



CITY OF PONTIAC
Department of Building Safety & Planning

Mayor Deirdre Waterman

Pontiac Historic District Commission
Review Criteria

General Ordinance Sec. 74-55(b) In reviewing plans, the historic district commission shall give consideration to the foregoing (*U.S. Secretary of the Interior's Standards for Rehabilitation*) and:

- (1) The historical or architectural value and significance of the structure or object and its relationship to the historical value of the surrounding area.
- (2) The relationship of the exterior architectural features of such structure or object to the rest of the structure or object and to the surrounding area.
- (3) The general compatibility of exterior design, setbacks, arrangement, color, texture, and materials proposed to be used.
- (4) Any other factor, including aesthetic, which it deems pertinent.
- (5) Whether the applicant has avoided, where possible, the removal or alteration of any historic building materials or distinctive architectural features or any other changes which would destroy the original character of the affected structures.
- (6) Changes which have taken place over the course of time in the development of a structure's present appearance which have thereby acquired a significance in their own right shall be recognized and respected.
- (7) Whether the applicant, where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is as similar in composition and texture as is possible and is based on a reasonably accurate duplication of the architectural feature.
- (8) The surface cleaning of structures shall be undertaken with the gentlest means possible; when sandblasting and other cleaning methods will damage the historic building materials such treatment shall not be approved.
- (9) Whether every reasonable effort has been made to protect and preserve any archaeological resources which may be affected by the proposed construction, alteration, repair, moving or demolition.
- (10) Contemporary designs, materials or methods for construction, alterations or repair shall not be discouraged where they are compatible with the size, scale, color, material and character of the affected structure and adjacent structures.
- (11) Whether, where reasonably possible, the proposed alteration will be done in such a manner as to not impair the essential form and integrity of the structure in the event that such alterations are removed in the future.