

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE TO EXPAND LOCAL HISTORIC DISTRICT REGULATIONS TO INDIVIDUAL PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

WHEREAS, the City of Petersburg Code of Ordinances, Appendix B. Zoning includes Article 35. Preservation of Historical Areas within the City; and

WHEREAS, the purpose and objectives of Article 35 are to promote, within the historic areas hereby established, the educational, cultural, business, travel, industrial and other economic resources and the general welfare of the City of Petersburg, by preserving and protecting the old, historic or architecturally worthy buildings, structures, places and areas, as provided by Section 15.1-503.2 of the 1950 Code of Virginia, as amended; and

WHEREAS, additional purposes of Article 35 are to stabilize and improve property value in the historic areas, and to encourage new building and development that will be harmonious with the existing historic features, but will not necessarily be of the same architectural style; and

WHEREAS, the intent of Article 35 is to develop the historic areas, not in vacuum, but as a vital area in which each succeeding generation may build with the quality and sensitivity of past generations; and

WHEREAS, Article 35 includes the definition of a Historic area as, "Historic area means an area containing buildings or places in which historic events occurred, or which have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation"; and

WHEREAS, Article 35 includes the definition of a Structure as, "Anything man-made, including, but not limited to, main buildings, outbuildings, fences, walls, lamp posts, light fixtures, signs, signposts, billboards and paving"; and

WHEREAS, Article 35 provides that the historic areas are delineated on a map called the "historic areas zoning map, and there are requirements placed on property located within historic Areas that are not placed on properties outside historic areas; and

WHEREAS, there are properties on the National Historic Register of Historic Places within the City that are located outside designated Historic Areas and therefore do not have to meet the requirements placed on property located within Historic Areas; and

WHEREAS, Under Article 35, "No building permit under the provisions of the building code shall hereafter be issued for the erection, construction, alteration or restoration of the exterior of any building or structure, including signs, or part thereof, within a historic area, unless and until the applicant shall have secured a certificate of appropriateness from the architectural review board"; and

WHEREAS, Also under Article 35, "No work, such as, but not limited to, painting which does not require a building permit, but would substantially alter the exterior appearance of any building or structure within a historic area, shall be commenced, unless and until the applicant shall have secured a certificate of appropriateness from the architectural review board, however" and

WHEREAS, under Article 35, the requirements do not apply “when the work proposed would not be subject to public view from a street or other public place”; and

WHEREAS, the City of Peterburg City Council considered an Agenda item to the Planning Commission regarding expanding Local Historic District Regulations to individual properties listed on The National Register of Historic Places; and

WHEREAS, the Agenda Item includes a list of properties that would have to adhere to the requirements placed on property located within historic areas; and

WHEREAS, the City Council the voted to refer the item to the Planning Commission for a recommendation.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Petersburg recommends approval of an ordinance to expand local historic district regulations to individual properties listed on the national register of historic places, as indicated in (Exhibit A).