

Resolution 2019-23

A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A DOWNTOWN DESIGN REVIEW BOARD, ADOPTING STANDARDS, AND DECLARING AN EMERGENCY

WHEREAS the Village of Swanton has identified revitalizing the Downtown area as an important aspect of economic development; and

WHEREAS it is important to designate a committee to review design related aspects of revitalization; and

WHEREAS the United States Secretary of Interior established standards for rehabilitation and revitalization; and

WHEREAS the Village supports the establishment of a Swanton Village Downtown Design Review Board and the Secretary of Interior Standards

NOW THEREFORE BE IT RESOLVED, by the Council of the Village of Swanton, Fulton County, Ohio, three-fourths of the members elected thereto concurring and as follows:

Section One: That the Village Administrator is hereby authorized to appoint members to a design review committee for downtown rehabilitation projects

Section Two: That the design review committee will adopt the Secretary of Interior Standards for rehabilitation set forth in Exhibit A attached hereto and incorporated herein by reference

Section Three: That it is found and determined that all formal actions of this Village Council concerning and relating to the adoption of this resolution were adopted in an open meeting of this Village Council, and that all deliberations of this Village Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section Four: That this resolution is hereby declared to be an emergency measure necessary for the preservation of the village peace, health and safety; wherefore this resolution shall be in full force and effective immediately upon passage.

Motion to Suspend the Rules and adopt as an Emergency

Moved: Dzyak Second: Westhoven YEAS: 5 NAYS: 0

Vote on Passage

Moved: Dzyak Second: Westhoven YEAS: 5 NAYS: 0

Date of Passage: June 24, 2019



Ann Roth, Mayor

Attest:

I, Jennifer Harkey, Fiscal Officer of the Village of Swanton, do hereby certify that this is a true and accurate copy of Resolution 2019-23, passed on June 24, 2019



Jennifer Harkey, Fiscal Officer

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**