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17.01 PURPOSE

The Village of Amesville finds the preservation, protection, and use of areas, places, buildings, structures and works of art—whether designated as local landmarks or in local historic districts or national register historic districts—is vital to the community's integrity and identity. The purposes of the Historic Overlay district is to:

A. PROTECT COMMUNITY'S HERITAGE

Safeguard the heritage of the Village by preserving sites and structures within national register historic districts and/or within state and locally designated historic districts that reflect the Village's history and architectural past.

B. PROPERTY VALUES

Stabilize and improve property values.

C. STRENGTHEN THE ECONOMY OF THE VILLAGE

D. CIVIC PRIDE

Foster civic pride in the beauty and notable accomplishments of the past.

E. PROMOTE PRESERVATION

Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the Village.

17.02 DEFINITIONS

The definitions of this Chapter are to be used solely for the purpose of interpreting and administering the historic district and landmark provisions of this Zoning Code.

17.03 DESIGNATION/EXPANSION OF HISTORIC DISTRICTS AND LANDMARKS

The required procedure for designation or expansion of historic districts and landmarks is defined in

17.04 EFFECT OF DESIGNATION

The Historic Overlay (HOD) zoning classification may be applied to historic districts or individual landmarks. Once HOD zoning is approved, the Planning Director (Village Clerk) must cause the historic district designation to be shown upon the Official Map as an overlay without changing the base district or districts.

17.05 CERTIFICATES OF APPROPRIATENESS

No contractor, owner or other person may make any environmental changes to any landmark property or property within a designated historic district unless a valid written Certificate of Appropriateness has been issued by the respective Historic District Commission.

17.06 STANDARDS FOR REHABILITATION

The U.S. Secretary of the Interior's "Standards for Rehabilitation" ("Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings;" W Brown Morton et al.; U.S. Department of the Interior, National Park Service, Cultural Resources Preservation Assistance Division; Washington D.C., reprinted 1997) have been adopted pursuant to Sec. 1112.0109. Compliance with these standards is required for all historic landmarks and districts. The "Standards for Rehabilitation" can be obtained at:

Village of Amesville 1.

National Park Service 2.

Information about the "Standards for Rehabilitation" may be viewed on the U.S. Department of Interior, National Park Service website. The link to the standards is: <http://www.nps.gov/history/hps/tps/standards/rehabilitation.pdf>

17.07 DECISIONS

Decisions reached by each Historic District Commission will be based on the Commission's interpretation of the Rehabilitation Guidelines, the testimony of the applicant and other interested parties, and most importantly, the effect of the Commission's decision upon the applicant.

17.08 HISTORIC DISTRICTS AND LANDMARKS (DESIGNATION OR EXPANSION)

Historic districts and landmarks must be designated or expanded in accordance with the map amendment procedures except as expressly modified by the provisions of this Chapter.

A. INITIATION

Proposals to designate or expand historic districts and landmarks must be initiated by resolution of the Village Council, with referral to the Plan Commission and the Village Historic District Commission for study and recommendation.

B. INFORMATION REQUIRED documentation:

1. an architectural survey of the same quality as required for listing on the National Register of Historic Places;
2. a boundary description; and
3. a description of the architectural and historical significance of the area or property.

C. REPORT CONTENTS

The reports of the Plan Commission and Village Historic District Commission, containing their written recommendations to the Village Council, must include information about how the proposed historic district or landmark, or expansion, is of special historical and architectural significance. The reports must include the following:

1. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places;
2. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past; and
3. A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:
 - a. A geographic description including location and its relationship to the entire Village;
 - b. A description of the general land uses;
 - c. A general description of the building conditions;
 - d. A general description of the socio-economic characteristics;
 - e. A description of existing developmental plans or programs within or including the historic district or landmark; and

f. A list of neighborhood organizations within or serving the historic district or landmark.

Approved 2017