



## What does the Historic District Commission do?

- Reviews all requests for permitted work to be done in the district.
- Works with property owners to help them preserve their historic structures and the historic character of the village.

## What doesn't the Historic District Commission do?

- Does not have jurisdiction over the interior of a structure.
- Does not impose hardship or unrealistic standards.
- Does not impose paint color restrictions.



## History Lives Here

Romeo Historic District was entered into the National Register of Historic Places in 1970. Because of this designation, a historic district ordinance was adopted, and a Romeo Historic District Commission (HDC) was established to review work done in the district. Standards for Rehabilitation have been widely used over the years and have been adopted by historic district and planning commissions across the country. The intent is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features.

# Romeo Historic District



*Preserved  
for the Future*



A Guide to  
Preservation in the  
Village of Romeo,  
Michigan

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

## Standards for Rehabilitation

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

## Q&A

### What is a historic district?

An area designated by the State and National governments because of its unique and historically significant character.

### What is included in the Romeo Historic District?

All commercial and residential buildings within the original square mile of the village.

### Does Romeo have a Historic District Ordinance?

Yes, copies available at the village office or online.

### Does Romeo have a Historic District Commission?

Yes, they meet the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month to review work to be done on structures within the district.

### For more information visit:

[www.villageofromeo.org](http://www.villageofromeo.org)

[www.nps.gov/tps/standards.htm](http://www.nps.gov/tps/standards.htm)