

ROUND HILL CONSIDERS NOMINATION TO VIRGINIA LANDMARKS REGISTER AND NATIONAL REGISTER OF HISTORIC PLACES

A public information session will be held Thursday, April 19 at 7 pm at the Round Hill Town Office. Information will be presented about the proposal made by the Town of Round Hill Planning Commission to the Round Hill Town Council to proceed with the nomination of the Town of Round Hill to the Virginia Landmarks Register and National Register of Historic Places.

Nomination is a two step process. The first step, an earlier evaluation of the Town's potential for registration (the Round Hill Preliminary Information Form [PIF]), has been reviewed by the Commonwealth of Virginia with the conclusion that Round Hill is eligible to be listed on the Virginia Landmarks Register and the National Register of Historic Places. And as the organizing charter for the Round Hill Planning Commission calls for protecting the historic integrity of the town, the Planning Commission's recommendation to the Town Council is to proceed with the nomination, the second step.

Mr. David Edwards, Director, Northern Regional Preservation Office, Virginia Department of Historic Resources, is scheduled to attend the meeting. Round Hill's nomination would be presented to Mr. Edward's office for review and forwarding for state and federal approval. Ms. Maral Kalbian, a local Architectural Historian also plans to attend

Listing on the Virginia Landmarks Register and National Register of Historic Places imposes no restrictions on property owners. It is instead an honor bestowed on historic properties. It recognizes the historic value of a property and encourages present and future owners to continue to exercise good stewardship. Owners of registered properties can qualify for state and federal historic rehabilitation tax credits; receive technical assistance from Department of Historic Resources staff for maintenance and rehabilitation projects; purchase plaques that mark the property's significance; and donate easements that can reduce potentially real estate taxes.

Foremost among these benefits are tax breaks. There is a federal tax credit of 20% of the total amount of all eligible expenses of the rehabilitation of commercial, industrial or **rental residential** buildings. Virginia is even more generous, allowing a 25% tax credit once Round Hill is on the registers of eligible rehabilitation expenses for commercial **or** residential properties.

For the tax credits, eligible expenses include any work that is properly chargeable to a building's capital account in connection with a certified rehabilitation. Essentially, this means that all work done to structural components of the building will be eligible, as well as certain soft costs such as architectural and engineering fees, construction period interest and taxes, construction management costs, and reasonable developer fees. Expenses related to new heating, plumbing and electrical systems are eligible, as well as expenses related to updating kitchens and bathrooms, compliance with ADA, and fire suppression systems and fire escapes. Acquisition costs, however, and any expenses

attributable to additions or enlargements of the building, are not eligible. Under the federal program, site work and landscaping elements are not eligible expenses. Under the state program, certain site work may be eligible

Other benefits of being on the registers include:

1. The investments of owners and residents of historic properties are protected and often enhanced.
2. Education benefits to Town residents and owners and residents of historic properties.
3. Potential positive economic impact from tourism.
4. Enhancement of business recruitment potential.

Round Hill can join Aldie, Bluemont, Hillsboro, Leesburg, Middleburg, Paeonian Springs, Purcellville, Taylorstown, Unison and Waterford with the honor of having our unique heritage recognized.

If you drive down Clayton Hall Road into Bluemont, take a look at the handsome National Register of Historic Places sign. Round Hill deserves no less. It would be so nice to drive into Town from any one of our gateways, see the signs and say: "This is Round Hill".

Please take the opportunity to learn more about the historic and landmark registers and communicate your interest to the Round Hill Planning Commission and Town Council.