



Amesville Historic Preservation Ordinance February 10, 2017

SECTION 1.0 In order to provide guidelines for preservation and restoration for historic structures in Amesville, these basic principles are therefore adopted. The purposes are:

- Historic Preservation
- To foster civic beauty
- To stabilize and increase property values
- To strengthen the local economy
- To maintain and enhance the distinctive character of historic buildings and areas
- To safeguard the heritage of the City or Village of by preserving districts which reflect Elements of its history, architecture, archaeology, engineering or culture
- To protect and enhance the City's attractions to prospective residents. Businesses and tourists
- To facilitate reinvestment in and revitalization of certain older districts and neighborhoods

1.3 Definitions:

Alteration-Any act or process that changes one or more of the exterior architecture features of a building or structure. Including but not limited to the erection, construction, reconstruction, or removal of the building or structure

Addition-Any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with or increasing the size or capacity of the building or structure

Building-Any structure created for the support shelter or enclosure of persons, animals, or property of any kind and which is permanently affixed to the land

Change-Any alteration, Demolition, removal or construction involving any property subject to the provisions of this chapter

Construction-The act of constructing an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property

Demolition-Any act or process that destroys in part or in whole any building or structure

Historic District-Any area designated by ordinance of the village council which may contain within definable geographic boundaries, buildings, structures or sites of historic, architectural or archaeological significance

Historic Structure-Any building or structure which has historic, Architectural or archaeological significance and has been so designated according to the provisions of this chapter. The significance of a property to the history, Architecture, archaeology, engineering, or culture of a community, State or the nation. It may be achieved in several ways:

- Association with broad pattern of our history, events, activities, or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield information important in history or prehistory (archaeology)

Landmark-Any building, structure or archaeological site that has been designated as a "landmark" by ordinance of the village council, pursuant to procedures proscribed herein, that is worthy of preservation, restoration or rehabilitation because of its historic, architectural or archaeological significance

Owner-the owner or owners of record

Preservation-The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property

Reconstruction-The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location

Rehabilitation-The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey it's historical, cultural, or architectural values

Restoration-The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project

1.4 Procedures For Establishing a Board or Commission

- The commission shall consist of the 3 members of the Amesville Safety Committee
- Rules of procedure shall be the same as those of Village Council.
- The Commission shall review decisions made in a public forum, applicants notified of meeting's and advised of decisions.
- Written minutes of board or commission actions available for public inspection
- Vacancies on the board or commission filled within 60 days, unless extenuating circumstances require a longer period.

1.5 Powers and Duties of Board or Commission

The board shall have the power to advise on the application of any property owner, the demolition, construction, preservation, restoration, rehabilitation of any home, commercial establishment or other structure, or new construction within the historic district

The board or commission shall determine the appropriateness of the application regarding demolition, construction, preservation, restoration, reconstruction and rehabilitation of structures within the designated historic district

1.6 Procedures for the Identification, Review and Designation of Individual Landmarks and Historic Districts

In considering the designation of any area, property, or site as a historic district or landmark, the board or commission shall apply the following criteria:

- its character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation
- Its location as a site of a significant historic event
- its identification with a person significant in our past
- Its exemplification of the cultural, economic or social heritage of the city, state or nation
- Its portrayal of a group of people in an era of history, characterized by a distinctive architectural style
- Its embodiment of distinguishing characteristics of a building type or architectural style
- Its embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
- its identification as the work of an architect or master builder whose work has influenced the city, state or nation
- Its potential to yield information important in prehistory or history {archaeology}

1.7 Procedures for Reviewing Proposed Alterations (Including Demolition and New Construction) to Designated Resources

No person shall demolish or make any alteration or environmental change to any designated historic property without first obtaining advice from the Commission

The Commission shall make a determination on an application for recommendations of appropriateness within 30 days of the filing of the action, or within 60 days if a public hearing is required, unless the applicant approves an extension of time. The commission may also table the application for additional information, or for lack of information or clarification until the next meeting or for a specific period of time. If the board fails to render its decision within the specified time period, the application for certificate of appropriateness shall be deemed approved

In making such a recommendation, the Commission shall refer to the Secretary of the Interior's Standards' for Rehabilitation and to design guidelines adopted by the Commission

1.8 Enforcement Provisions

If it is found that any of the provisions of these standards are being violated, the person responsible for such violations performed is expected to correct the violations. All work shall be corrected within a reasonable period. The Commission can recommend to Village Council the discontinuation of water services until such time as the violations are remediated.

1.9 Appeals Procedures

Decisions by the historic district commission may be appealed to the Village Council within ten (30) days of the commission hearing.

2.0 Severability :

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions or application of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are hereby declared severable

2.1 Minimum Maintenance Requirement

No owner of a building or structure in the historic district. shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to ensure such building's perpetuation and to prevent its destruction by deterioration

The owner of a protected property shall provide sufficient maintenance to ensure its protection from hazards and to prevent deterioration