with the established character of the Purcellville. However, there are no residential design guidelines in ACOD as Section 54-6 (Designation of Districts) of the Purcellville Town Code exempts residentially zoned properties from the regulatory requirements of the Architectural Control Overlay District (just as the Historic Corridor Overlay District does for residential properties) unless residentially zoned property is used for non-residential purposes or if a land-use entitlement (i.e., a special use permit or special exception) has been granted to a residentially zoned property.

#### Demolition to Historic Buildings in Historic Corridor and Overlay District

When demolition or relocation to any residential or non-residential historic building or structure in the Town’s Historic Corridor and Overlay District (HCOD) is proposed, Section 2.7 (Demolition permit review and approval) in Article 14A of the Purcellville Zoning Code will apply. The Zoning Ordinance requires that the proposed demolition or removal first be reviewed and approved by the Board of Architectural Review (BAR) or, on appeal, the Town Council. The property owner has a right to appeal the decision of Town Council to the Loudoun County Circuit Court.

In addition to, and simultaneous with, the owner’s pursuit of any appeal described above, the property owner may exercise his or her right to relocate or destroy a historic resource so long as all of the following requirements established under the Code of Virginia, Section 15.2-2306 have been satisfied:

- (i) The owner has applied to the governing body for the right to relocate or demolish the historic resource,
- (ii) If denied by the BAR, the owner has made a bona fide offer to sell the historic resource (and the land pertaining thereto) for the period of time specified below and at a price reasonably related to its fair market value,
- (iii) The owner extended the bona fide offer to the locality, or to any person, firm, corporation, government or agency of the locality,
- (iv) The bona fide offer does not result in an executed and binding purchase contract that assures the preservation of the historic resource, prior to the expiration of the applicable time period set forth in the time schedule below,
- (v) The time schedule for offers to sell shall be as follows:
  - a. three months when the offering price is less than \$25,000;
  - b. four months when the offering price is \$25,000 or more but less than \$40,000;
  - c. five months when the offering price is \$40,000 or more but less than \$55,000;
  - d. six months when the offering price is \$55,000 or more but less than \$75,000;
  - e. seven months when the offering price is \$75,000 or more but less than \$90,000; and
  - f. twelve months when the offering price is \$90,000 or more.

No offer to sell shall be required of the owner more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure.

#### Proposed Zoning Code Text Amendment 2021-05

As discussed above, Recommendation No. 1 of the 2030 Purcellville Comprehensive Plan encourages the Town to consider amending the existing *historic zoning overlay district* [sic] to be more inclusive of all historically contributing structures in Purcellville and expand their recognition. Given this recommendation and the on-going loss of historic resources in town over the years, the Planning Commission initiated Zoning Code Text Amendment 2021-05 ("ZCTA 2021-05") to incorporate all eligible and designated historic resources within the town's corporate limits which are listed in the *National Register of Historic Places*<sup>1</sup> and the *Virginia Landmarks Register*<sup>2</sup> into Purcellville's existing Historic Corridor Overlay District ("HCOD"). By doing so, it will add nearly 300 new parcels into the existing overlay district, some of which already have historic resources on them. It is important to realize that not

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<sup>1</sup> The historic resources in the *National Register of Historic Places* consist of the 1) Purcellville Historic District (originally consisting of 498 contributing resources), 2) Locust Grove; 3) the Tabernacle-Fireman's Field; and, 4) the Purcellville Train Station.

<sup>2</sup> The Historic Resources listed in *Virginia Landmarks Register* consist of the 1) Purcellville Historic District, 2) the Tabernacle-Fireman's Field; and, 3) the Purcellville Train Station.



every one of the nearly 300 parcels proposed for inclusion in the HCOD have a historic resource on it. In many instances, there are multiple, contiguous, parcels under one common ownership and they have been grouped together (as one collective entity) when there are one or more historic resources associated with a singular address and also associated with all of parcels under a common ownership. However, as discussed below, those individual lots without a historic resource on them are completely exempt from Article 14A as if they were not even proposed within the HCOD, unless subject to Sections 2.1(a) of Article 14A for non-residential uses adjacent to one of the street corridors in town.

The principle goal of including all of the Town's historic resources into the HCOD is so that any future demolition to any of these resources would be subject the demolition procedures contained Article 14A of the Purcellville Zoning Code, as discussed above. Therefore, any request to demolish a historic resource in the HCOD would require the review and approval of the BAR. Currently, all historic resources outside of the HCOD only require the administrative approval of a zoning permit application which is issued by town staff without any review or approval of the BAR. In addition, Article 14A also contains provisions to help maintain historic resources that are not under single-family, detached, residential use by requiring owners to keep their historic buildings, structures, and objects in good repair to prevent demolition by neglect. Demolition by neglect refers to when a building or structure is allowed to decay and potentially collapse because of an owner's willful decision or negligence not to maintain it. Under existing Article 14A, the Town may take enforcement action against any property owner who fails to maintain their historic resource in good repair after being notified by the Town and given ample opportunity to take correct steps.

Aside from enhancing the Town's process for demolitions to historic resources, the proposed inclusion of all remaining historic properties in Town into the HCOD will not carry any other significant zoning augmentations that would add to the existing, underling, zoning requirements already in place for those properties. While there are other proposed changes to Article 14A, these modifications are principally designed to provide clarification and greater detail that is currently lacking, vague or confusing concerning the various implementation provisions of Article 14A. It also provides voluntary opportunities for property owners to promote historic preservation if they desire to do so, but it is not required.

#### Summary of Proposed Text Changes to Article 14A (Historic Corridor and Overlay District)

The following represents a general summary of key changes proposed to each section of Article 14A that regulates the Historic Corridor Overlay District:



### Section 1 (Intent)

- 1) Changes the name of the existing *Historic Corridor Overlay District* (“HCOD”) to the *Historic Corridor and Overlay Zone* (“HC&OZ”) as the historic properties that would added to the overlay would no longer form a single, contiguous, entity or district. This is a technical change.

### Section 2 (Applicability)

- 2) Adds administrative, legal, and technical clarifications to the existing code for easier interpretation and implementation.
- 3) Specifies that all contiguous lots that are associated with the same address under common ownership are treated as one entity within the overlay zone when a historic resource is identified on any contiguous lot.
- 4) Enables the Town to consider updates to the boundaries of the overlay zone to accurately reflect where new historic resources are located and where they have been lost.
- 5) Under Section 2.4 (Definitions), it deletes the definition of “structure” and replaces it with “resource” to be more inclusive of all forms of landmarks (i.e., buildings, structures, objects, sites, and historic districts (including contributors)). Additional definitions are also added to the code to include the terms “historic resources” and “historic district” for consistency in interpretation. These definitions are taken from National Register Bulletin 15, developed by the National Park Service decades ago. The definition of a “local landmark” has also been included using the protocol within National Register Bulletin 15. The guidelines within National Register 15 are used by all federal agencies, state governments and numerous local governments throughout the country for evaluating and designating historic resources.
- 6) Section 2.5 exempts all historic and non-historic single-family, detached, residential buildings and structures in residential use from the regulations of Article 14A, EXCEPT for demolitions. It also exempts any parcels/lots within the overlay zone do not have a historic resource on it (i.e., a vacant lot or a parcel with a non-historic resource) unless it is contiguous to any of the streets identified in Section 2.2. Moreover, Section 2.5 (Exemptions) clarifies that interior alternations as well as maintenance and repair work to all buildings and structure are exempt from the provisions of Article 14A.
- 7) The demolition review criteria under Section 8.3 has been deleted and replaced with new demolition review criteria added to Section 2.7 for use by the Board of Architectural Review (“BAR”). The new demolition review criteria focuses on how the proposed demolition would impact the historic integrity of the site the resource came from as well

the surrounding properties and to any historic district the resource is located in. It also requires the BAR to consider the potential for a historic building or structures to be adaptively reused, including the potential for outside monetary funds or assistance to save a historic resource from demolition. However, the existing text retained in Section 2.7 makes it clear that a property owner has a right to ultimately demolish any historic resource on their property following the town's demolition process.

- 8) Additional text has been added to Section 2.9 of Article 14A to supplement the existing provisions to help prevent demolition by neglect to historic buildings and structures. It requires the owners of historic resources to keep them in good repair at all times. The new provisions add several additional environmental and material issues that can cause deterioration to an historic resource.

Sections 3 (Permitted Uses) and Section 4 (Area and bulk regulations; minimum yard and setback requirements; height requirements; landscaping and screening; preservation of natural features.

- 9) Adds administrative corrections and technical clarifications to the existing code for easier interpretation and implementation.

#### Section 5 (Nonconformities)

- 10) Adds administrative corrections and technical clarifications to the existing code for easier interpretation and implementation.
- 11) Clarifies under Section 5.2 that non-conforming structures also include buildings and objects and that if a non-conforming building, structure or object is a historic resource, it shall be subject to all applicable provisions of this article for clarity.

#### Section 6 (Administration)

- 12) Adds administrative corrections and technical clarifications to the existing code for easier interpretation and implementation.

#### Section 7 (Appeals)

- 13) Section 7 provides the ability for any resident in the town to appeal any decision of the Board of Architectural Review. The current ordinance does not have any provisions for resident appeals.

### Section 8 (Design Criteria)

- 14) Adds administrative corrections and technical clarifications to the existing code for easier interpretation and implementation.
- 15) Section 8.2 creates optional design guidelines to enable property owners to have the ability to voluntarily require the Board of Architectural Review to use the U.S. Secretary of the Interior's Standards and Guidelines to evaluate proposed changes to their historic buildings and structures instead of using the standard design guidelines/criteria that is not oriented toward historic preservation. The U.S. Secretary of the Interior's Standards and Guidelines were developed by the U.S. Park Service as philosophical approach about how to successfully preserve, rehabilitate, restore, and reconstruct historic buildings. Although the standards and guidelines are not proscriptive, they are commonly used throughout the country at the federal, state and local levels as a guideline to allow change to historic resources while preserving the historic integrity of the resource. The standards and guidelines are also commonly used to mitigate environmental impacts to historic resources through the National Environmental Protection Act (NEPA) as well as similar environmental polices used by other states.
- 16) Deletes the existing demolition permit criteria and replaces it with that proposed in Section 2.7, as discussed above in Item No. 6.

### Section 9 (Deviations from approved plans)

- 17) Make grammatical change to a single word (i.e., "article" to "Article").

### **CONCLUSIONS**

The Planning Commission's proposed modifications to Article 14A is for the purpose of following one the significant recommendations contained in the Town's 2030 Comprehensive Plan. It suggests expanding the Historic Corridor Overlay District for the purpose of recognizing and being more inclusive of all historic resources in Town. It would also attempt to provide some level of protection to these resources as they contribute to community's the sense of place and identity. The Commission believes the on-going demolition to historic resources outside of the current Historic Corridor Overlay District warrants prompt attention and mitigation.

Staff has responded to both residential and non-residential owners of historic properties who are concerned about how Zoning Code Text Amendment 2001-05 may affect their respective properties. Therefore, the following general conclusions should be used to

provide sense of orientation about what it fundamentally means to be included in the Historic Corridor Overlay District and subject to the existing and proposed changes to Article 14A:

Historic Properties in Single-Family, Detached, Residential Use

- Owners of historic and non-historic resources in single-family, detached, residential use, including accessory structures like a garage and shed, will continue to be exempted from obtaining a Certificate of Design Approval from the Board of Architectural Review for any interior or exterior construction or alternations (i.e., additions, repainting, new roof, windows, doors etc.) made to these buildings and structures.<sup>3</sup> It would be just as if they continued to be located outside the Historic Corridor and Overlay District. This provision is provided under Section 2.5 (Exemptions) of Article 14A that regulates the overlay district. Of course, certain changes (such as building additions) will still require a building permit from the County and the issuance of an over-the-counter zoning permit to verify compliance with building setbacks and to ensure all construction is outside of public rights-of-ways, including all sewer and utility easements.
- Any proposed demolition to a residential historic resource (including contributors to the Purcellville Historic District) must be reviewed and approved by the Purcellville Board of Architectural Review or the Town Council, on appeal through a Certificate of Design Approval. Properties in residential use outside of the current overlay district do not have this regulatory provision. Nevertheless, the Commonwealth of Virginia grants the right to any property owner to ultimately demolish a historic resource on their property. This is the most significant change to any historic resource in single-family, detached, residential use that is incorporated into the Historic Corridor Overlay District.
- The underlying zoning classification for the property on which the historic resource is located will not change. Building setbacks, lot coverage and other development requirements for the property's zoning classification will remain the same and be unaffected by being located in the Historic Corridor Overlay District.
- There are no changes proposed to the permitted land-uses for residential historic buildings and properties proposed for inclusion in the existing Historic Corridor Overlay District.
- Zoning Code Text Amendment 2021-05 does not add or delete any historic resources already in the Purcellville Historic District. Similarly, the Town cannot add or delete

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<sup>3</sup> Attached residential units or developments such as duplexes, townhomes, condos etc. are not exempt from the provisions of Section 2.5 of Article 14A. Only single-family, detached, buildings and structures in residential use are exempted.

properties from the Purcellville Historic District. The Historic District was added to the Virginia Landmarks Register in 2006 and National Register of Historic Places in 2007.

- The Historic Corridor Overlay District is not a historic resource ordinance and there are no existing or proposed regulations or restrictions that prevent the loss of historic integrity to a resource due to proposed modifications to any building, structure, or object within the overlay district.

Historic Properties in **Non-Single-Family, Detached, Residential Use**<sup>4</sup>

- Any proposed demolition to a **non**-single family, detached, residential resource (including contributors to the Purcellville Historic District) must be reviewed and approved by the Purcellville Board of Architectural Review (“BAR”) or the Town Council, on appeal through a Certificate of Design Approval.<sup>5</sup> These types of properties located outside of the current overlay district do not have this regulatory provision. However, the Commonwealth of Virginia grants the right to any property owner to ultimately demolish a historic resource on their property.
- Non-residentially zoned properties with on-site buildings and structures located outside of the Historic Corridor Overlay District are currently subject to the approval of the Board of Architectural Review for new construction or alternations to them, except for interior changes, minor exterior modifications and regular maintenance. This is because all non-residentially zoned properties in Town are located within the Architectural Control Overlay District under Section 54.61 of the Purcellville Town Code. While the Historic Corridor Overlay District also requires historic resources that are not in single-family, detached, residential use to also be subject to the Board of Architectural Review, both overlay districts require the approval of a Certificate of Design Approval by the Board of Architectural Review using the same design review criteria (see Section 54-62 of the Purcellville Town Code and Section 8 of Article 14A of the Purcellville Zoning Code). Therefore, there is no change to the regulatory process for alternations and additions to historic properties in non-single-family, detached residential use, by including them in the Historic Corridor Overlay District.
- All non-single-family, detached, residential properties not in residential use within the Historic Corridor and Overlay District must be kept in good repair at all times. This provision does not apply to similar buildings and structures located outside of

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<sup>4</sup> Non-single family, detached, residential uses/resources refer to all other forms of buildings that are not single-family, detached, residential buildings such as (but not limited to) commercial, industrial, office, townhomes, condos, duplexes, triplexes, apartment buildings etc.

the Historic Corridor Overlay District other for minimum public health and safety purposes. Keeping a historic resource in good repair at all times is intended to proactively prevent deterioration and vandalism to resources.

- The underlying zoning classification for the property on which the historic resource is located will not change. Building setbacks, lot coverage and other development requirements for the property's zoning classification will remain the same and be unaffected by being located in the Historic Corridor Overlay District.
- There are no proposed changes associated with permitted or unpermitted uses that may be located within any historic building or property included in the Historic Corridor Overlay District.

**ATTACHMENT(S):**

- 1) Proposed Modifications to Article 14A of the Purcellville Zoning Code.



# PUBLIC HEARING NOTICE OF THE TOWN OF PURCELLVILLE PLANNING COMMISSION CONCERNING ZONING CODE TEXT AMENDMENT 2021-05

The Planning Commission of the Town of Purcellville will conduct a public hearing on **THURSDAY, JULY 15, 2021, at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on an amendment to the Purcellville Zoning Ordinance, to include the Official Zoning Map, which would:

1. Rename the Town's existing zoning overlay district, currently known as the Historic Corridor Overlay District ("HCOZ"), to the "*Historic Corridor and Overlay Zone*" ("HCOZ"); and
2. Expand the boundaries of the Town's existing Historic Corridor Overlay District ("HCOZ") to include approximately 300 additional properties that are currently located outside the HCOZ but have been determined by the Virginia Department of Historic Resources to contain one or more structures or resources that contribute to the historic significance of the Town of Purcellville. The properties to be added are listed by parcel identification number at the bottom of this public hearing notice, and are also shown on the map accompanying this notice, entitled, "*Proposed Historic Corridor and Overlay Zone*;" and
3. Amend the regulations applicable to all properties located within the HCOZ / HCOZ, which regulations are contained in Article 14A of the Purcellville Zoning Ordinance, by deleting the strikethrough text and adding the underlined text as shown in this public hearing notice, below:

## 1. Proposed Modifications to the Article 14A of the Purcellville Zoning Ordinance

### 2. ARTICLE 14A. ~~---~~ HISTORIC CORRIDOR ~~AND OVERLAY DISTRICT~~ HCOZ

#### 3. Section 1. - Intent.

4. The ~~historic-corridor-overlay-district~~ Historic Corridor and Overlay Zone is intended to implement the Purcellville comprehensive plan goals of protecting the town's unique historical ~~resources~~ 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, and promoting tourism and visitor opportunities through historic preservation and Main Street revitalization, all of the foregoing being deemed to advance and promote the public health, safety and welfare of the citizens of Purcellville and its visitors.

#### 5. Section 2. - Applicability.

6. The ~~historic-corridor-overlay-district~~ Historic Corridor and Overlay Zone is created ~~under authority of Va. Code Ann. ("Virginia Code") § 15.2-2306 (2018), in order to conserve elements of the Town's historic character, and in accordance with Section 15.2-2306 of the 1950 Code of Virginia, as amended,~~ to preserve and protect ~~corridors: (i) along all properties that front on "arterial" streets or highways designated as such pursuant to (as defined under Title 33-133.2 of the Virginia Code found) when the arterial street or highway is determined by the town council to be either a significant route of tourist access to the town; (ii) to historic landmarks as may be established by the Virginia Board of Historic Resources and any other buildings or structures within the town having an important historic, architectural or cultural interest and any historic areas within the town as defined by, or a significant route of access to the town's designated historic resources ("resources" is hereinafter defined); (ii) all eligible and designated historic resources in the Town of Purcellville that are listed in the National Register of Historic Places, in the Virginia Landmarks Register, or designated by the Town of Purcellville as a local landmark, and; and (iii) any area identified by a town ordinance as an "historic area," as that term is defined under Virginia Code § 15.2-2201; or (iii) to designated historic landmarks, buildings, structures or districts in any contiguous locality.~~ 2201, as amended.

7. ~~An historic-corridor-overlay-district~~ The Historic Corridor and Overlay Zone may be established over any ~~basic base zoning district and/or classification, over any other overlay district zone, and upon over the streets and highways and their associated rights-of-way identified~~

8. As of the date this ordinance was adopted, "Historic area" was defined by Va. Code 15.2-2201 to mean, "an area containing one or more buildings or places in which historic events occurred or having special public value because of notable architectural, archaeological or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation, in subsection 2.2-1 (the "HC streets"), regardless of whether such HC-streets and highways are otherwise within a zoning district classification.

9. 2.1. ~~The Historic corridor-overlay-districts are~~ Corridor and Overlay Zone is hereby established over as follows:

10. a. ~~Over and upon both the streets and the parcels/lots of land contiguous to the HC such streets in subsection 2.2 from the edge of the right-of-way as identified in Subsection 2.2, including the full depth of the parcel, lot as the parcel it existed on the original adoption date of these historic corridor regulations September 13, 2005, and as shown on the Purcellville Zoning Map.~~

11. b. ~~Over and upon all parcels/lots of land under common ownership that are associated with an address that contains a "historic resource," as that term is defined in Section 2.4 herein.~~

12. The town may annually consider updates to the boundaries of the Historic Corridor and Overlay Zone so that it is expanded to include newly identified historic resources in the town, and contracted to reflect the removal or demolition of historic resources.

13. 2.2. Subject to ~~subsection 2.1, historic-corridor-overlay-districts are~~ Subsection 2.1, the Historic Corridor and Overlay Zone is hereby established upon and along the following streets in their entirety within the corporate limits of the Town of Purcellville:

14. a. ~~1-~~ Main Street (Route 7 Business):

15. b. ~~2-~~ Route 287-287 (Berlin Turnpike)

16. c. ~~3-~~ Route 690 North (23 rd and 21 st Street) Streets)

17. d. ~~4-~~ Route 690 South (32 nd Street):

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19. CONTINUED on next page

20. e. ~~5-~~ Route 1604 (21 st Street between Main and 23 rd Streets):

21. 2.3 ~~Unless otherwise expressly exempted, no structure, or building within an historic corridor-overlay-district~~ the Historic Corridor and Overlay Zone shall be erected, reconstructed, altered, restored, relocated or demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.

22. 2.4 Definitions.

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

24. a. ~~Resource. Is a building, structure, object, site, district (or contributor to a district), as identified in National Register Bulletin 15.~~

25. (f) ~~Structure. Anything man made, including but not limited to buildings, outbuildings, walls, and fixtures.~~

26. b. ~~(2) Historic preservation professional. A person or firm who have who meets the U.S. Secretary of the Interior's professional qualifications to conduct evaluations of the historic character and significance of manmade structures, historic sites, etc., including, but not limited to architectural historians, historians and archaeologists as published in the Code of Federal Regulations, Title 36 CFR Part 61, in history, architectural history, historic architecture or archeology.~~

27. c. ~~(3) Historic structure. Any structure~~ Resource. Is any resource that is:

28. (a) ~~i. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or the Virginia Landmarks Register or preliminarily determined as meeting the requirements of eligible for individual listing on in the National Register or of Historic Places or in the Virginia Landmarks Register; or~~

29. (b) ~~Certified ii. A designated historic district listed in the National Register of Historic Places or in the Virginia Landmarks Register or preliminarily determined by the U.S. Secretary of the Interior or the Virginia Department of Historic Resources (DHR) as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary or the DHR to qualify as a registered historic as eligible for listing in the National Register of Historic Places or in the Virginia Landmarks Register as a historic district, as well as the individual resources determined to contribute to such a district; or~~

30. (c) ~~Individually listed on a local inventory of historic structures; or~~

31. (d) ~~Designated for protection by the town as a historic structure.~~

32. A historic designation for properties not yet surveyed or designated under items (a) through (d) above shall be made by the zoning administrator on a case-by-case basis under the written opinion of an historic preservation professional, such as an architectural historian or historian.

33. iii. A local landmark, as designated by resolution of the Purcellville town council upon a determination that the resource is at least 50 years old and meets the evaluation and designation criteria contained in National Register Bulletin 15. Such local landmark may be either an individual resource or a district.

34. 2.5 Exemptions.

35. The provisions of ~~section 5.1~~ Section 5.1 of this article notwithstanding, no certificate of design approval shall be required for the following activities:

36. a. ~~Lots within the Historic Corridor and Overlay Zone that do not contain a historic resource on them, unless they are subject to the provisions of Section 2.1(a) of this ordinance.~~

37. (f) ~~Construction or alteration of~~ For historic and non-historic resources, construction or alterations to main and accessory buildings or structures in single-family detached residential use or in an agricultural and forestal district where no site plan is required for the work. Demolition or removal of a historic structures resource from a lot is NOT exempted by this section, including demolition by neglect.

38. b. ~~(2) Interior alterations to a any building or structure having no effect on its exterior appearance of the building or structure.~~

39. c. ~~(3) Construction of ramps and other modifications to serve the handicapped disabled.~~

40. d. ~~(4) The repair and/or maintenance of non-conforming buildings, structures and~~



objects authorized pursuant to section 5-2 Section 5.2 of this article.

e. (5) General maintenance where no change in design or material is proposed interior or exterior maintenance to any building or structure. Re-painting, foundation repair, or re-roofing a building or structure shall not be considered an exterior change.

f. (6) Additions or modifications to any building or structure where no change in design or material is proposed as determined by the zoning administrator.

g. (7) Signs New signs, fences, walls, and light poles.

2.6 A certificate of design approval is required for the following as follows in the Historic Corridor and Overlay Zone:

a. a. Except 2 as otherwise provided in section 2-5 Section 2.5 of this article, no zoning permit shall be issued for any purpose, including demolition, unless and until a certificate of design approval has been issued in accord with this article for improvements subject to such zoning permit.

b. b. Except as otherwise provided in section 2-5 Section 2.5 of this article, for any development requiring site plan approval, no final site plan shall be approved by the town unless and until a certificate of design approval has been issued in accord with this article for all buildings and improvements shown thereon. The certificate of design approval shall be binding upon the proposed development as to, including all conditions of issuance. The certificate shall certify of design approval may be issued only upon a determination by the Board of Architectural Review that the proposed development, as may be modified by the conditions of issuance, is consistent with the design criteria of section Section 8 of this article and any additional design guidelines adopted by the town council for the specific HC street applicable to the subject property. Signature by the zoning administrator upon the final site development plan or zoning permit, as the case may be, shall be deemed to constitute such certification constitute verification that a certificate of design approval, if required, was obtained from the Board of Architectural Review in accordance with this article.

c. In making such determination as to consistency with design guidelines, the board of architectural review Board of Architectural Review may specify any architectural feature as to appearance, such as, but not limited to, motif and style, color, texture and materials together with configuration, orientation and other limitations as to mass, shape, height and location of buildings and structures, location and configuration of parking areas and landscaping and buffering requirements to the extent such practices are authorized under the design criteria of section Section 8 of this article and any design guidelines hereafter adopted by the town council without regard to regulations of the underlying zoning district classification or other provisions of this ordinance.

#### 2.7 Demolition permit review and approval.

No historic structure resource, as defined in this article, within any historic corridor overlay district area of the Historic Corridor and Overlay Zone shall be razed, demolished or moved, in whole or in part, until the razing, demolition or moving thereof is approved by the board of architectural review Board of Architectural Review, or, on appeal, by the town council after consultation with the board of architectural review Board of Architectural Review.

In addition to the right of appeal set forth herein, the owner of a historic structure resource, the razing or demolition or moving of which is subject to the provisions of this section, shall, as a matter 2 of right, be entitled to raze or demolish or move such landmark, building or structure historic resource, provided that: (i) he the owner has applied to the town council for such right, (ii) the owner 4 has for the period of time set forth in the schedule contained in Section § 15.2-2306 of the 1950-5 Code of Virginia (the "Code"), as amended, and at a price reasonably related to its fair market 6 value, made a bona fide offer to sell the landmark, building or structure historic resource, and the 7 land pertaining thereto, to the town or to any person, firm, corporation, government or agency 8 thereof, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to 9 preserve and restore the landmark, building or structure historic resource and the land pertaining 10 thereto, and (iii) no bona fide contract, binding upon all parties thereto, shall have been executed for 11 the sale of any such landmark, building or structure historic resource, and the land pertaining 12 thereto, prior to the expiration of the applicable time period set forth in the time schedule specified in 13 the Virginia Code. Any appeal which may be taken to the court from the decision of the town council, 14 whether instituted by the owner or by any other proper party, notwithstanding the provisions 15 heretofore stated relating to a stay of the decision appealed from shall not affect the right of the 16 owner to make the bona fide offer to sell referred to above. No offer to sell shall be made more than 17 one year after a final decision by the town council, but thereafter the owner may renew his request to 18 the town council to approve the razing or demolition or moving of the historic landmark, building or structure resource.

a. Demolition Approval Criteria Considerations. In reviewing applications for the demolition or moving of a historic resource from or within the Historic Corridor and Overlay Zone, the Board of Architectural Review shall consider the following:

i. How the demolition or removal of a historic resource from the property on which it is located will impact the historic integrity of the site and any remaining on-site historic resources on the same property based on the integrity considerations in National Register Bulletin 15;

ii. How the loss of the historic resource will impact the historic integrity of any adjacent historic property based on the integrity considerations

contained in National Register Bulletin 15;

iii. The impact the loss of the historic resource will have on the overall integrity to any historic district the historic resource is located in based on the historic integrity considerations contained in National Register Bulletin 15;

iv. The ability of the historic resource to be adaptively re-used as part of a new on-site development which would not adversely impact the historic resource's ability to convey its historic significance through its integrity of location, setting, feeling, association, design, materials and workmanship, as described in National Register Bulletin 15; and

v. Whether any monies or assistance for preservation of the historic resource could be made available to the property owner within 180 days of the owner's request to demolish or move it.

#### 2.8 Demolition by neglect.

a. a. The purpose of this subsection is to prevent the demolition by neglect through permanent damage by weather or vandalism of to any historic structure resource, as defined in this article.

b. b. The owner of any historic structure resource, as defined by this article, shall maintain the building or structure resource in good repair at all times; that is, structurally sound and protected against decay and deterioration in compliance with this section and the provisions of the Virginia Uniform Statewide Building Code, as adopted by the town under Chapter 14 of the Town Code, to the extent that, in the opinion of the zoning administrator, such decay or deterioration may result in irreparable deterioration of damage to any exterior architectural or character defining feature or produce a detrimental effect upon the structure historic resource or upon the character of the district Historic Corridor and Overlay Zone, including, but not limited to:

(1) i. The deterioration of interior and exterior walls or other vertical supports; or

(2) ii. The deterioration of roofs or, joists, girders, rafters, and other horizontal members;

or  
(3) iii. The deterioration of exterior chimneys and all foundations;

or  
(4) iv. The deterioration or crumbling of exterior plaster or cladding or material found on the resource such as but not limited to: exterior plaster, stucco, stone, brick, concrete, mortar and wood;

v. Broken or (5) The ineffective on-site drainage systems, roof gutters, waterproofing of exterior walls, windows, doors, roofs and, basements, foundations, including broken windows and doors; or and all building joints and openings;

(6) vi. The peeling of paint, rotting rot, holes, lichen, rust, spalling, deteriorated building hardware and other forms of decay, including reasonable protection from overgrown plants, tree roots, dangerous tree limbs, insects and animal damage; or

(7) vii. The lack 1 of maintenance of to surrounding structures and objects, such as fences, walls, gates, sidewalks, steps, signs, lighting fixtures or other accessory structures and objects; or

viii. The lack of maintenance to all on-site electrical, plumbing and mechanical systems; and

(8) ix. The deterioration of any feature so as to create or permit the creation of any hazardous condition, or threaten the public health, safety and welfare.

c. c. The zoning administrator shall have concurrent jurisdiction with the county building official to enforce the requirements of this section.

d. d. Upon a finding by the zoning administrator that a historic structure resource is not in good repair and protected against damage, decay and/or deterioration, the zoning administrator shall inform the owners of the property in writing, by certified mail, return receipt requested, of the specific deficiencies requiring remediation and shall order such owners to repair or secure such building or structure historic resource.

e. e. If the owners or lien holder of the property cited and notified under subsection (d) subparagraph "b" above have not completed the prescribed repairs or other approved remedial measures within 90 days of the date of the notification prescribed in subsection (d) subparagraph "b" above, then the zoning administrator shall notify the owners or lien holder in writing, by certified mail, return receipt requested, that they are in violation of the zoning ordinance, and enforcement shall be pursued by the administrator in accordance with article 11 Article 11.

#### Section 3. - Permitted uses.

##### 3.1 By right.

The following uses shall be permitted by right in any HC overlay district the Historic Corridor and Overlay Zone:

a. All uses permitted by right in the underlying districts zoning classifications except as herein otherwise provided.

##### 3.2 By special use permit.

The following uses are authorized within the historic corridor overlay district Historic Corridor and Overlay Zone only by special use permit:

a. All 1 uses authorized by special use permit in the underlying districts zoning classifications.

#### Section 4. - Area and bulk regulations; minimum yard and setback requirements;

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**height requirements; landscaping and screening; preservation of natural features.**

4.1 Area and bulk regulations, minimum yard and setback requirements, and height regulations shall be as provided by the underlying district zoning classifications, except that the following provisions and limitations shall apply to any development or portion thereof within the district zone which shall be visible from a designated HC Historic Corridor and Overlay Zone street.

4.2 Regulations of article 7 Article 7, landscaping, screening and open space regulations, shall apply within any HG overlay district to all areas of the Historic Corridor and Overlay Zone except that:

a-a. In addition to the provisions of article 7 Article 7, the board of architectural review Board of Architectural Review may require specific landscaping measures in issuance of a certificate of appropriateness Certificate of Design Approval, as the same may be related to ensuring that the proposed development is consistent with any design guidelines adopted by the town council for the a specific HC street in the Historic Corridor and Overlay Zone. Existing landscaping, tree cover and other significant natural features shall be preserved to the greatest extent possible.

b-b. No grading or other earth disturbing activity (including trenching or tunneling), except as necessary for the construction of tree wells or tree walls, shall occur within the drip line of any trees or wooded areas nor intrude upon any other existing features designated in the certificate of design approval for preservation.

c-c. Areas designated on approved plans for preservation of existing features shall be clearly and visibly delineated on the site prior to commencement of any grading or other earth-disturbing activity (including trenching or tunneling) and no such disturbing activity or grading or movement of heavy equipment shall occur within such area. The visible delineation of all such existing features shall be maintained until the completion of development of the site. In addition, an applicant for development subject to the provisions of this article, shall sign a conservation checklist approved by the zoning administrator to further ensure that the specified existing features will be protected during development. Except as otherwise expressly approved by the agent in a particular case, such checklist shall conform to specifications contained in the Virginia Erosion and Sediment Control Handbook, pp III-284 through III-297.

**Section 5. - Nonconformities.**

5.1 Any lawfully created existing use, activity, lot or building, structure, or object that is subject to the provisions of the HC overlay district, which Historic Corridor and Overlay Zone and does not conform to the provisions of the HC overlay district Historic Corridor and Overlay Zone, shall be subject to article 5 Article 5, Nonconformities, of this ordinance.

5.2 Repair and maintenance of nonconforming non-conforming buildings, structures, and objects. An owner may repair and maintain (i) a nonconforming structure or a structure occupied or used by a nonconforming use building, structure, or object, or (ii) a non-conforming use within a building or structure, upon a determination by the zoning administrator that such repair or maintenance would not be contrary to the purpose and intent of this article 14A Article 14A. If a non-conforming building, structure, or object is a historic resource, it shall be subject to all applicable provisions of this article.

**Section 6. - Administration.**

Article 14A, Historic Corridor and Overlay District HC Zone, shall be administered by the board of architectural review Board of Architectural Review created and appointed by the Purcellville Town Council town council pursuant to Chapter 54, Article II of the Town Code. The board of architectural review Board of Architectural Review shall be responsible for issuance of certificates of design approval as required by this article 14A Article 14A.

Application for a certificate of design approval together with a fee as adopted by the town council shall be filed by the owner or contract purchaser of the subject property with the zoning administrator. Materials submitted with the application shall include all plans, maps, studies and reports which may be reasonably required to make the determinations called for in the particular case, with sufficient copies for necessary referrals and records. Complete applications with the required fee must be received by the zoning administrator at least 14 calendar days prior to the board meeting at which consideration is desired.

Upon receipt of a complete application, the zoning administrator shall schedule the same for hearing and shall cause notice of such hearing to be sent to the board of architectural review Board of Architectural Review. The board shall confer with the applicant at the hearing and shall approve or disapprove such application and, if approved, shall issue a certificate of design approval, with or without conditions together with such modifications as deemed necessary to ensure compliance with this article. Failure of the board of architectural review Board of Architectural Review to approve or disapprove such application within 60 days from the date of complete application shall be deemed to constitute approval of the application.

Nothing contained in article 14A Article 14A, Historic Corridor and Overlay District HC Zone, shall be deemed to compromise, limit, or otherwise impair the planning commission in its exercise of preliminary or final site plan review as authorized in this ordinance and the Purcellville Land Development and Subdivision Control Ordinance. It is the express intent of the town council that matters related to public health and safety as may be defined by the commission shall prevail over issues of aesthetics as may be defined by the board of architectural review Board of Architectural Review. Therefore, the

commission in its review of any preliminary or final site plan may modify, vary or waive any requirement of the certificate of design approval related to site plan concerns, such as landscaping, issued by the board of architectural review Board of Architectural Review upon finding that such action would better serve the public health or safety.

**Section 7. - Appeals.**

The town council reserves unto itself the right to review all decisions of the board of architectural review Board of Architectural Review made in the administration of article 14A Article 14A, which, in its discretion, it shall deem necessary to the proper administration hereof.

Any person aggrieved by any decision of the board of architectural review Board of Architectural Review in the administration of this article may demand a review of the application by the town council. Such demand shall be made by filing a request therefore in writing with the zoning administrator with the appropriate fee within ten calendar days of the date of such decision. The town council may affirm, reverse or modify, in whole or in part, the decision of the board of architectural review Board of Architectural Review. When considering an appeal pertaining to a public safety facility, the council may issue a certificate of design approval Certificate of Design Approval if it finds that the facility is a public necessity. In considering an appeal, the town council shall give due consideration to the recommendations of the board of architectural review Board of Architectural Review together with such other evidence as it deems necessary for a proper review of the application.

Any person or persons jointly or severally aggrieved by any decision of the town council may appeal such decision to the Loudoun County Circuit Court for review by filing a petition at law, setting forth the alleged illegality of the action of the town council, provided such petition is filed within 30 days after the final decision is rendered by the town council. The filing of said petition shall stay the decision of the town council pending the outcome of the appeal to the court.

For the purposes of this section, the term "person aggrieved" shall be limited to the applicant, the board of architectural review Board of Architectural Review or any member thereof, the planning commission or any member thereof, the zoning administrator, the town manager, the town council or any member thereof, and any resident of the town.

**Section 8. - Design criteria.**

8.1 The board Board of Architectural Review and, on appeal, the town council shall use the following standards and criteria infor considering applications other than demolitions filed under this article:

- (1) a. Whether or not 1 the proposed architectural design is suitable for Purcellville's historic small-town character in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) b. Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) c. Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals welfare by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures resources and making the town a more attractive and desirable place in which to live.
- (4) d. Whether or not proposed buildings or structures use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls components;
- (5) e. Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, massing, scale, proportion, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability and quality.
- f. (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, massing, scale, proportion, roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or short-term architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

**8.2. Optional Criteria for Evaluating Additions, Modifications and Repairs to Historic Resources**

a. Any property owner, at their sole discretion, may voluntarily elect, in writing, to have the Board of Architectural Review and the town council, on appeal, use the following criteria exclusively for evaluating their application filed under this article when it involves alterations to a historic resource under their ownership in lieu of using the design criteria contained in Section 8.1.

i. Historic resources located in the Historic Corridor and Overlay Zone may be evaluated for consistency with the most current edition of the "U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."

**8.3 Additional Design Guidelines**

The town council at its discretion and upon recommendation of the board may adopt additional design guidelines for use by the **board/Board or Architectural Review** in the review of applications under this article. Such additional guidelines shall not be adopted unless and until the town clerk has caused notice of same to be published at least once in a newspaper of general circulation within the county, at least seven days before the council meeting at which such proposed adoption is scheduled.

#### 8.4 No Specific Architectural Style to be Required

~~8.2. No specific architectural style to be required.~~ The ~~board of architectural review/Board of Architectural Review~~ and the town council on appeal shall not adopt or impose any specific architectural style in the administration of this article.

#### 8.3 Demolition permit criteria:

~~In reviewing demolition applications, the board of architectural review shall~~

consider the following:

- (1) ~~The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;~~
- (2) ~~The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and~~
- (3) ~~The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.~~

#### Section 9. - Deviations from approved plans.

Any person who once having obtained the approval required by this article deviates substantially from the approved plan shall be subject to the violations and penalties specified in ~~article 11~~ **Article 11**, section 19 of this ordinance.

**The following properties/lots are proposed to be ADDED TO THE HCOD/HCOZ and would be subject to be the regulations, as amended, contained in Article 14A of the Purcellville Zoning Ordinance.**

Parcel ID	Street No	Street Name
488201513000	400	11th Street South
488201480000	410	11th Street South
488201506000	410	11th Street South
488298807000	411	11th Street South
488101490000	420	11th Street South
488101474000	430	11th Street South
488103674000	440	11th Street South
488198767000	511	11th Street South
488199254000	521	11th Street South
488101350000	530	11th Street South
488396003000	110	12th Street South
488296096000	120	12th Street South
488294097000	121	12th Street South
488296589000	130	12th Street South
488294091000	131	12th Street South
488296484000	140	12th Street South
488293982000	141	12th Street South
488295675000	150	12th Street South
488293473000	151	12th Street South
488296850000	220	12th Street South
488293456000	221	12th Street South
488295556000	222	12th Street South
488293342000	301	12th Street South
488297007000	310	12th Street South
488296331000	320	12th Street South
488293332000	321	12th Street South
488296324000	330	12th Street South
488293323000	331	12th Street South
488296208000	350	12th Street South
488196296000	410	12th Street South
488196289000	420	12th Street South
488193893000	441	12th Street South
488292407000	441	12th Street South
488385457000	110	18th Street North
488383759000	111	18th Street North
488385564000	120	18th Street North
488385573000	130	18th Street North
488383870000	131	18th Street North
488383979000	141	18th Street North
488383986000	151	18th Street North
488378701000	130	20th Street South
488279690000	140	20th Street South
488279695000	140	20th Street South
488279383000	150	20th Street South
488277684000	151	20th Street South
488279979000	200	20th Street South
488277873000	201	20th Street South
488278461000	211	20th Street South
488280455000	220	20th Street South
488277258000	221	20th Street South
488280544000	300	20th Street South
488278250000	301	20th Street South
488278340000	301	20th Street South
488280630000	310	20th Street South
488280617000	320	20th Street South
488280710000	330	20th Street South
488280703000	340	20th Street South
488179038000	501	20th Street South
488179042000	501	20th Street South
489482494000	630	20th Street South
489483383000	630	20th Street South
489484785000	630	20th Street South
489484455000	730	20th Street South
489483845000	750	20th Street South
489483435000	760	20th Street South
489384860000	17760	20th Street South
489384947000	17760	20th Street South
488264597000	121	26th Street South
488264588000	131	26th Street South
488264159000	213	26th Street South

Parcel ID	Street No	Street Name
488264318000	321	26th Street South
488264413000	321	26th Street South
488264416000	321	26th Street South
488360854000	200	28th Street North
488357019000	100	29th Street South
488357007000	110	29th Street South
488257697000	120	29th Street South
488255295000	121	29th Street South
488255895000	121	29th Street South
488257692000	126	29th Street South
488255884000	131	29th Street South
488257375000	140	29th Street South
488255771000	141	29th Street South
488255776000	141	29th Street South
488255657000	201	29th Street South
488257549000	210	29th Street South
488257554000	210	29th Street South
488353970000	110	31st Street North
488352465000	111	31st Street North
488353977000	120	31st Street North
488352678000	121	31st Street North
488354187000	200	31st Street North
488352689000	211	31st Street North
488354195000	220	31st Street North
523396882000	101	33rd Street North
523397097000	201	33rd Street North
488209287000	121	9th Street South
453251215000	321	9th Street South
453251217000	321	9th Street South
453251307000	321	9th Street South
453152661000	510	9th Street South
489399057002	37489	E A Street
488187368000	311	E Street East
488187969000	311	E Street East
488174543000	160	F Street West
488173541000	170	F Street West
488376792000	171	F Street West
488172841000	180	F Street West
488172861000	181	F Street West
488172140000	190	F Street West
488172161000	191	F Street West
488171560000	195	F Street West
488171239000	200	F Street West
488170959000	201	F Street West
488170538000	210	F Street West
488170359000	211	F Street West
488169938000	220	F Street West
488169859000	221	F Street West
488169338000	230	F Street West
488169159000	231	F Street West
488168642000	240	F Street West
488168558000	241	F Street West
488168042000	250	F Street West
488167854000	251	F Street West
488167341000	260	F Street West
488181372000	100	G Street East
488182075000	100	G Street East
488183480000	110	G Street East
488185677000	200	G Street East
488282972000	201	G Street East
488283712000	211	G Street East
488186187000	220	G Street East
488284815000	221	G Street East
488187085000	300	G Street East
488188087000	310	G Street East
488189288000	320	G Street East
488286219000	321	G Street East
488190189000	330	G Street East
488287322000	331	G Street East
488286000000	341	G Street East

Parcel ID	Street No	Street Name
488191692000	410	G Street East
488192787000	430	G Street East
488193180000	440	G Street East
488193474000	450	G Street East
488196469000	501	G Street East
488198886000	501	G Street East
488198941000	551	G Street East
488104853000	641	G Street East
488106650000	661	G Street East
488366759000	120	Hall Road North
488365567000	121	Hall Road North
488366870000	130	Hall Road North
488382450000	120	Hatcher Avenue North
488380249000	121	Hatcher Avenue North
488382158000	130	Hatcher Avenue North
488380257000	131	Hatcher Avenue North
488382366000	140	Hatcher Avenue North
488380263000	141	Hatcher Avenue North
488382374000	150	Hatcher Avenue North
488380172000	151	Hatcher Avenue North
488381880000	160	Hatcher Avenue North
488379880000	161	Hatcher Avenue North
488477532000	260	Hatcher Avenue North
488267830000	230	J Street West
488266042000	241	J Street West
488266242000	241	J Street West
488266245000	241	J Street West
488266247000	241	J Street West
488266855000	241	J Street West
488266857000	241	J Street West
488266860000	241	J Street West
488266250000	245	J Street West
488264240000	301	J Street West
488264643000	311	J Street West
488263548000	321	J Street West
488258827000	410	J Street West
488257727000	420	J Street West
488256426000	500	J Street West
488272691000	171	K Street West
488273086000	171	K Street West
488273180000	171	K Street West
488270968000	200	K Street West
488270984000	201	K Street West
488270289000	211	K Street West
488269389000	221	K Street West
488268689000	231	K Street West
488264064000	300	K Street West
488264066000	300	K Street West
488264069000	300	K Street West
488264161000	300	K Street West
488257462000	420	K Street West
489474306000	200	Locust Grove Drive
488377002000	100	Main Street East
488282086000	148	Main Street East
488301053000	613	Main Street East
488207764000	200	Maple Avenue South
488207856000	210	Maple Avenue South
488207949000	210	Maple Avenue South
488207951000	210	Maple Avenue South
488204743000	221	Maple Avenue South
488208145000	300	Maple Avenue South
488208236000	300	Maple Avenue South
488208240000	300	Maple Avenue South
488209555000	300	Maple Avenue South
488209645000	300	Maple Avenue South
488204228000	311	Maple Avenue South
488208027000	320	Maple Avenue South
488208226000	320	Maple Avenue South
488208228000	320	Maple Avenue South
488205124000	321	Maple Avenue South





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