

REHABILITATION STANDARDS

Pontiac utilizes eleven review standards listed within the City's Historic Preservation Ordinance—Section 74-51 thru 74-62 to evaluate appropriateness of proposed repair projects.

For federal historic tax credit projects, the **Secretary of Interior Standards for Rehabilitation** are ten principles applied to preserve the distinctive character of a historic building and its site while allowing for reasonable change to meet new uses.

The City and Federal Standards apply to rehabilitation of historic buildings of all periods, styles, types, materials, and sizes. The Federal rules apply to both the exterior and interior of historic buildings. The Standards also encompass related landscape features, buildings, site and environment as well as additions, replacements and new construction.

Rehabilitation projects must meet the federal standards to qualify for Federal Historic Tax Credit rehabilitation credits.

These standards may be downloaded from the National Park Service website at <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



HISTORIC DISTRICTS

Fairgrove

Located along Fairgrove Street between North Saginaw and Perry Streets.

Franklin Boulevard

Located between Huron Street and Orchard Lake Road, approximately between Palmer and Williams Streets.

Modern Housing Corporation

Located along Perry Street between N. Glenwood and Joslyn Avenues, and northeast of the intersection of Joslyn Avenue and Perry Street.

Pontiac Commercial

Located in the historic downtown core.

Seminole Hills

Located between W. Huron Street and Orchard Lake Road between Chippewa Road and Oneida Street.

HISTORIC SITES

Central School

47700 Woodward Avenue

Cook Nelson American Legion Post No. 20

206 Auburn Avenue

First United Methodist Church of Pontiac

14 Judson Street

Horatio N. Howard House

403 North Saginaw Street

Oak Hill Cemetery

St. Vincent de Paul Church

46352 Woodward Avenue

Wisner House

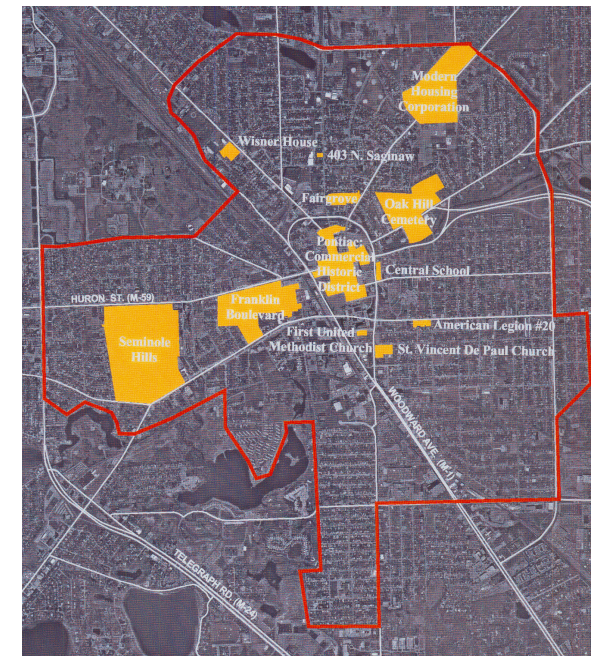
405 Cesar E. Chavez Avenue



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CITY OF PONTIAC, MICHIGAN HISTORIC DISTRICT COMMISSION

INFORMATION FOR RESIDENTS IN A HISTORIC DISTRICT



HISTORIC DISTRICT COMMISSIONERS

Rick David—Chair
Robert Karazim—Vice-Chair
Ken Burch
Kathie Henk
Linda Porter

FREQUENTLY ASKED QUESTIONS

Who is the Historic District Commission (HDC)?

The Historic District Commission is made up of seven (7) volunteer residents appointed by the Mayor to protect and preserve the rich architectural heritage of Pontiac.

What is the role of the HDC?

Any exterior construction, alteration, modification, repair, demolition or renovation must be approved by the Historic District Commission.

When does the Commission meet?

The Commission meets on the second (2nd) Tuesday of each month at 6:00 p.m. in the Lion's Den at Pontiac City Hall.

Why preserve buildings?

The State has deemed preserving significant buildings as a public good and granted local governments the power to preserve their architectural resources.

Do fences, decks, paving and signage require approval from the HDC?

All replacement and installation of fences, decks, paving, signage and awnings require the approval of the Historic District Commission.



Can I use vinyl replacement windows?

No. Vinyl windows are not historically appropriate in a Historic District. Before you decide to

replace the windows, explore the repair of windows. If repair is not possible replacement may be approved in like material. The new windows must match the existing windows.

In some cases the Commission may approve composite replacement windows for windows that are deteriorated beyond repair.

May I use vinyl or aluminum siding?

No. Vinyl or aluminum siding is not appropriate in a Historic District. Before you decide to replace the siding material on your house, determine what the original material on your house was and try to restore the house to its original condition by removing the vinyl, aluminum or other non-historic covering material. Paint and repair the original wood siding where possible.

Can I replace the roofing material?

You may replace the roofing material with the same material as existing. You may not replace slate, copper, or tile roof with an asphalt shingle roof without approval from the Historic District Commission.



How can I get tax credits?

All rehabilitation work done in accordance with the Secretary of Interior's Guidelines is eligible for a tax credit. For further information contact the State Historic Preservation Office at 517-373-1630 or at preservation@michigan.gov.

APPLICATION

REQUIREMENTS

Before starting any work in a Historic District, contact the staff of the Department of Building Safety and Planning and complete a Historic District Commission application. Staff will inform you of the cut-off dates for accepting applications for the next HDC meeting.

The application should include:

- Detailed description of the proposed project.
- Photographs and drawings to illustrate the scope of your project.
- Evidence and reasons why you propose to replace the original material.
- Cost estimates from two different contractors for repair and replacement of original material - roof, windows, etc.

You will be informed when the request will be placed on the Commission meeting agenda

You may only apply for a Building Permit after receiving a Certificate of Appropriateness from the Commission. Working without a Building Permit is subject to severe penalties.

