



## Town of Christiansburg

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The Town of Christiansburg is considering the potential adoption of local historic districts and accompanying regulations. We would like to make you aware of some of the pros and cons of this potential situation and also let you know the goals of the accompanying questionnaire. **Please note that regulations may be forthcoming based in part on the responses that the Town receives, so please fill out and return the questionnaire – it may affect the use of your property.**

### Historic District Questionnaire Goals

- Make the public aware of the existing districts and buildings listed on the Virginia Landmarks Register and National Register of Historic Places.
- Make the public aware that the Town could adopt its own historic district(s) and incorporate regulations into the Zoning Ordinance.
- Determine if the public sentiment is to pursue the adoption of Town local historic district(s) and incorporation of regulations into the Zoning Ordinance.
- If the public sentiment is to pursue the adoption of Town historic district(s) and incorporation of regulations into the Zoning Ordinance, determine what the districts should be, what type of regulations should be enacted, and to what extent the regulations should control existing and new development.
- If the public sentiment is to pursue the adoption of Town historic district(s) and incorporation of regulations into the Zoning Ordinance, determine if the public desires an architectural review board.

### Historic District Pros

- Additional regulation may assist in protecting historical properties/neighborhoods
- Tourism promotion
- Potential increase in access to or likelihood of historic preservation tax credits, tax abatements, loans, or grants
- Potentially maintain and/or improve property values by providing incentives for upkeep, rehabilitation, and restoration
- Can help to educate and connect residents and visitors about the Town's cultural heritage, history, and architecture.
- Assure that new construction will be in harmony with the historical character and architectural setting of a neighborhood
- Recognizes the value of existing places and helps to preserve a sense of place.
- Encourages re-investment and protects property owner and local government investment
- Can be linked to plaques, signage, walking tours, and local historic curriculum

### Historic District Cons

- Additional regulation may limit property owners ability to change uses, modify structures, demolish structures, etc. (sometimes discouraging or preventing rehabilitation or redevelopment)
- Additional regulation may result in additional need for staff and/or increase in taxes to cover Town's expenses
- If the Town were to offer incentives for upkeep, rehabilitation, and/or restoration, this would be an additional expense for the Town, increasing or reallocating Town taxes
- Additional review by Planning Commission or an architectural review board and Town Council would result in costs for property owners/developers in terms of permits fees and result in delays required for the approval processes
- Additional expenses for property owners/developers caused by new requirements or conditions