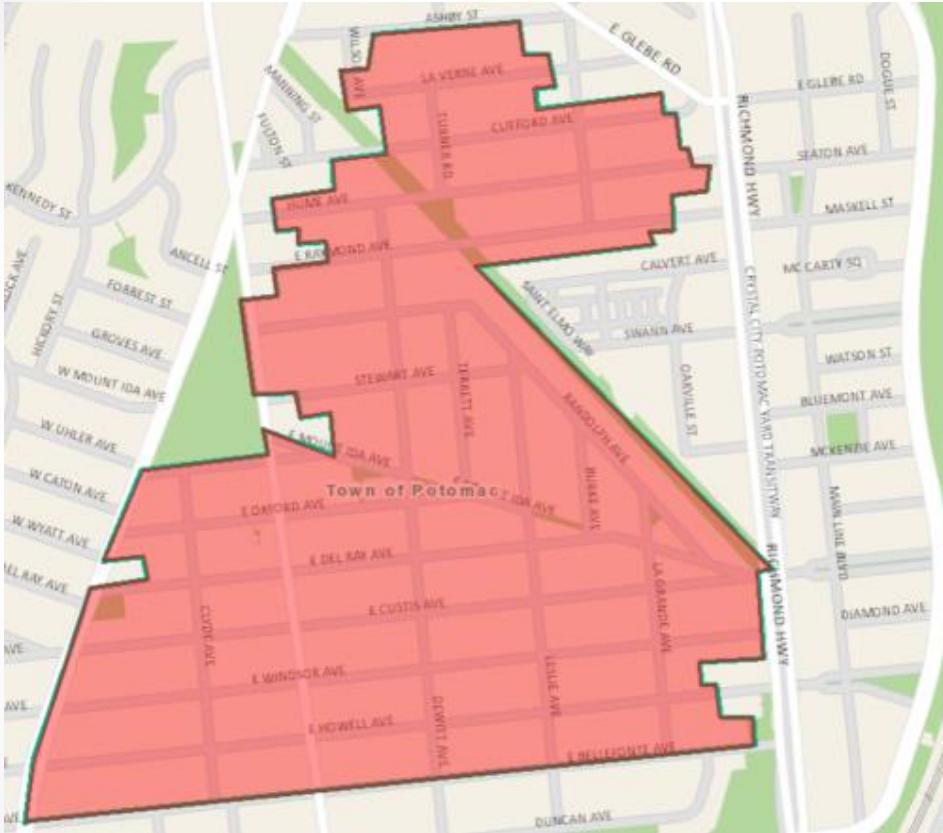




Potential Del Ray Preservation Options

Town of Potomac and Del Ray Neighborhood Boundaries



Town of Potomac added to National Register of Historic Places in 1992



Current Status

- Del Ray Pattern Book published in 2015 to illustrate how new homes, additions and alterations could be done “in character.”
- DRCA hired a consultant to update the NR nomination, submitted to VDHR. In 2020, staff walked the district to confirm and adjust submission.
 - Approximately 569 of the original 690 contributing structures are still contributing.
 - Great majority of 121 no longer contributing were additions/alterations per building code.
- *Tear downs:* In 3 ½ years (2020 through mid-2023, 23 grading plans were approved for the entire Del Ray area, including the Town of Potomac. During the same period, 22 building permits were issued for construction of new dwellings in the Del Ray area.
- *Cases in Town of Potomac that went to public hearing:* Since 2016, one case (2406 Terrett Ave) where an existing contributing home was being replaced by a new structure. In two cases, the lots were completely vacant; and in two cases the structures were destroyed by fire.
- Town of Potomac added to the Preservation Virginia’s 2023 Most Endangered Places List.



Local Historic District

- Similar to Old and Historic Alexandria District and Parker-Gray District.
- Regulated by a Board of Architectural Review, which would need to be created.
- Any improvements to the exterior of a property visible from a public right of way could require approval.
- Any new construction, demolition, or significant addition could require review and approval.
- Design Guidelines for the district would need to be written and adopted.



Neighborhood Conservation District

- Primary focus to preserve neighborhood character rather than historic fabric, but operates like a historic district BAR.
- Requires district/overlay designation and a reviewing board to be established.
- Typically reviews demolitions, new construction, major additions, and site development.
- Design criteria can be part of the Zoning Ordinance in lieu of separate Design Guidelines.
- Board can delegate some limited responsibility to staff for minor reviews.
- District/board would be established by City Council with recommendations from preservation boards.

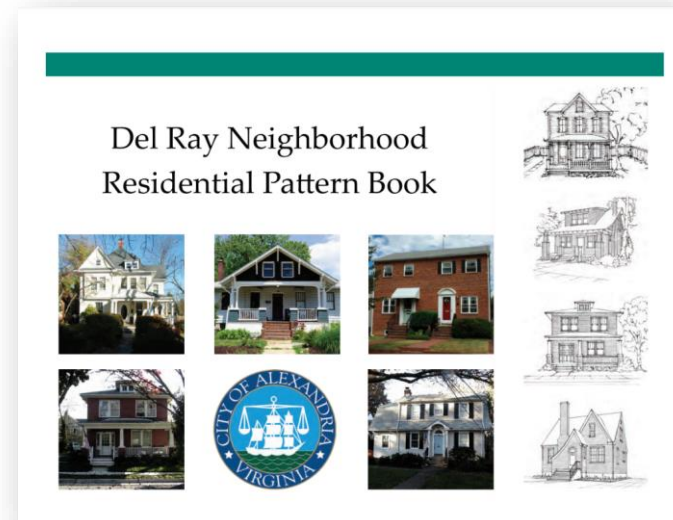


Demolition Delay Ordinance

- A Demolition Delay Ordinance would require a waiting period before demolition takes place.
- During the delay period, property owners along with city staff may explore options for the redevelopment of the property that do not include the demolition of the existing structure.
- Similar to BAR "Permit to Demolish."
- Would require establishment of a local historic district, which could be the same as the existing national district.
- City Charter Section 9.09(j) has clear guidelines.

Require Pattern Book for Homes Built Through SUPs

- This option would change the ordinance to require elements of the Del Ray Pattern Book when home requires a Special Use Permit (such as for redevelopment of a substandard lot).
- The Del Ray Pattern Book was established in 2015 and provides guidance on the design and maintenance of properties in the Del Ray area.
- Currently staff refers property owners to this document, but its use is not required.
- The Del Ray Pattern Book cannot be required for projects that are by-right, but a change in the ordinance could allow it to be applied to properties that require an SUP.





Next Steps

- Any proposal would need to be added to the City work program, justified by substantial community support for the concept of centralized oversight of changes to individual buildings.
- Issues include level of oversight and the geographic area to be considered.
- Options for this community input may include the following:
 - Survey of property owners
 - DRCA public outreach
 - Other ideas?
- Also helpful tonight: share the kinds of questions Del Ray/Town of Potomac property owners would have about historic preservation options.