

Historic Preservation Overlay Zone

**Purcellville Planning Commission
Presentation to Town Council**

December 14, 2021



Figure 166. The Dillon House c.1795



Figure 167. The White Palace c.1930



Figure 168. The 1904 Train Depot and 1905 Hirst and Smith M



HISTORICAL RESOURCES

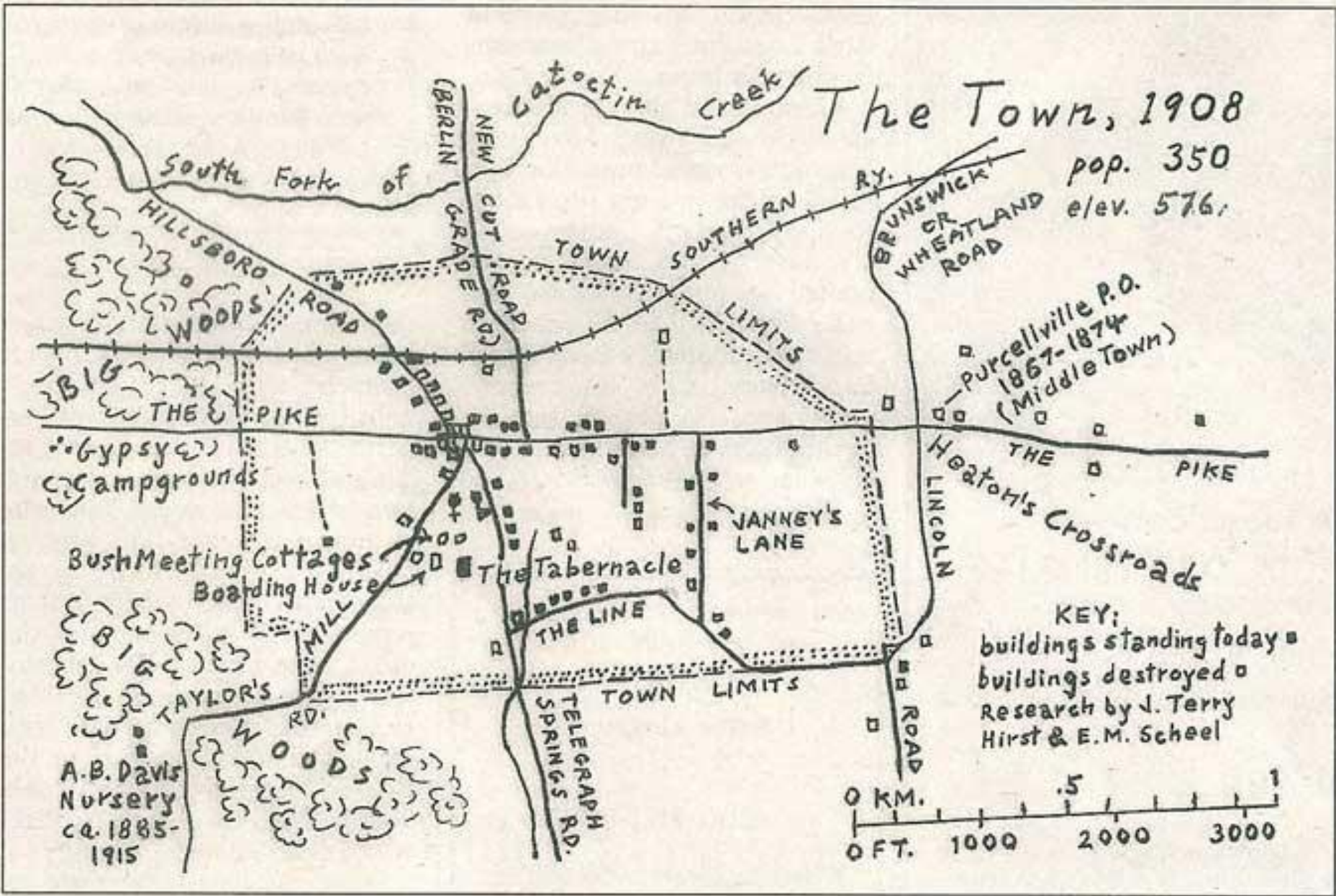
Purcellville's rich history is reflected in several ways. The Purcellville Historic District is listed on the National Register of Historic Places and the Virginia Register of Historic Places and is roughly centered around the downtown area, although it also includes many of the older residences in Town. Several historic buildings still exist in the Town that contribute to the Historic District, though only the Purcellville Train Station, Tabernacle/Fireman's Field Complex, and Locust Grove House (located outside of the Historic District) are independently listed on the National Register. Crooked Run Orchard on the east end of Purcellville is recognized and honored by the Virginia Department of Agriculture as a Century Farm. The farm has been in operation for over 200 years and is a living link to the past and an oasis for nature. Major routes along West Main Street, East Main Street, North 21st Street, North 23rd Street, South 32nd Street, and Berlin Turnpike have been deemed historic corridors by the Town through the creation of the Historic Corridor Overlay Zoning District and are recognized in the National and Virginia Register of Historic Places. All of these features contribute to Purcellville's unique character and small town charm.

RECOMMENDATIONS

The following are recommendations to consider in all land use and development decisions to continue protecting and incorporating historical resources into the fabric and character of Purcellville.

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).

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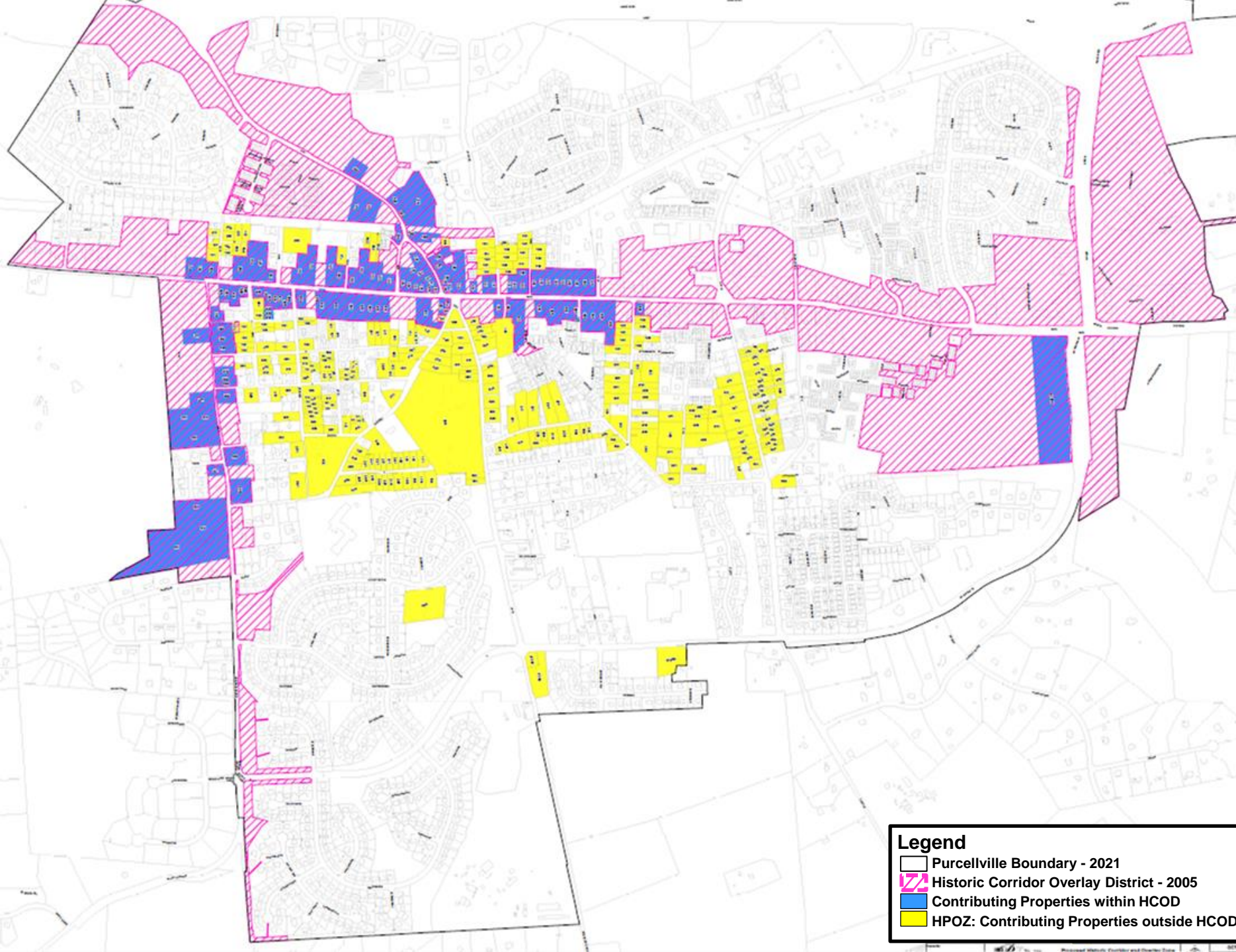


Purcellville 1908

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Purcellville Historic Overlays



Legend

- Purcellville Boundary - 2021
- ▨ Historic Corridor Overlay District - 2005
- Contributing Properties within HCOD
- HPOZ: Contributing Properties outside HCOD

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 396 historic properties, but 72 percent of the properties (283) 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
 - Listed as contributing in the National or Virginia Historic Registry

How have we engaged citizens?

- Public outreach efforts related to this proposed ordinance:
 - Joint public meeting with Town Council (March 2021)
 - Letter in Water Bill informing all citizens and businesses of effort (April 2021)
 - 2 Public hearings (July & November 2021)
 - 3 Town-Hall-style discussions (July, September, November 2021)
 - Responded to all emails received

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 and contribute to the Purcellville Historic District or are listed in the National Register of Historic Places.	✓
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	✓

Historic Protection Overlay Zone in a nutshell:

- Applies only to historic properties not already in the existing corridor district
- Applies to individual properties rather than a broad area
- Does not require extra approvals for repairs/modifications
- Does not place restrictions on uses in the base zoning
- Provides a process for demolition of principal use structures
- Reduces the State-imposed burden on demolition by property owners

Proposed Zoning Ordinance Amendments

Section 1. - Intent.

The historic corridor overlay district is intended to implement the Purcellville comprehensive plan goals of protecting the town's unique historical and architectural character in keeping with the small-town character of Purcellville, encourage entrances to town to provide an attractive entry into the historic town, and provide visitor opportunities through historic preservation and Main Street revitalization, all being deemed to advance and promote the public health, safety and general welfare of Purcellville and its visitors.

(Ord. No. 05-09-02, § I, 9-13-2005)

Section 2. - Applicability.

The historic corridor overlay district is created to conserve elements of the town's historic character in accordance with Section 15.2-2306 of the 1950 Code of Virginia, which defines historic corridors: (i) along arterial streets or highways designated as such in the Code found by the town council to be significant routes of tourism and (ii) along landmarks as may be established by the Virginia Board of Historic Landmarks within the town having an important historic, architectural or cultural significance, historic areas within the town as defined by Virginia Code § 15.2-2306, and landmarks, buildings, structures or districts in any contiguous localities.

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. 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 that are known to contain a Principal Building Historic Resource as defined in the Virginia Department of Historic Resources, the National Historic Register, or the National Register of Historic Places in 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 building, structure or object shall mean the destruction of greater than 50 percent of all exterior wall surfaces to a building, structure or object, or the destruction of the public right-of-way. Demolition of a building, structure or object shall include the demolition of a single exterior wall to build an addition.

Article 14C - Demolition

Section 1. Purpose and Authority.

This ordinance governs the process for the Town's review and action upon requests to demolish or relocate a Historic Resource, as defined under Section 14B of the Zoning Ordinance. This ordinance implements authority granted under Va. Code §15.2-2306.

Section 2. Application and Consideration by the Board of Architectural Review.

It shall be unlawful to demolish or relocate a Historic Resource without first obtaining a certificate of design approval from the Board of Architectural Review (BAR). Application for a certificate of design approval shall be submitted on the proper form to the Town's zoning administrator, together with the application fee as adopted by the Town Council. Complete applications must be received by the zoning administrator at least 14 calendar days prior to the BAR 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 BAR. The BAR 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 BAR to approve or disapprove such application within 60 calendar days from the date on which a complete application was submitted shall be deemed to constitute approval of the application.

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