The Historic Access Corridors of Virginia are a form of land use regulation intended to conserve local character in commercial corridors adjacent to historic districts. Varying by locality in their ordinances and administration, these corridors invoke the legal basis of zoning and historic preservation codes to manage the design and site plan review of development projects in designated areas. Historic Access Corridors are not preservation tools in the traditional sense, but have the potential to act as allies to preservation by preventing the demolition of some buildings, and by contributing to the maintenance of place. They may also inhibit historic preservation practice when policy constraints or the decision-making process prevent them from functioning in the best interest of historic resources. An investigation of four case study jurisdictions comprising nine case study development projects describes and analyzes the constitution and administration of Historic Access Corridors in Virginia. Analysis forms the basis for policy recommendations intended to improve the function of corridors generally, and as tools to promote historic preservation specifically. This thesis will answer the question, Are Historic Access Corridors an effective tool for promoting historic preservation in Virginia?

Dual HP/UP degree
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