



Center Avenue & Midland Street Historic Districts Work Review List

Bay City's historic homes, parks, streetscapes, commercial, institutional and public buildings are a visible expression of

a proud civic heritage. We value the durable beauty of our historic buildings and neighborhoods for the contribution they make to the community we recognize today. The National Register of Historic Places like Center Avenue and Midland Street Historic Districts were established by Historic Preservation Districts (HPD) regulations adopted by the city in 2012 under the provisions of the Local Historic Districts Act, adopted by the Michigan legislature in 1970.

The HPD review and approval process helps assure that appearance-altering work on the exterior of historic district buildings is undertaken in ways that ensure the original appearance and character remains largely intact. The regulations provide for the prior review and approval of the work, demolition, or relocation.

The HPD regulations are administered by the City Commission-appointed Historic District Commission (HDC) and staff Historic Preservation Officer (HPO). The HDC and HPO assist property owners wishing to undertake new construction projects or improve, maintain, alter or demolish historic district buildings. The HPD regulations distinguish between ordinary maintenance and work.

Please contact the City's Historic Preservation Officer to determine how your project may or may not be regulated by the City's Historic Preservation Districts.

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Ordinary maintenance is not subject to review and approval:

- Ordinary maintenance means keeping a historic district building or structure unimpaired and in good condition through ongoing minor intervention in its exterior conditions.
- Painting non-masonry buildings is considered ordinary maintenance and not subject to review or approval.
- Please note that many types of maintenance require building permits and inspections.

Work that will alter the exterior appearance is subject to prior review and approval by the HDC or HPO:

- *Major Work* – is subject to prior review and approval by the Historic District Commission.
- *Minor Work* – is subject to prior review and approval by the City's Historic Preservation Officer.

Please Note: Many projects on this list require a building permit and inspections in accordance with State of Michigan construction codes.		
Type of Work	Type of Review	
	HDC	HPO
Alteration of Architectural Details		
Architectural details include exterior decorative and functional elements and features that define the style and character of buildings. Architectural details include features such as brackets, corner boards, cornices, columns, cupolas, dentils, door and window hoods, entablatures, lattice, moldings, pediments, piers, pilasters, rafter tails and window aprons, caps, trim.		
Repair or rehabilitation of architectural detail(s) without alteration of appearance or use of substitute material(s).		X
Removal or alteration of appearance of existing architectural details.	X	
Awnings		
Residential Property - Installation of new and removal of existing awnings.	X	
Replacement of fabric on existing awnings.		X
Address Numbers & Mailboxes		
<i>Not subject to review.</i>		

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Type of Work	Type of Review	
	HDC	HPO
Balconies		
Construction of new or alteration of existing balcony. Demolition of existing balcony.	X	
Barrier Free Wheelchair Ramps		
Located in front or side-street side yard.	X	
Children's Swing Sets, Play Structures, Playhouses, etc.		
<i>Not subject to review.</i>		
Chimneys		
Alteration, removal or replacement of chimney or chimney cap.	X	
Repair of chimneys & chimney caps.		X
Installation of metal or PVC chimneys.	X	
Decks		
New Construction - Visible from street.	X	
New Construction - Not visible from street.		X
Demolition of Buildings & Structures		
Floor area greater than 200 square feet.	X	
Floor area of 200 square feet or less.		X
Doors		
Replacement of entry doors and storm doors (all buildings).	X	
Construction of new door opening(s) (all types of buildings).	X	
Replacement of existing overhead door(s).	X	
Driveways		
New curb cut and driveway.	X	
Lengthening or widening existing, asphalt, concrete or paver surfaced driveway. Paving existing dirt, gravel or stone driveway with asphalt, pavers or concrete.		X
Dumpster Enclosures		
New dumpster enclosures; expansion or relocation of existing dumpster enclosures.		X
Exterior Lighting Fixtures		
Installation of lighting fixtures on buildings.		X

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Type of Work	Type of Review	
	HDC	HPO
Fences & Walls		
Removal of historic wrought iron fences.	X	
New fences & walls; replacement of existing fences & walls.	<i>Not Subject to Review</i>	
Gutters & Downspouts		
Removal and replacement of historic gutters & downspouts.	X	
Installation or repair of non-historic gutters & downspouts.		X
Masonry Cleaning & Repair		
Cleaning masonry.	X	
Repair of masonry walls, chimneys and other masonry structures without alteration of appearance; tuck pointing mortar joints.		X
Mechanical Equipment		
Located in front, side & rear yards.		X
Moving Buildings		
Moving a building from a lot located in a historic preservation district to another lot in a historic preservation district. Moving a building located outside of a historic preservation district to a lot located in a historic preservation district.	X	
New Construction		
New construction; additions to existing buildings.	X	
Construction of outbuildings having a floor area of 200 square feet or less.		X
Off-Street Parking Areas		
Construction new or expansion of existing off-street parking areas for multi-family residential & non-residential uses.		X
Painting		
Painting wood surfaces.	<i>Painting is ordinary maintenance not subject to review.</i>	
Painting previously unpainted masonry & metal surfaces.	X	
Porches		
Rehabilitation & repair of decking, ceilings, columns, handrails, piers, railings, skirting, steps, trim, etc. using materials matching the material, type, style and proportions of the feature subject to rehabilitation or repair.	X	
Removal & replacement of decking, ceilings, columns, handrails, piers, railings, skirting, steps, trim and other features with materials not matching the material, type, style and proportions of the feature subject to removal and replacement.	X	
Replacement of porch flooring with material matching type, style and proportions of existing material.		X

Please Note: Many projects on this list require a building permit and inspections in accordance with State of Michigan construction codes.		
Type of Work	Type of Review	
	HDC	HPO
Roofs		
Replacement existing roofing material using identical type and style material (i.e., asphalt shingles with asphalt shingles).		X
Replacement of existing roofing materials with different type of roofing materials (e.g., replacing slate, tile, metal or shake with material not matching the type dimensions and style of material being replaced).	X	
Alteration of rooflines (e.g., construction of dormers; altering roof pitch).	X	
Shutters		
Removal of existing shutters; Installation of new or replacement shutters.	X	
Siding		
Removal and replacement; covering existing siding with new material.	X	
Signs		
Installation or alteration of signs.		X
Removal, alteration, or replacement of Landmark as defined and regulated by sign regulations at Chapter 85 of the city code.	X	
Skylights & Solar Panels		
Visible on primary façade or roof.	X	
Not visible on primary façade or roof.		X
Solar Shingles		
Installation of solar shingles.	X	
Stacks & Vents		
Attic, roof, crawlspace, furnace & sewage.		X
Windows		
Replacement of windows without change of size of window opening.	X	
Construction of new window openings; increasing or decreasing dimensions of window openings; covering existing window openings.	X	