

INFORMATION REGARDING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT

IS IT TIME TO DESIGNATE A LOCAL HISTORIC DISTRICT?

Historically, Greenhills contributed significantly to the evolution of the American suburban community, including the evolution of the cul-de-sac, a system of pedestrian paths and parks, curving streets, superblocks, internal green space with pedestrian blocks, and a hierarchy of roads designed for outward flow, traffic safety, reduced costs by minimizing the size and length of water and sewer mains, underground wiring, and the amount of paved surfaces.

Our oldest areas are included in a National Historic Landmark (NHL) District. These areas include Adele Walk, Alcott, Andover, Ashby, Avenell, Bachman, Belknap, Bradnor, Briarwood, Brompton, Burley, Burnham, Chalmers, Cromwell, Damon, DeWitt, Drummond, Falcon, Farragut, Flanders, Foxworth, Funston, Gambier, and the west side of Ingram.

There are no zoning or design requirements associated with the NHL designation.

GREENHILLS IS CONSIDERING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT

A local historic district is the tool that can insure there is little change to the historic area that received the NHL designation. Within a local district, design regulations are developed to ensure that any exterior improvements in the local district are consistent with existing features, which in Greenhills would include architectural features as well as topographical and other layout features unique to our Village.

“PROS” & “CONS” OF A LOCAL HISTORIC DISTRICT

“PROS” of a local district:

- 1) insures the continuation of the unique historic characteristics of the district
- 2) protects a property owner's investment by insuring that older structures in the district are kept to certain standards of care and restoration
- 3) will maintain its original quaint atmosphere
- 4) home values tend to be higher
- 5) home prices appreciate faster

- 6) home values stay more stable in a down market.
- 7) people are attracted to historic districts because of the attention to detail and care put into preserving the historical designs of these neighborhoods

“CONS” of a local district:

- 1) puts additional obligations on property owners
- 2) There can be strict review boards that will review all permit applications for work on or around a structure within the district.
- 3) Improvements may come at a higher cost, as specific materials or construction may be required.

WHAT MIGHT DESIGN GUIDELINES LOOK LIKE IN A LOCAL HISTORIC DISTRICT?

Having design guidelines will ensure that over time, the main elements of a district remain in place. Guidelines would set broad parameters in which changes could occur, while maintaining ample opportunity for design creativity and individual choice. They would supplement any requirements that currently exist in the Greenhills Zoning Code and would cover renovations to existing buildings, demolition, and/or new construction.

Guidelines would cover such things as:

- Building Materials
- Cleaning/Painting
- Windows and Doors
- Appurtenances
- Wall Resurfacing
- Roofs
- Utility System Installation
- Decks
- Walls and Fences
- Site Features
- Scale, Form, & Height of construction
- Setback
- Historic Integrity

HOW WOULD THIS REVIEW PROCESS WORK?

Building permits would be forwarded to the Greenhills Planning Commission for review and consistency with the pre-approved design guidelines. Modifications would be possible with demonstrated economic hardship.

BOUNDARIES OF THE GREENHILLS NATIONAL HISTORIC DISTRICT

