

ABOUT THE HISTORIC DISTRICT COMMISSION

Chapter 13 of the City of Jackson Code of Ordinances, authorized in 1998, creates the HDC. The commission is guided by 5 principles that are focused on preserving the history and beautifying the City of Jackson.

- To safeguard the heritage of the city by preserving a historic district, including areas, sites, landmarks, buildings, structures, objects, resources, and works of art which reflect elements of Jackson's cultural, social, economic, political and/or architectural history
- To stabilize and improve property values in the historic district
- To foster civic beauty
- To strengthen the local economy
- To promote the use of the historic district for the education, pleasure, and welfare of Jackson citizens and the State of Michigan



OWN A PROPERTY IN A HISTORIC DISTRICT?

All historic district property owners must obtain permission from the Historic District Commission (HDC) in order to make external renovations prior to applying for City permits.

PROJECTS THAT REQUIRE HISTORIC DISTRICT COMMISSION REVIEW

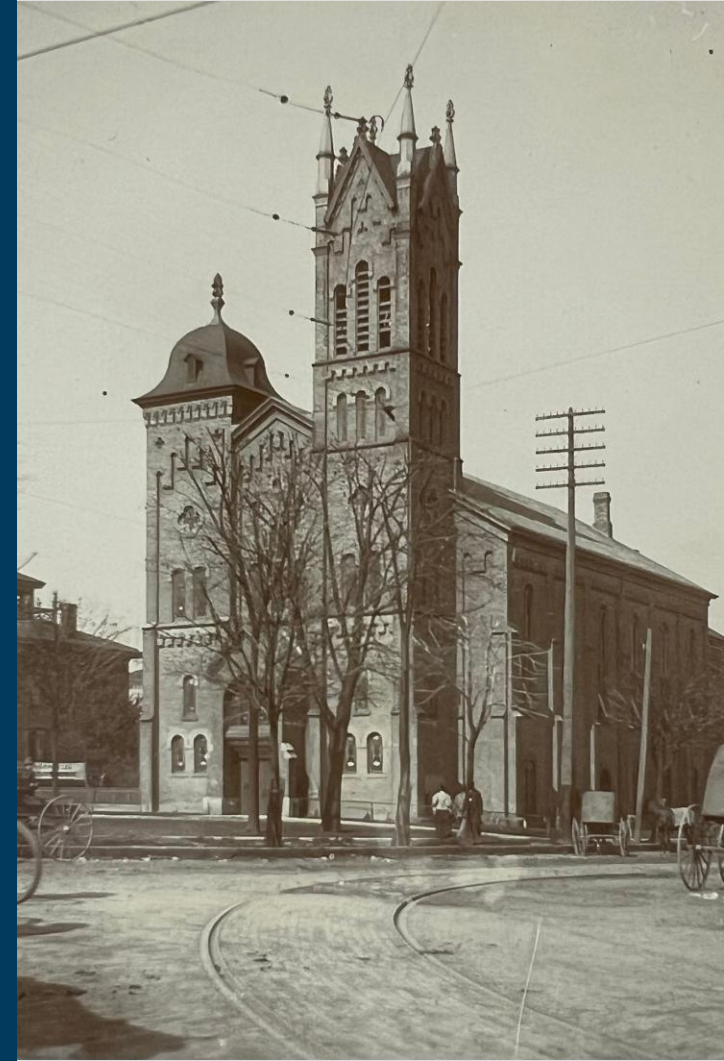
- Replacing roofing, flashing, or gutters
- Replacing or installing siding
- Installing new or replacement windows
- Reconstructing areas of masonry walls, chimneys, floors, etc.
- Reconstructing all or part of a porch
- Installing any new exterior doors (other than storm doors), such as garage doors or security doors
- Installing or replacing signage, including awnings
- Cleaning the building
- Demolishing all or part of a building, including garages

WEBSITE

CITYOFJACKSON.ORG/HISTORIC-DISTRICT-COMMISSION

CITY OF
JACKSON
MICHIGAN

HISTORIC DISTRICT COMMISSION



***PRESERVING JACKSONS
ARCHITECTURAL HERITAGE***

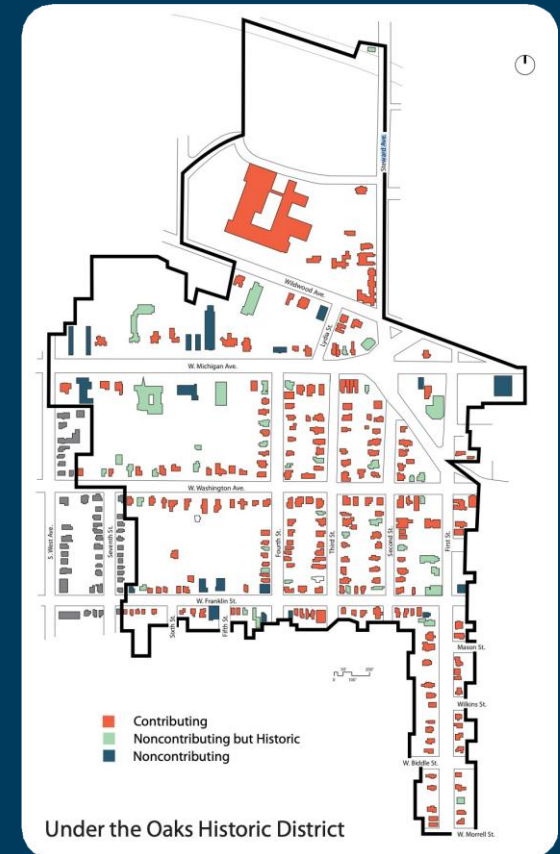
DESINGATED PROPERTIES

1. Stone Post Office, 125 N Jackson St
2. Wilcox–Holton House, 231 E High St
3. First Congregational Church, 120 N Jackson St
4. Jackson District Library, 244 W Michigan Ave
5. No. 5 Fire House, Rockwell St & S Jackson St
6. First Baptist Church, 201 S Jackson St
7. St. Mary’s Catholic Church, 116 E Wesley St
8. Berthold S. Rummler House, 122 W Wilkins St
9. First United Methodist Church, 275 W Michigan Ave
10. Michigan Theatre, 124 N Mechanic St
11. Beffel Lighting, 208 S Jackson St
12. Michigan Central Depot, 501 E Michigan Ave
13. Soldiers & Sailors Monument, Wildwood Ave & W Michigan Ave
14. Ella Sharp Museum House, Ella Sharp Park Grounds
15. St. Paul’s Church, 309 S Jackson St
16. Republican Birthplace, Franklin St & Second St
17. Old Prison (Armory), North St & Cooper St
18. St. John’s Catholic Church, 711 Cooper St
19. Commercial Exchange Building, 2301 E Michigan Ave
20. 1401 Greenwood, 1401 Greenwood Ave
21. Jackson County Juvenile Court Building, 936 Fleming Ave
22. 205 South West Avenue, 205 S West Ave
23. 1000–02 Carlton Boulevard, 1000–02 Carlton Blvd
24. 310 South Thompson, 310 S Thompson St
25. Toddler Tech, 604 Wildwood Ave
26. 1214 West Washington Avenue, 1214 W Washington Ave
27. 1403 West Washington, 1403 W Washington Ave
28. 206 South Webster Street, 206 S Webster St
29. Post Office, 200 S Otsego Ave
30. Masonic Temple, 157 Cortland St
31. County Building, 312 S Jackson St
32. County Health Department, 410 Erie St
33. Former East Intermediate School, 1210 E Michigan Ave
34. 1000–02 West Washington Avenue, 1000–02 W Washington Ave
35. 1300 West Franklin, 1300 W Franklin St
36. Mt. Evergreen Cemetery, Greenwood Ave & Morrell St
37. Reynolds Building (Renee de Paris), 149–151 W Michigan Ave
38. 229 South Mechanic Street, 229 S Mechanic St
39. Michigan Central Express Building, Foot of Elizabeth St
40. 317 W Wesley Street, 317 W Wesley St
41. Allen School Historic District, 906 E Pearl St
42. Withington & Cooley Industrial Historic District, 626–628 & 632–634 N Mechanic St

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

UNDER THE OAKS HISTORIC DISTRICT



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