

What is Historic Preservation?

It is a necessary action taken to uphold the links to our past, to maintain our heritage for the future, to enhance our quality of life, to provide economic viability now and in the future, and to ensure the ongoing education of past success, struggle and ambition by identifying, protecting and preserving what is significant to our history in building, structure and place.



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Oakland County Michigan

A Summary of

Our Mission is... To prepare and communicate information, plans and options that conserve, promote and enhance Oakland County's historical and cultural resources while encouraging sound economic growth, development and redevelopment.

Historic Preservation is a program of the Oakland County Planning & Economic Development Services Division.

HISTORIC PRESERVATION

Historic Preservation Goals in Oakland County...

- To increase public knowledge of the county's historic resources and the cultural, social and economic benefits related to preservation.
- To help stop deterioration and disinvestment in the county's older communities by promoting revitalization and economic development through historic preservation.
- To promote effective land use planning and development practices that incorporate historic preservation planning as a technique for retaining rural character, open space and agricultural lands.
- To encourage the use of local historic preservation plans and related ordinances to help protect and preserve the county's historic resources.
- To fully survey and document the county's historic resources so local planning can prevent irreversible losses.

Congress finds and declares that: "the spirit and direction of the Nation are founded upon and reflected in its historic heritage; the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people; historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently, with increasing frequency; and the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, education, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans."

Source: National Historic Preservation Act of 1966



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See the following companion brochures for more information on Main Street Oakland County:
Downtown Revitalization
Design Assistance Program
Financial Incentives



Preservation Tools...

THE NATIONAL HISTORIC PRESERVATION ACT OF 1966

A declaration of policy of the Federal Government of the United States, in partnership with States, local governments and tribes, to promote and encourage Historic Preservation by providing the leadership towards preserving the Nation's historical and cultural resources.

MICHIGIAN HISTORIC DISTRICTS, SITES & STRUCTURES ACT OF 1970

Michigan's policy on historic preservation establishes historic preservation as "a valid public purpose." This law provides the most effective means of guarding our historic resources by establishing a local preservation ordinance and district. The ordinance can prohibit demolition or alteration and prevent neglect of historic resources. The design of new construction within a historic district is also regulated by the ordinance.

PRESERVATION PLAN

A Preservation Plan is a means of integrating historic preservation with a local comprehensive plan that sets forth policies, conditions and future development of a community to ensure the protection of its local historic and cultural resources.

LOCAL HISTORIC DISTRICT

A Historic District is an area that can be established, by ordinance, as a means to protect a single resource or group of resources that are historically related through design, archaeology or culture.

HISTORIC DISTRICT COMMISSION

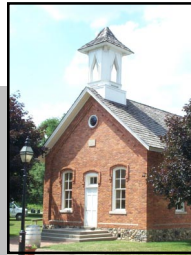
The Historic District Commission is established by a local government for the purpose of reviewing and enforcing proposed work to be done to any resource within the locally designated Historic District.

DESIGN GUIDELINES

Design Guidelines are based on the local historic preservation philosophy and provide the written and graphic standards to be followed throughout a particular Historic District. They assure ongoing cohesion and sustainability of the past, present and future character of the district.

BUILDING - form of shelter, i.e.:

- barn
- church
- courthouse
- hotel
- house
- post office
- school
- theater

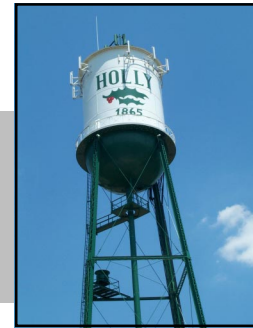


Preservation Categories

are grouped within five generic types of resources...

STRUCTURE - functional construction used for something other than shelter, i.e.:

- bridge
- canal
- dam
- highway
- water tower
- windmill



OBJECT - artistic, small in scale, simple construction, i.e.:

- monument
- fountain
- sculpture
- billboard/sign



DISTRICT - significant concentration of sites, buildings, structures or objects, i.e.:

- central business district
- college campus
- estate and farm
- residential neighborhood
- transportation network

SITE - significant location, i.e.:

- ceremonial site
- cemetery
- landscape
- natural feature
- trail



Preservation Treatment Standards

The undertaking of preservation can be accomplished in four different basic procedures, all to be carefully considered.

PRESERVATION

Keeping a property in its existing state by conservation (ongoing maintenance) and repair of historic materials; in other words, stabilization of a structure and its original character.

REHABILITATION

Allows for alterations and additions while maintaining the historic character and significance of the building.

RESTORATION

Placing a structure at a certain point in time, which may involve the removal of materials and additions applied after this date and reconstruction of that which has been lost.

RECONSTRUCTION

Creating, through new construction, the character of a once existing structure, of a specific period of time and in its historic location, with the original intent.

