



PRINCE WILLIAM
COUNTY

Thoroughfare Historic Overlay District

Gainesville and Brentsville Magisterial Districts

Community Engagement/Stakeholder Meeting

June 17, 2024

- ***Purpose of the Meeting***

- Discuss Planning Office Study for Creating a Historic Zoning Overlay District for the Thoroughfare Community
- Discuss Process and Explain Required Tasks
- Identify How Planning Office Will Provide Project Updates
- Identify How Community Can Provide Input
- Discuss Timeframe/Schedule

- ***Project Team***

- Planning Office – Cultural Resources Group
- Office of Historic Preservation
- Dovetail Cultural Resources Group (Consultant)
- Other County Agencies (Zoning, Transportation, County Attorney, Development Services, Environmental)
- Architectural Review Board (ARB)

- **Purpose** – Conduct Study for Creation of Historic Zoning Overlay District for the Thoroughfare



- **Goal** – Manage physical change within the community to preserve the history of Thoroughfare

Historic Thoroughfare

The history of a small community founded after the Civil War in western Prince William County, Virginia.

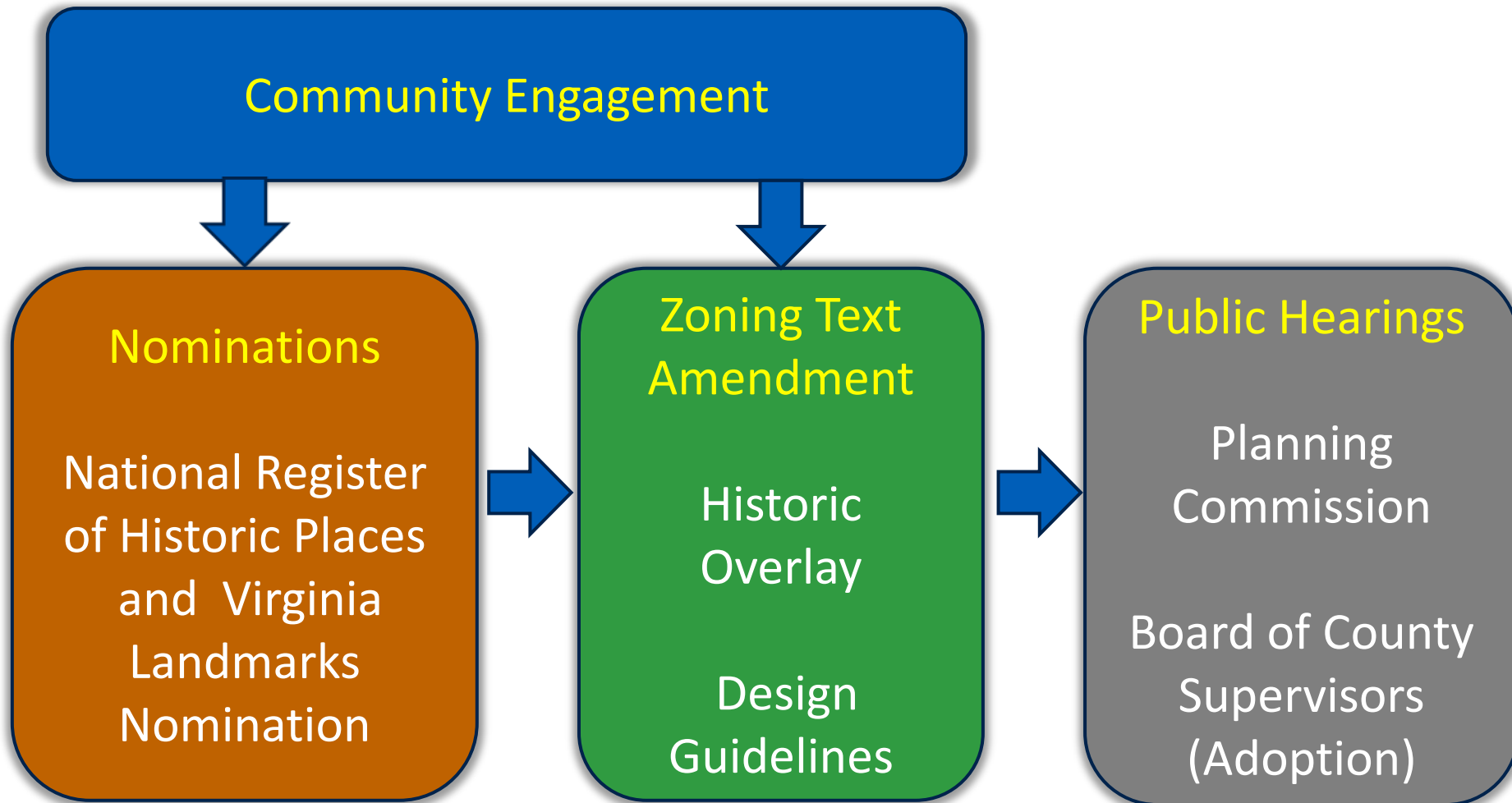
PWC Historic Preservation
May 26, 2023



[Indigenous Ties](#) [Early Land Division and Use](#) [Civil War](#) [Establishing a Community](#) [Thoroughfare Founders](#) [Families of Thoroughfare](#) [Explore](#) [20th Century Community](#) [Change](#) [Learn More](#) [Acknowledgements](#)

- **Res. No. 21-358 (June 15, 2021)**
Initiation of Zoning Text Amendment (ZTA) to study creation of Historic Overlay Zoning District
- **Thoroughfare Historic Recordation Project (2021-2022)**
 - Preliminary Information Form (PIF)
 - Architecture Survey
 - Oral Histories
 - Story Map

Steps Needed to Meet Goal



National Register of Historic Places (NRHP) Virginia Landmark Register (VLR) Nomination



What is the NRHP and VLR?

NRHP vs. PIF

Requires Ownership consent (Majority of Owners for Historic Districts)

Why is the NRHP the Initial Project Task?

National Register Nomination

- Consultant – Dovetail CRG
- Work Plan
 - Archival Research
 - Architectural Survey
 - Draft NRHP Nomination
- Draft Review
- Public Engagement
 - Kickoff Meeting
 - Draft Review
- State and Federal Process

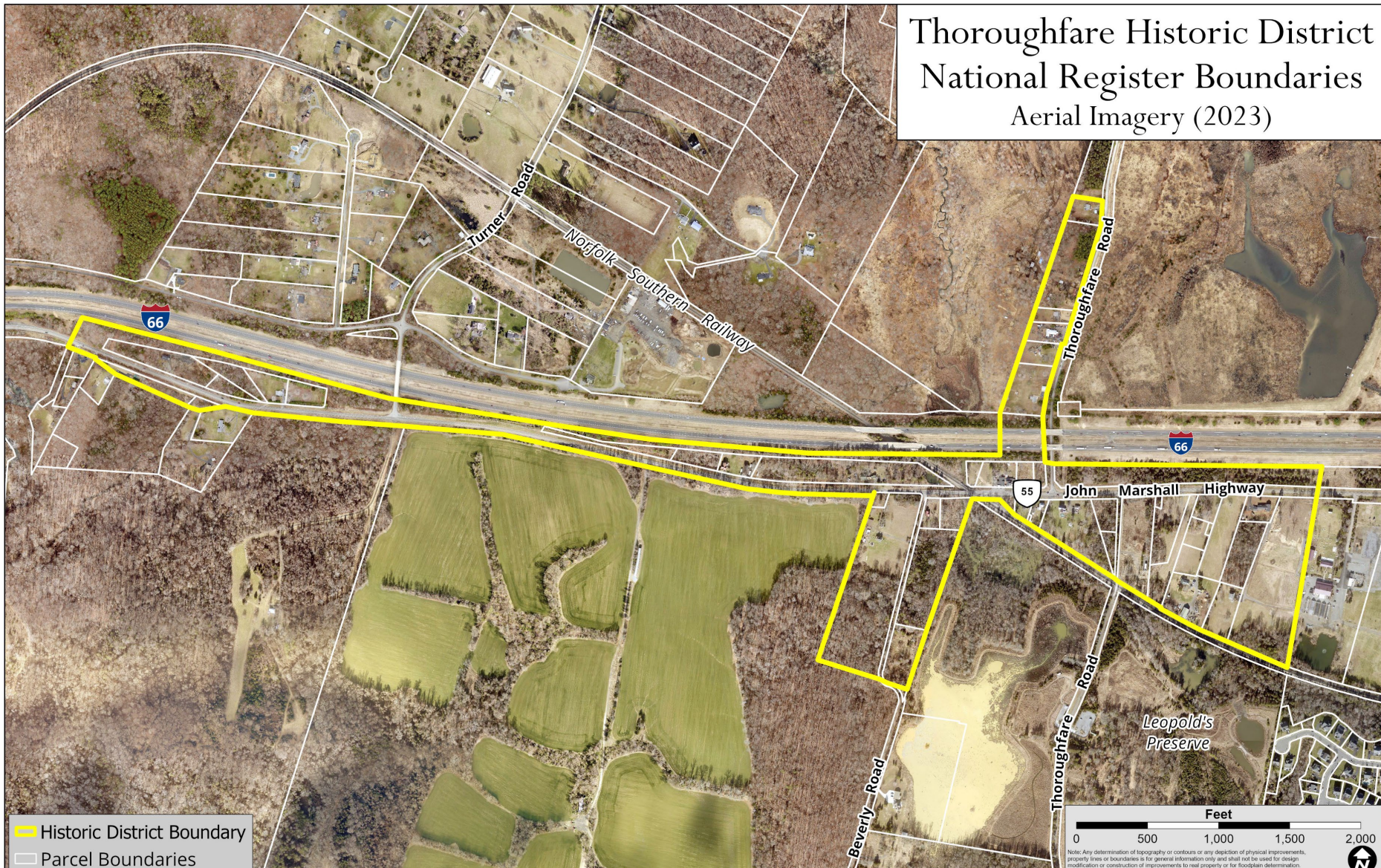
More Information at:

<https://www.dhr.virginia.gov/programs/historic-registers/>



National Register – Proposed Boundaries

Thoroughfare Historic District National Register Boundaries Aerial Imagery (2023)

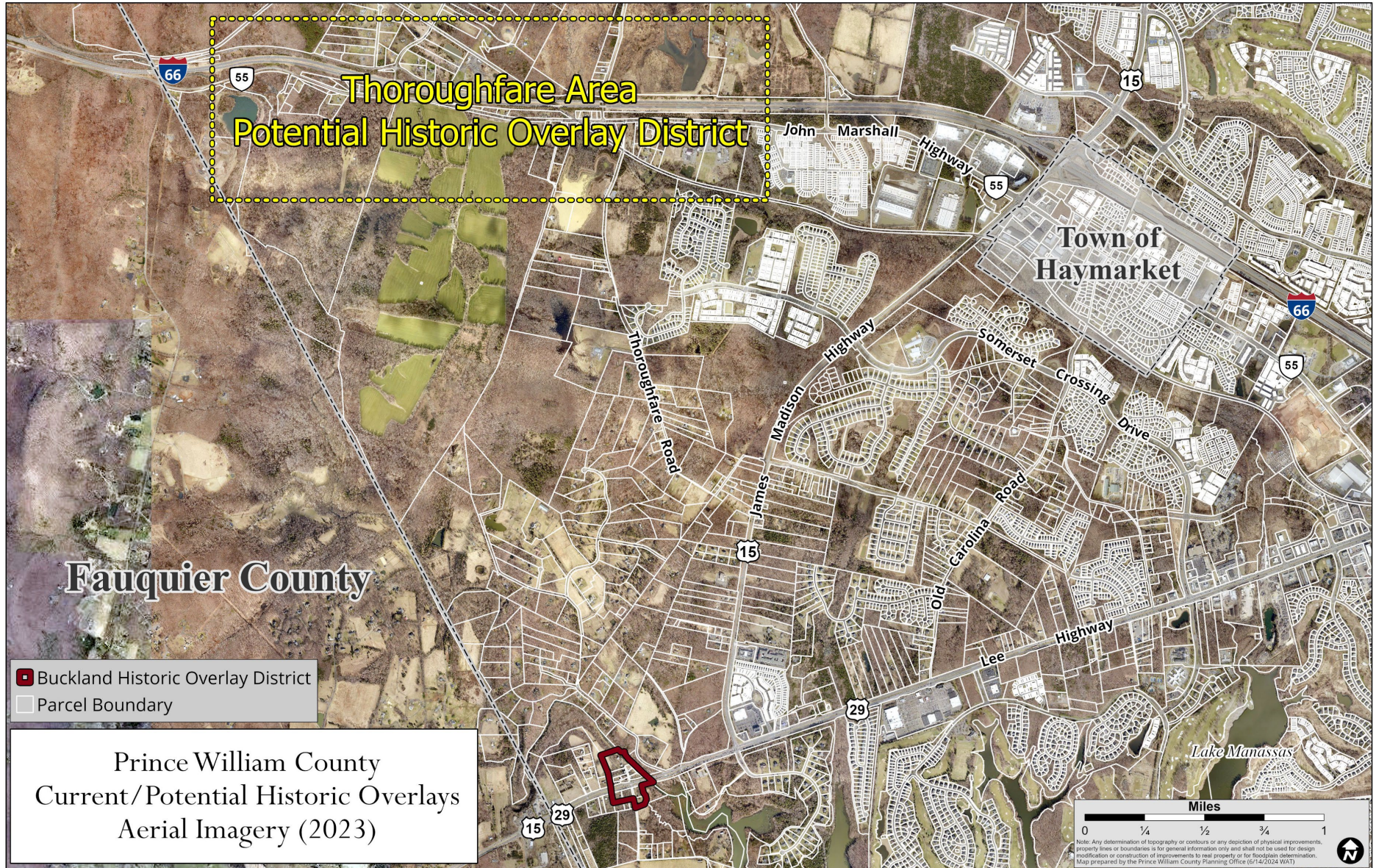


NRHP vs Historic Zoning Overlay District

National Register	Historic Zoning Overlay District
Federal Designation National Park Service	Local Designation Board of County Supervisors
Honorary Designation No Local Land Use Control	Zoning Enabled Control Design Review by Architecture Review Board (ARB)
Provides Oversight with Federal Undertakings (Section 106 NHPA)	Does Not Protect Against State or Federal Actions
Grants Historic Preservation Rehabilitation Tax Credits	No Local Preservation Incentives

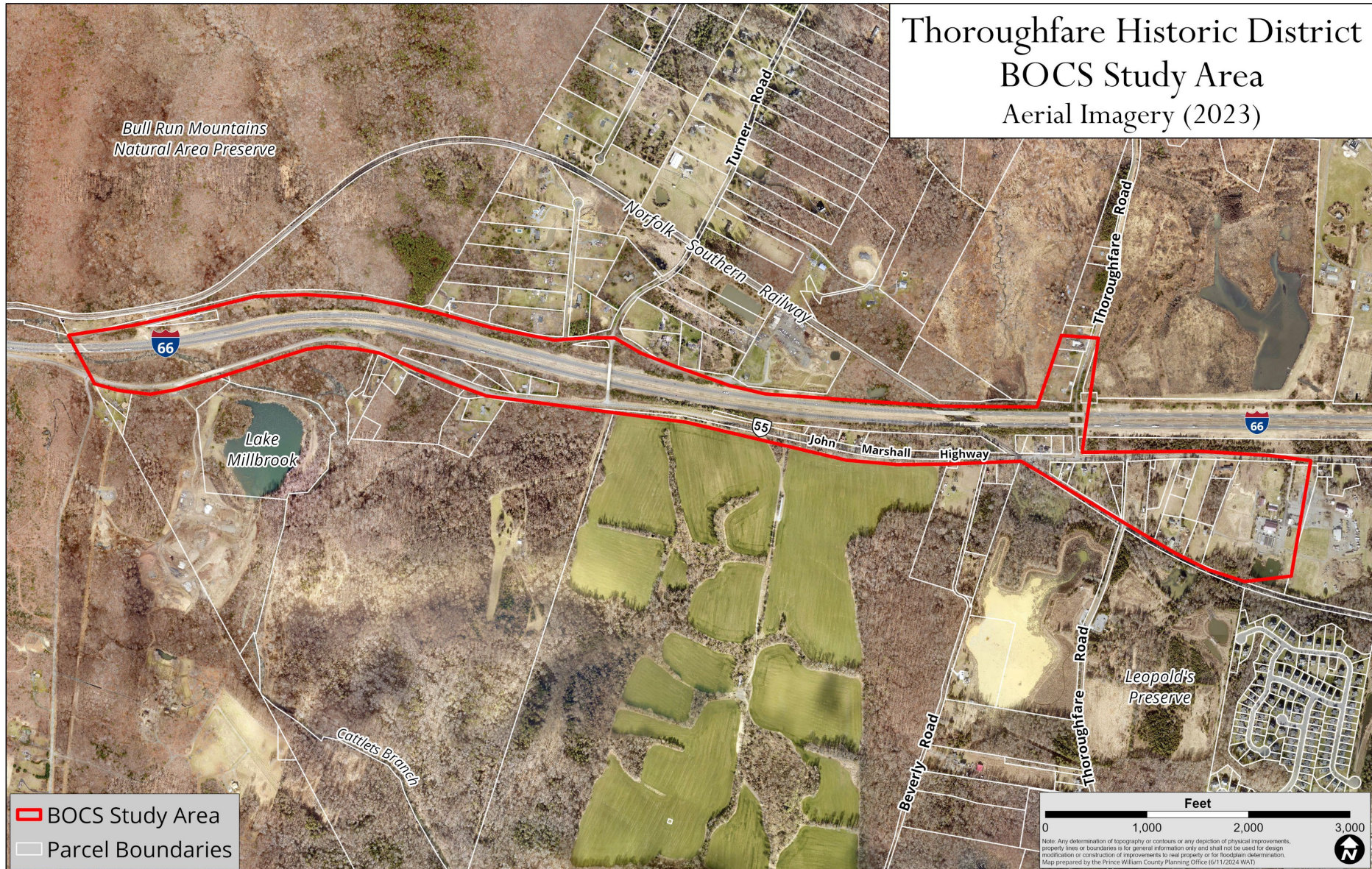
- **Code of Virginia § 15.2-2306**
Preservation of historical sites/cultural resources
- **Zoning Overlay Districts** are special zoning districts placed on top of the primary zoning district to supplement control of land use of special areas
- **Prince William County** has **eleven (11)** Zoning Overlay Districts
 - Historic Zoning Overlay

Historic Zoning Overlay District



- Created and Amended Through Zoning Text Amendments
- Follows Standard Process (Future Meeting)
 - Initiation (BOCS or Zoning Administrator)
 - Study of Impacts to Zoning Ordinance
 - Public Meetings
 - Planning Commission Hearing
 - BOCS Hearing (Approval or Denial)
- Res. 21-358 – BOCS Initiation Thoroughfare Historic Overlay District (June 15, 2021)

Historic Zoning Overlay District



- ***Code of Virginia § 15.2-2306***
Provides for a review board to administer **provisions** set forth from the ordinance that governs the **protection** of places of **historic, architectural, archaeological, or cultural interest.**
- **Manage Change** within the **Historic Overlay District**
- **Protect** against deterioration, destruction of, or encroachment upon **historic or architecturally significant structures, and/or areas.**
- **Encourage uses** which will lead to their **continuance, conservation, and improvement** in an appropriate manner.
- Ensure that **new structures and uses** within such district will be in **keeping with the historic or architecturally significant character to be preserved**



COUNTY OF PRINCE WILLIAM

HISTORIC OVERLAY DISTRICTS DESIGN REVIEW GUIDELINES



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5.	Signs (<i>Reserved</i>)	
G.	Guidelines for Native American Site Features (<i>Reserved</i>)	
H.	Guidelines for Civil War Features (<i>Reserved</i>)	

- Design Review through ARB (Consistency with Design Guidelines)
- Prepared with ZTA
- Consistent with Secretary of the Interior Standards for the Treatment of Historic Properties
- Draft Review by County Agencies and ARB
- Presented to the Community for Review and Comment

<i>Task</i>	<i>Milestones</i>
NRHP/VSL Nomination	Draft October 2024
Zoning Text Amendment	Draft May 2025
Design Guidelines	Draft May 2025
Community Engagement	Throughout the Project September 2024-June 2025
Planning Commission Hearing	February 2026
Board of County Supervisor Hearing (Adoption)	April 2026

How Can the Community Obtain Information and Provide Input?

- **Community Engagement Meetings – Dates TBD**

NRHP/VLR

1. Scope/Process/Input
3. Draft Presentation
3. VDHR – Property Owners

Historic Overlay ZTA/ Design Guidelines

1. Scope/Process/Input
2. Draft Presentation

- **Question/Comment Card**
- **Email Questions/Comments to:**
 - thoroughfareproject@pwcgov.org
 - egriffitts@pwcgov.org

- **Email Notification** – List of Attendees
- **Thoroughfare Community Updates**
<https://www.pwcva.gov/departments/parks-recreation/thoroughfare-community-updates>
- **Planning Office Web Page**
<https://www.pwcva.gov/departments/planning-office>
- **Property Owner Mailers** – Meeting Announcements Only



June
TEENTH
FREEDOM DAY



Steps Needed to Meet Goal

National Register of Historic Places/
Virginia State Landmark Nomination

Historic Overlay District Designation
(Zoning Text Amendment)

Design Guidelines

Public Engagement and Hearings



- Why is Study for the Historic Overlay Zoning District Needed?
 - Identify Historic Character Defining Features
 - Identify Boundaries
 - Understand Zoning Impacts
 - Understand Community Needs
- Analysis Through
 - National Register Nomination
 - County Internal Review
 - Community/Stakeholder Meetings

Code of Virginia § 15.2-2306

Preservation of historical sites and architectural

- **Authorizes** Any **locality** to adapt an ordinance that delineates **historic districts** that contain one or more resources of **historic, architectural, archaeological, or cultural interest**
- **Protect** against deterioration, destruction of, or encroachment upon **historic or architecturally significant structures, and/or areas.**
- **Provides** for a review board to administer **provisions (Design Guidelines)** set forth from the ordinance that governs the **protection** of places of **historic, architectural, archaeological, or cultural interest.**

Steps Needed to Meet Goal



National Register of Historic Places/
VA Landmark Register Nomination



Historic Overlay District Designation
(Zoning Text Amendment)



Design Guidelines



Public Engagement and Hearings



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- **Prince William County** has **eleven (11)** Zoning Overlay Districts
 - Domestic Fowl
 - Chesapeake Bay Preservation Area
 - Agritourism and Arts
 - E-Commerce
 - Historic