

I. INTENT OF THE GUIDELINES

The purpose of the Design Guidelines for Old Hilliard is to serve as a basic guide to the property and business owners, the Hilliard staff and the members of the Old Hilliard Commission for the physical improvement of businesses and properties within the District. The Guidelines are intended only to serve as guidelines for exterior building and site improvements and for additions and infill construction. They are not intended to control interior improvements.

A Certificate of Appropriateness, issued by the Old Hilliard Commission is required for the rezoning of all buildings and properties within the Historic District. Any change in use, additions or alterations or new infill construction that occurs within the District shall be reviewed by the Old Hilliard Commission.

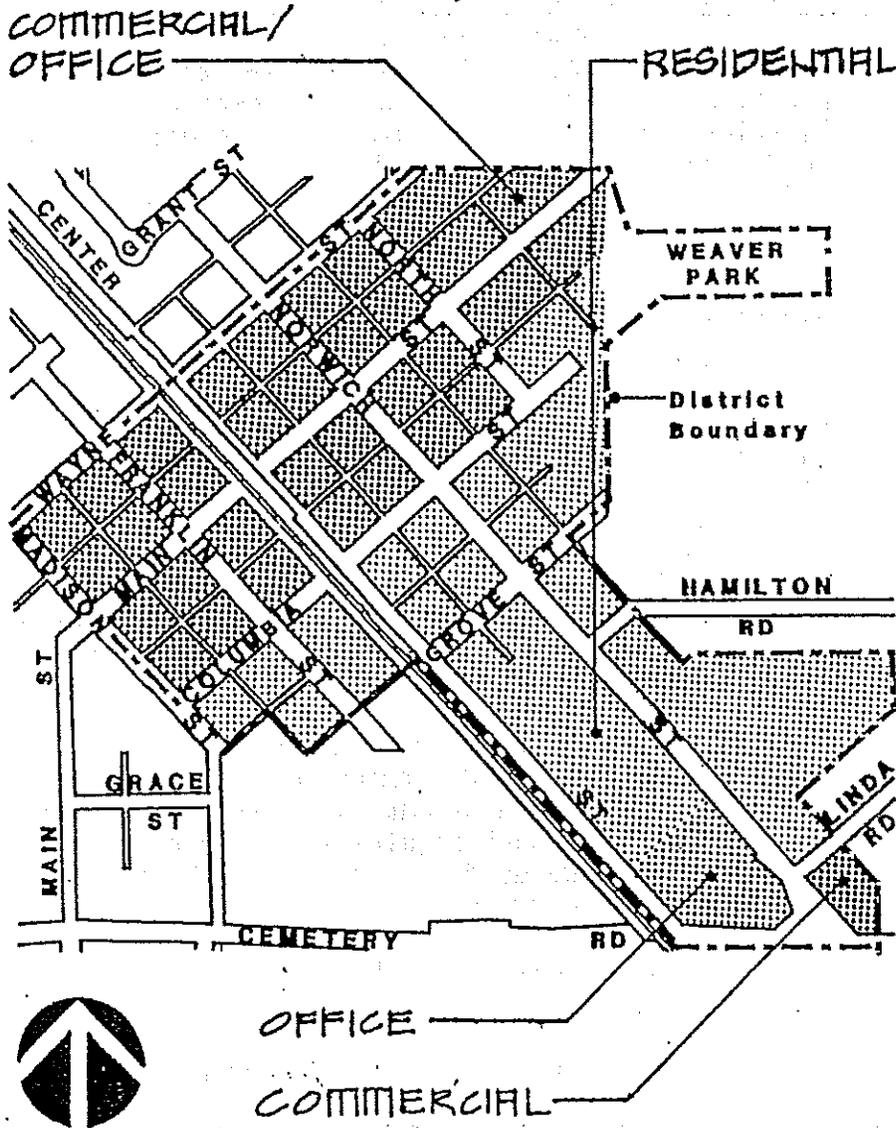
It is not intended that all the suggested guidelines should be done at once. Many of the improvements are more likely to be a part of property maintenance. Such maintenance is a continuing process to be programmed on a yearly basis.

Guidelines are standards or principles by which to make a judgement or determine a policy or course of action. Mandatory guidelines are those identified with the word "shall" and require enforcement as noted on page 107. The words "may" and "should" as used herein are suggestive in nature.

The basic goals of the Old Hilliard Guidelines are:

- To stabilize and improve property values.
- To enhance the visual quality of the area.
- To retain the historical and architectural heritage of the area.
- To preserve and maintain the appearance and physical character of the existing residential area.
- To improve the physical appearance of streets, public right-of-way areas and buildings.
- To provide criteria for consistent decisions by the Old Hilliard Commission to evaluate proposals

THE OLD HILLIARD DISTRICT



Note: A detailed plan shall be maintained by the City and available to the public. A copy of the Ordinance creating the Old Hilliard District is attached to these guidelines in the Appendix under References.

of physical change within the Old Hilliard District.

- To assure the renovation and alteration of existing structures and the construction of new buildings in a manner which maintains the historic character of Old Hilliard while being historically correct for the time periods of its original construction; that is that new buildings look new while old buildings look old.