

§11.3 Historic Preservation Overlay District

§ 11.3.4 Establishment of Historic Districts

The Historic District (Overlay) is hereby established as an overlay district. Additionally:

~~A. Nominations-An application to consider nominating a property or properties for inclusion within a historic preservation district overlay shall be made by referrals submitted to the zoning administrator and then referred to the Review Board, or, for properties owned or ground-leased by Arlington Public Schools (APS), referral shall be made to the County Board. The Review Board, or for properties owned or ground-leased by Arlington Public Schools (APS), to the County Board shall have reason to believe that at least two of the 11 qualifying criteria are present prior to initiating its study of the nomination. The County Board shall maintain exclusive authority over the designation process of historic districts for properties owned or ground-leased by Arlington Public Schools.~~

1. Applications may be submitted by the following individuals, groups, or organizations:

a. For a single property application, (one building, site, structure, object, parcel, or property), the application may be submitted by any Arlington County resident or property owner.

b. For a multiple property request, the application may be submitted by the following:

i. A Civic Association, Homeowner's or Condominium Association Board, for properties within its boundaries, or;

ii. A petition signed by 25% or more of properties within the boundary of the proposed designation. Each property is allocated one vote for the petition.

2. The Review Board, or for properties owned or ground-leased by Arlington Public Schools (APS), to the County Board shall have reason to believe that at least two of the 11 qualifying criteria are present prior to initiating its study of the nomination. The County Board shall maintain exclusive authority over the designation process of historic districts for properties owned or ground-leased by Arlington Public Schools.¹

1-3. The owner of any property being considered for inclusion in a historic district shall be informed of the nomination within 10 business days of the receipt of a request for consideration 30 days of receipt of an application deemed complete via first class mail.

2-4. The Review Board, or for properties owned or ground-leased by APS, the County Board, shall base its decision upon studies, documentation and/or research, and shall prepare or cause to be prepared, a report on the historic significance of the proposed historic district.

¹ Relocated from Subsection 11.3.4.A above.

42 3-5. The Review Board, or for properties owned or ground-leased by APS, the County
43 Board, shall hold a public hearing to consider the historic district status after due
44 notice has been given to the owners of all properties to be included in such district(s),
45 and the civic association which includes the proposed district within its boundaries.
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47 4-6. The Review Board, or for properties owned or ground-leased by APS, the County
48 Board, shall not recommend designation unless it finds that at least two of the
49 criteria, below, have been met. The Review Board, or for properties owned or
50 ground-leased by APS, the County Board, retains the authority to not recommend
51 designation even if the property does meet at least two of the following criteria:
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- 53 (a) The property is listed or is eligible for inclusion in the National Register of Historic
54 Places;
- 55 (b) The property has character, interest, or value as part of the development, heritage,
56 or cultural characteristics of the county, state, or nation;
- 57 (c) The property was the site of a significant local, state, or national event;
- 58 (d) The property is associated with a person or persons who significantly contributed
59 to the development of the county, state, or nation;
- 60 (e) The property embodies distinguishing characteristics of an architectural style
61 valuable for the study of a period, type, or method of construction;
- 62 (f) The property is identified as the work of a master builder, architect, or landscape
63 architect;
- 64 (g) The property embodies elements of design, detailing, materials, or craftsmanship
65 that render it structurally or architecturally significant;
- 66 (h) The property has a distinctive location, or singular physical characteristics that
67 make it an established or familiar visual feature;
- 68 (i) The property is a particularly fine or unique example of a utilitarian structure
69 representing a period or style in the commercial, industrial, or agricultural
70 development of the county, with a high level of historic integrity or architectural
71 significance;
- 72 (j) The property has the potential to yield information important to the prehistory or
73 history of the county, state, or nation; or
- 74 (k) The property is suitable for preservation or restoration.
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76 5-7. If the Review Board recommends designation, then written copies of the Review
77 Board's recommendation, including determinations of historical significance, and
78 recommendations concerning the area to be included in the proposed historic district,
79 shall be transmitted for review to the County Board.
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81 6-8. If the Review Board recommends designation of a historic district, it will
82 forward, with such recommendation, proposed historic district design guidelines for
83 the district to be considered for adoption by the County Board. Provided, however,
84 that the Review Board may recommend that the County Board consider designation of
85 a historic district without proposed historic district design guidelines upon a finding
86 that taking time to develop such guidelines would present a substantial risk that
87 historic resources proposed to be preserved by the designation would be damaged or
88 destroyed. Where historic district design guidelines are not proposed with a
89 recommendation for designation, the Review Board shall recommend historic district

90 design guidelines for approval by the County Board at the earliest practicable date
91 after designation.
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93 (a) In the event that the Review Board does not recommend designation, the County
94 Board, upon its own motion, may initiate the designation review process.
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96 **B.** In accordance with the normal zoning approval procedure as specified in the Code of
97 Virginia, the County Board shall act on nominations regarding properties owned or
98 ground-leased by APS, and act on recommendations from the Review Board as to
99 nominations regarding all other properties. The designation of such a historic district
100 shall be shown as an overlay on the map referred to in §2.1.
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102 **C.** Upon adoption of the ordinance, the owners and occupants of each designated historic
103 district shall be given written notification of such designation by the County Board.
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