

§ 154.41 PURPOSE AND INTENT.

(A) The purpose of this section is to preserve and protect the historic character of the entire National Historic Landmark District in the village, and any subsequently designated local historic district(s), identified landmarks, pivotal buildings, historic sites and contributing buildings; as well as landmark and historic sites that may be located in or outside of the National Historic Landmark District. The existing National Historic Landmark District includes that portion of Glendale which is the Glendale Historic District listed in the National Register on July 20, 1976 and designated as a National Historic Landmark on May 5, 1977. In order to preserve and protect the historic character of existing and future historic districts and landmarks, both in or outside of the Historic District, the regulations of this section are imposed in addition to those of the other zoning regulations.

(B) The character of the village is directly linked to the economic, social, historical and cultural health and well being of the community. This section, therefore, establishes procedures to maintain the historic character of the village and obtain the following objectives:

(1) To maintain and enhance the distinctive village plan and pattern of development and the character of historic districts and landmarks in the village.

(2) To safeguard the architectural integrity of the village's pivotal buildings and contributing buildings within the historic district(s).

(3) To safeguard the heritage of the village by preserving sites, buildings, objects, landscapes and works of art that reflect elements of the village's cultural, social, economic, political or architectural heritage.

(4) To seek alternatives to demolition or incompatible alterations within the historic district(s), and to landmarks, pivotal buildings and contributing buildings before such acts are performed.

(5) To afford the widest possible scope of continuing vitality through private renewal and architectural creativity within appropriate controls and standards.

(6) To encourage the use or appropriate development of vacant properties in accordance with the character of the historic district(s), landmarks and pivotal building.

(7) To combat urban blight caused by neglect of aging buildings, sites and districts and their setting.

(8) To encourage investment in historic resources and strengthening of the village's economy.

(9) To enhance the environmental and aesthetic quality of the village.

(10) To stabilize and improve property values.

(11) To promote preservation and continued use of pivotal public buildings such as school, railroad depot, town hall, police station and others.

(12) To protect public health, safety, prosperity, and welfare.

(C) It is the further intent of this section to discourage the construction of major new buildings on lots containing pivotal buildings and the subdivision of lots containing pivotal buildings for the construction of new buildings in close proximity to any pivotal buildings.

(Ord. 1993-52, passed 11-4-93; Am. Ord. 2001-40, passed 4-1-02; Am. Ord. 2004-09, passed 6-7-04)