

**From:** [Neham, Ed](#)  
**To:** [Planning Commission](#)  
**Subject:** Re: HISTORIC ASSETS OVERLAY DISTRICT (HAO)  
**Date:** Wednesday, July 5, 2023 9:01:33 PM

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I inserted a few paragraphs in front to show how this might look.

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### **3.13 AR Architectural Review Overlay District**

#### **3.13.1 PURPOSE**

The purpose of this article to provide for the designation of architectural review districts: (i) for all properties zoned for commercial, industrial and public building use; (ii) for all properties abutting the entrances to the town's historic core; and (iii) for those certain properties having recognized historical importance, and to set standards and procedures to be followed in maintaining these properties.

In addition to the regulations of this zoning ordinance, special review and approval by the Board of Architectural Review may be required as established by the Town of Purcellville Code of Ordinances.

#### **3.13.2 ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACO)**

##### 1) Intent

Statement here, and more.

#### **3.13.3 HISTORIC CORRIDOR OVERLAY DISTRICT (HCO)**

##### 1) Intent

The Historic Corridor Overlay (HCO) district implements the Purcellville comprehensive plan goals of protecting the town's unique historical and architectural character along the entrances to the town to provide an attractive entry into the historic town core, ensuring that new development is in keeping with the small-town character of Purcellville, encouraging aesthetic treatment, 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.

Statement here, and more.

### **3.13.4 HISTORIC ASSETS OVERLAY DISTRICT (HAO)**

#### **1) Purpose and Authority**

The Historic Assets Overlay (HAO) district is adopted to protect the town's historic assets from unapproved demolition. Through this ordinance, the town will be able 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 HAO include every property on which a known Principal Building Historic Resource is located, unless such a property is mapped in the HCO district and therefore subject to similar regulations under Section 14A. This ordinance is adopted under authority granted by Va. Code §15.2-2306.

#### **2) Applicability**

The HAO shall apply to all parcels of land that 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.

#### **3) Definitions**

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

- a. 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.
- b. Resource. A building, structure or object.

- c. Principal Resource. A resource used, or historically used, to serve the primary use or function of the property on which it is constructed; e.g., a main house as opposed to a shed.
  - d. Historic Resource. Any resource that meets one or more of the following criteria:
    - 1. 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;
    - 2. Identified in either the Virginia Landmarks Register or the National Register of Historic Places as contributing to a designated historic district; or
    - 3. Designated by the town council as either (a) a local landmark, or (b) one that has an important historic, architectural, archaeological or cultural interest.
  - e. 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.
- 4) Demolition Permit Review and Approval

No Principal Resource 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 (BAR) or, on appeal, by the town council after consultation with the BAR, in accordance with Article 3.13.3.g