

# **PONTIAC CITY HISTORIC DISTRICT**

**TUESDAY – DECEMBER 11, 2018 - 6:00 P.M.**

**LION'S DEN – 1<sup>st</sup> FLOOR**

**47450 WOODWARD AVENUE – PONTIAC, MICHIGAN**

## **AGENDA**

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: November 13, 2018 Minutes
5. HISTORIC DISTRICT REVIEW:

### **5.1. HDC 18-42**

Address	50 Wayne Street
Parcel Number	64-14-29-433-003
Applicant	JB Davies
Historic District	Downtown Pontiac Historic District
Proposed Application	Historic Façade Improvements

### **5.2. HDC 18-43**

Address	141 Chippewa
Parcel Number	64-14-31-206-004
Applicant	Mary Klein
Historic District	Seminole Hills Historic District
Proposed Application	Porch Replacement



6. UNFINISHED BUSINESS:

6.1. HDC 18-40

Address	25 Oneida
Parcel Number	64-14-30-484-006
Applicant	Peter Denicola
Historic District	Seminole Hills Historic District
Applicant Request	Request for Solar Panels on Roof

7. NEW BUSINESS:

8. PUBLIC COMMENTS:



1 PONTIAC CITY HISTORIC DISTRICT  
2 TUESDAY, NOVEMBER 13, 2018, 6:00 P.M.  
3 LION'S DEN, 1ST FLOOR  
4 47450 WOODWARD AVENUE, PONTIAC, MICHIGAN  
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8 BOARD MEMBERS PRESENT: Chair, Rick David  
9 Linda Porter (by phone)  
10 David Karazim  
11 Kathie Henk  
12  
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14 FROM THE CITY: Donovan Smith  
15  
16

17 TRANSCRIPT PROVIDED BY:

18 STORM REPORTING (810) 441-0898

19 Mona Storm, Certified Shorthand Reporter # 4460  
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1 Pontiac, Michigan

2 Tuesday, November 13, 2018

3 6:08 p.m.

4 THE CHAIR: I'd like to call the meeting to  
5 order.

6 Donovan, roll call for folks.

7 MR. SMITH: Yes. Rick David?

8 THE CHAIR: Here.

9 MR. SMITH: Okay. Robert Karazim?

10 MR. KARAZIM: Here.

11 MR. SMITH: Ken Burch?

12 Kathlie Henk?

13 MS. HENK: Kathie. That's me.

14 MR. SMITH: Sorry.

15 MS. HENK: Yeah. Here.

16 MR. SMITH: And Linda Porter?

17 MR. KARAZIM: On the phone.

18 MS. HENK: On the phone.

19 MR. SMITH: On the phone. All right. We  
20 have a quorum.

21 THE CHAIR: Then, under Communication, there  
22 is notice about a telecommunication replacement.

23 MR. SMITH: Yes.

24 THE CHAIR: So that's here?

25 MR. SMITH: Yeah.



1 THE CHAIR: And --

2 MR. KARAZIM: Wait a minute. Let's go down  
3 the list. I have a question about 165 Chippewa.

4 MS. HENK: No. We're just going right here.  
5 We're right here. We're going through the agenda.

6 MR. KARAZIM: Yeah. But this is one of those  
7 pre-approved things from the City. And here it says,  
8 "Roof, shingles and siding replacement" but, on the  
9 thing, it just says, "Roof Shingles Replacement."

10 MR. SMITH: Okay. And "siding" should come  
11 off.

12 MR. KARAZIM: And no siding?

13 MR. SMITH: That is an error.

14 MR. KARAZIM: Okay.

15 MR. SMITH: So "siding" should come off  
16 18-34.

17 MR. KARAZIM: Okay.

18 MR. SMITH: On the agenda, it shouldn't say  
19 "siding". But it is just the roof changes, as the  
20 letter states.

21 MR. KARAZIM: Okay.

22 THE CHAIR: Okay. Back to the order.

23 MR. KARAZIM: Now we're going to  
24 240 Montcalm.

25 MR. SMITH: Yes. So, in your package, you



1 have a correspondence on behalf of T-Mobile.

2 (Mr. Smith read the correspondence.)

3 MR. SMITH: That was just a communication?

4 THE CHAIR: And we so witnessed it.

5 MR. SMITH: So you have no contest to --

6 THE CHAIR: Okay. Next is we're going to go  
7 for minutes for the September meeting.

8 MS. HENK: I'll make a motion to approve  
9 those minutes.

10 MR. KARAZIM: Second.

11 THE CHAIR: Okay. All in favor?

12 BOARD MEMBERS: Aye.

13 THE CHAIR: Opposed?

14 Any abstentions?

15 Okay.

16 MR. SMITH: Okay.

17 THE CHAIR: Next is Old Business. Any Old  
18 Business?

19 MR. SMITH: We have no Old Business.

20 THE CHAIR: Okay. Then we have New Business.  
21 And we're going to go directly to what?

22 MR. SMITH: We're going to go to Item 6.7  
23 HDC18-40, 25 Oneida, a request for solar panels.

24 THE CHAIR: Okay. So we're going to make a  
25 call so we can finish this.



1 MR. SMITH: Let me know when your ready.

2 MR. KARAZIM: I'm ready.

3 MR. SMITH: Ready?

4 THE CHAIR: Hold on here. Wait until we get  
5 to her.

6 MS. HENK: I'm going to put you on speaker  
7 phone. We're going to go right to the one that they  
8 need a quorum for and then we'll be done.

9 MR. KARAZIM: Tell her it's about putting  
10 solar panels on a house.

11 MS. HENK: And it's a request in the Seminole  
12 Hills Historic District to put solar panels on the roof  
13 of a house, on 25 Oneida. So you'll listen to the  
14 speech and then we'll vote. I'll put you on speaker.  
15 Okay. You're on.

16 THE CHAIR: Okay. Donovan, go ahead.

17 MR. KARAZIM: Can you hear us, Linda?

18 MS. PORTER: I can hear you, yes.

19 MR. SMITH: Hi, everyone. Hi, Linda.

20 So the request we have is 25 Oneida. This  
21 applicant is requesting to install 12 solar panels on  
22 the roof of their house. He is asking to do this on  
23 the west side of the home, which is the street-facing  
24 side, which is why we have to go before you all today.

25 We do not have, administratively, a lot of



1 language that kind of spells out how to handle solar  
2 panels. And, seeing as how it's an up and coming  
3 trend, it's something that we should probably get a  
4 tackle on. So what you all --

5 MR. KARAZIM: I've got a whole bunch of  
6 questions already.

7 MR. SMITH: Okay.

8 MR. KARAZIM: You want me to start?

9 MR. SMITH: Go ahead.

10 MR. KARAZIM: Question number one: What is  
11 the roof pitch?

12 MR. SMITH: He didn't give --

13 MR. KARAZIM: Single-story or two-story?

14 MR. SMITH: Two-story.

15 MR. KARAZIM: So, in other words, if we look  
16 at our very front page of our guide here, we're taking  
17 application on the right two-story?

18 MR. SMITH: Yes.

19 MS. HENK: Uh-huh.

20 MR. KARAZIM: Okay. See the application on  
21 the left?

22 MR. SMITH: Uh-huh.

23 MR. KARAZIM: That's absolutely not  
24 approvable.

25 MR. SMITH: Correct.



1 MS. HENK: Uh-huh.

2 MR. KARAZIM: This one where they built up a  
3 whole facade.

4 MS. HENK: Right.

5 MR. KARAZIM: Where they put it up in front.

6 MR. SMITH: And I've done some research on  
7 this situation. And that specific, you know, where  
8 they build out, they say it takes away from the  
9 historic character and those defining features. So, in  
10 a lot of examples, that's exactly what they say, "Do  
11 not do this specific example."

12 What they do ask for, which is in here as  
13 well, it's kind of what we hear a lot when it comes to  
14 historic districts, is to maintain that historic  
15 integrity if visible from the public right-of-way and  
16 the street.

17 MS. HENK: Right.

18 MR. SMITH: Which, like I said, is an issue  
19 we have here. So our recommendation was that it should  
20 be denied because it is street-facing and takes away  
21 from the historic characteristics and it be relocated  
22 to the rear of the house.

23 MR. KARAZIM: I have an opinion.

24 MS. HENK: Yeah, go ahead.

25 MR. KARAZIM: Go ahead.



1 MS. HENK: No.

2 MR. KARAZIM: Okay.

3 MS. HENK: No, I was just going to make a  
4 motion.

5 MR. KARAZIM: I don't care on the front of a  
6 two-story house because you really can't see the front  
7 of the house anyways except for maybe your neighbors.

8 MS. HENK: Yeah. But you don't want to start  
9 a precedent for people with single-story houses.

10 MR. KARAZIM: Well, that's what we're trying  
11 to define.

12 MS. HENK: Yeah.

13 MR. KARAZIM: Single-story houses do not go  
14 on the front. Two-story, three-story houses --

15 MS. HENK: Do we have a picture of this guy's  
16 house?

17 MR. KARAZIM: I don't care right now which  
18 way we go but I think we should talk about it. And I  
19 think this is -- like he said, I think this is a very  
20 important value.

21 Right, Porter?

22 MS. PORTER: Right.

23 MR. SMITH: So we do not have -- they didn't  
24 submit any extra pictures.

25 MS. HENK: So it's just this one which you



1           can't see?

2                   MR. SMITH: I'll make sure your scans come in  
3           color next time. I'm sorry about that.

4                   MS. PORTER: Are there any pictures?

5                   MS. HENK: There is one on the site map  
6           but -- is it -- where's the main street?

7                   MR. SMITH: So this is their driveway. So  
8           the main street's going to be here.

9                   MS. HENK: Oh. What's this, the next-door  
10          neighbor's driveway?

11                  MR. SMITH: Yeah.

12                  MS. HENK: Okay.

13                  MR. SMITH: So this is their neighbor. They  
14          have another neighbor to the north.

15                  MS. HENK: Yeah.

16                  THE CHAIR: So did you do some research with  
17          other historic commissions in Oakland County?

18                  MR. SMITH: Not as many other historic  
19          districts in Oakland County. I looked at SHIPO. SHIPO  
20          didn't have any details specifically for how to address  
21          this. City of Ann Arbor has very nice sustainability  
22          guidelines. Theirs may make similar language.

23                  MR. KARAZIM: What would Ann Arbor say about  
24          this?

25                  MR. SMITH: No.



1 MR. KARAZIM: They would say no?

2 MR. SMITH: Yeah.

3 THE CHAIR: We aren't saying no. Is there  
4 some further research we can do to assist us in getting  
5 some --

6 MR. SMITH: More insight?

7 THE CHAIR: -- more insight?

8 For example -- and, you know, they may be  
9 able to come back at another time with another -- with  
10 some more thoughts or something like that. I'm okay  
11 with what my colleagues are saying but I'd like to have  
12 some more research and just see. Because, if this is a  
13 coming thing --

14 MR. KARAZIM: It's a big deal.

15 THE CHAIR: Right.

16 MR. KARAZIM: This is a big deal.

17 THE CHAIR: Yeah. You know, it would be good  
18 to check with the Oakland County.

19 MR. SMITH: Yeah.

20 THE CHAIR: Whoever calls all these historic  
21 commissions all together on occasion, check with them.

22 MR. SMITH: All right.

23 MR. KARAZIM: That would be -- what's his  
24 name, the architect?

25 MS. PORTER: Ron Campbell.



1 MR. KARAZIM: Yeah. Thank you.

2 Ron Campbell.

3 MR. SMITH: Ron Campbell. Okay.

4 THE CHAIR: And, in fact, it would be okay  
5 maybe if he could do -- come to one of our meetings,  
6 provided he has information, and see if he -- you know,  
7 what insight he could offer.

8 The State --

9 MR. KARAZIM: That's SHIPO.

10 MR. SMITH: Yeah. And we did start to kind  
11 of put some drafted guidelines, possibly mirroring  
12 Ann Arbor's sustainability. Because they hit a lot of  
13 topics, including solar panels as well. So, when we  
14 get that kind of crafted a bit better, we can present  
15 that to you all.

16 MR. KARAZIM: They want to move on this  
17 tomorrow or what's the deal with this, do you know?

18 MR. SMITH: It's as soon as possible. It's  
19 the -- you know, the weather --

20 MR. KARAZIM: Well, I'd like to get  
21 Ron Campbell here. He's got a pretty good opinion  
22 about this stuff. And I'd like to get a picture of the  
23 house.

24 MS. HENK: Right.

25 MR. KARAZIM: So I think we should postpone



1           this until the next --

2           THE CHAIR: Yeah.

3           MR. KARAZIM: Because then Porter will be

4           here and she can give us her expert opinion.

5           Right, Porter?

6           THE CHAIR: Yeah. So do we have to have some

7           sort of motion about --

8           MS. HENK: I make a motion --

9           THE CHAIR: -- tabling it?

10          MS. HENK: -- to table until next month so we

11          can have some more information.

12          MR. KARAZIM: I second.

13          THE CHAIR: So it's --

14          MR. KARAZIM: Porter, we're tabling it until

15          next month and we have a motion on the table.

16          THE CHAIR: Moved and seconded. All in

17          favor?

18          BOARD MEMBERS: Aye.

19          THE CHAIR: Opposed?

20          MS. PORTER: What's the motion? I didn't

21          hear.

22          THE CHAIR: To table.

23          MS. PORTER: To table it? I agree. I agree.

24          MR. KARAZIM: We need some more information

25          so we're going to table it.



1 MS. PORTER: Yes, indeed.

2 THE CHAIR: All in favor?

3 BOARD MEMBERS: Aye.

4 THE CHAIR: Opposed, nay.

5 Any abstentions?

6 Okay. So, Donovan, we have that. And so, if  
7 you find -- if you find you can't come on the Tuesday,  
8 with plenty of notice, maybe we could have a different  
9 day.

10 MR. SMITH: Okay.

11 THE CHAIR: So it's important to have it, you  
12 know, that we could -- we could do it and have him  
13 come.

14 MR. SMITH: Okay.

15 MR. KARAZIM: Here's what I think: You know,  
16 basically, you're talking about a black unit, right?

17 And, to me, a black unit on a black roof is  
18 not going to drive you nuts.

19 MS. HENK: Yeah. But you --

20 MR. KARAZIM: Is it going to drive you nuts?

21 MS. HENK: No. But --

22 MR. KARAZIM: You're starting a precedence.  
23 I know what you're going to say.

24 MS. HENK: You're starting a precedence.

25 And, if we -- if -- for instance, if the roof on this



1 house had been green -- we don't know what color the  
2 roof is on the dang house.

3 MR. KARAZIM: Right. I agree with that.

4 MS. HENK: So, I mean, you won't -- we can  
5 replace shingles as like with like. But -- so what if  
6 you're replacing green or red shingle with a black  
7 panel?

8 MR. KARAZIM: No.

9 MS. HENK: I mean, you just can't do it.

10 MR. KARAZIM: But I think we should draw  
11 these lines, though.

12 MS. HENK: Right.

13 THE CHAIR: I agree.

14 MS. HENK: I mean, to me, why can't you put  
15 it on the side of the house?

16 MR. KARAZIM: Slight roofs, obviously no.  
17 Cedar roofs, obviously no. Black on black roofs, I  
18 don't --

19 MR. SMITH: And it also says, if you have to  
20 remove historic materials, it's a no.

21 MS. HENK: Right.

22 MR. KARAZIM: Oh, okay. So that explains --

23 THE CHAIR: Are there any other codes, beyond  
24 solar, that we kind of need to look at, in terms of  
25 historic districts at all that we've --



1 MR. KARAZIM: There's all kinds.

2 THE CHAIR: I mean, is there one that --  
3 whatever code. I mean, is there anything that we don't  
4 have in the arsenal that we should have?

5 MR. SMITH: I think this document mimicks  
6 that sustainability and talks about doing solar  
7 projects and the different types of systems.

8 MS. HENK: What happens if they come in the  
9 actual winter?

10 MR. SMITH: But we do need that --

11 MR. KARAZIM: We got to start talking about  
12 this shit. It's the future. It's here.

13 MR. SMITH: So what we're going to do is  
14 start to craft some of that language and then we'll  
15 present that to you.

16 MR. KARAZIM: Okay. So we're unanimous on  
17 this. We tabled it until the next month and you're  
18 going to do more research. See if you can get  
19 Ron Campbell here.

20 MR. SMITH: Yeah. Is it Ron or Ryan?

21 MR. KARAZIM: Ron, R-O-N. Do you have his  
22 number; is that what you're about to --

23 MS. PORTER: Could I ask, did I hear that  
24 someone was going to check with Lansing on this, too?

25 MR. SMITH: Lansing --



1 MR. KARAZIM: He did. That's SHIPO.  
2 Ron Campbell, I've got two numbers for him.  
3 MR. SMITH: Okay.  
4 MR. KARAZIM: (248) 858-5836, that would be  
5 his office. His cellphone is (248) 630-5274. And I'll  
6 tell you, that's probably a couple-year-old  
7 information.  
8 MR. SMITH: Okay. I can find him.  
9 MS. HENK: So now --  
10 THE CHAIR: Go ahead.  
11 MS. HENK: So, Linda, nobody heard anything  
12 about Lansing, or I didn't.  
13 THE CHAIR: Is there any research we have to  
14 do from Lansing, you're saying yes or no?  
15 MR. SMITH: I will check. But I thought  
16 Lansing would be -- I thought all the historic district  
17 stuff comes from SHIPO.  
18 MR. KARAZIM: I think it does.  
19 MR. SMITH: Okay. So I'll check but -- yeah.  
20 THE CHAIR: Okay. That's fine.  
21 MR. KARAZIM: Nancy Finegood is another -- do  
22 you know her?  
23 MR. SMITH: Uh-uh.  
24 MR. KARAZIM: Let me give you her number.  
25 MS. HENK: Okay. Linda, do you want to keep



1 listening or do you want to go have dinner?

2 THE CHAIR: Is there anything else -- before  
3 we -- before, is there, Donovan --

4 MR. KARAZIM: She's an MHPN, Michigan  
5 Historic --

6 MR. SMITH: Preservationist?

7 MR. KARAZIM: Yeah, it could be. Yeah, her  
8 phone number, Nancy Finegood, F-I-N-E-G-O-O-D, is  
9 (517) 371-8080. And she's usually good for direction.  
10 She breathes this stuff.

11 THE CHAIR: Donovan, is there anything --  
12 before we disband, is there anything else that --

13 MR. SMITH: That we should weigh in on?

14 THE CHAIR: Is there anything else that we  
15 need to look at?

16 MR. SMITH: If you're okay with the  
17 administrative reviews and you have no comments, then I  
18 have no further discussion.

19 THE CHAIR: Then I'd like to entertain a  
20 motion to --

21 MR. KARAZIM: I've got one more other thing  
22 I'd like to bring up.

23 THE CHAIR: Oh, okay.

24 MR. KARAZIM: They're going to start  
25 construction on the United Way building. They're going



1           to probably come to us next month. I've been giving  
2           them direction. I just wanted to make that public  
3           notice.

4                       Second thing, they have a building that has  
5           been remodeled several times and they want to either  
6           figure out what they're required to do, as much as what  
7           they have to do.

8                       We have found historic pictures and we're in  
9           the process of talking about them. Right now, all the  
10          entrances need to be yanked out. It's that hollow  
11          aluminum.

12                      MR. SMITH: Is this the United Way building  
13          that you're talking about?

14                      MR. KARAZIM: Yeah.

15                      MR. SMITH: Okay.

16                      MR. KARAZIM: And, if I remember right, our  
17          opinion is that they can fix those instead of replace  
18          those, isn't it?

19                      MR. SMITH: Uh-huh.

20                      MR. KARAZIM: I didn't want to say those  
21          words.

22                      MR. SMITH: We'd prefer they repair it before  
23          they replace it.

24                      MR. KARAZIM: The original is gone.

25                      MS. HENK: We prefer them to take them out.



1                   MR. KARAZIM: It's just like this.

2                   MS. HENK: Yeah. They weren't there

3 originally.

4                   MR. SMITH: Oh, okay. I got you.

5                   MR. KARAZIM: And they also had -- what do

6 they call them -- transom lights over the outside

7 windows that had been blocked off and some really cool

8 light fixtures and stuff. But I'm hip to light

9 fixtures. But I didn't know, if they were going to

10 tear it out, if they had to --

11                  THE CHAIR: They're going to put housing in

12 it?

13                  MR. KARAZIM: Yeah, three floors of housing.

14 Main floor, they still don't know what they're doing.

15                  Okay. That's it. I just wanted to make sure

16 I was on the right track because I'm going to talk with

17 them again over the next couple of days.

18                  THE CHAIR: That's great.

19                  MR. KARAZIM: Get them the pictures.

20                  THE CHAIR: That's very nice.

21                  MR. KARAZIM: And I'll try to convince them

22 but I've got to tell them that they don't have to.

23                  MR. SMITH: Okay.

24                  MR. KARAZIM: All right?

25                  MR. SMITH: Sounds good.



1 MR. KARAZIM: Okay. Motion to get the heck  
2 out of here.

3 THE CHAIR: Entertain a motion.

4 MS. HENK: That we be adjourned.

5 THE CHAIR: All in favor?

6 BOARD MEMBERS: Aye.

7 THE CHAIR: Opposed?

8 Any abstentions?

9 Amen.

10 (Meeting was concluded at 6:26 p.m.)

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## C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (21) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460









**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

December 5, 2018

HISTORIC DISTRICT COMMISSION  
CITY OF PONTIAC  
47450 WOODWARD AVENUE  
PONTIAC, MICHIGAN 48342

**RE:     HDC 18-42     CERTIFICATE OF APPROPRIATENESS**  
**UNITED WAY BUILDING-REPURPOSED "URBANE INDIAN HILL"**  
**HISTORIC FAÇADE IMPROVEMENTS**  
**50 WAYNE STREET**  
**PIN 64-14-29-433-003**  
**PONTIAC COMMERCIAL HISTORIC DISTRICT**

Dear Mr. Rick Davis, Chair and Commissioners:

The former United Way Building located at the northeast corner of Wayne and Lawrence streets in Downtown Pontiac is getting a new life. The "Urbane Indian Hill" will be remodeled and repurposed into a mixed-use building. The 1<sup>st</sup> floor will be fitted with office space and a lobby for the 26 apartments located on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. In addition to the building facades repairs to return the façade to its original appearance, the interior 1<sup>st</sup> floor lobby's architectural features will be preserved and repaired.

**Request**

The owner, JBD Indian Hill Ventures LLC is seeking a Certificate of Appropriateness to make exterior repairs, improvements, and enhancements to repair/restore the original facades to the former United Way Building located in the Pontiac Commercial Historic District. From the application as attached, the owner will repair and return the exterior façade fronting Lawrence and Wayne Streets to its original splendor: the existing clear anodized aluminum front doors will be replaced with like materials, design, and size; existing anodized aluminum windows will remain; and, all other façade elements will remain or be repaired.

**Review Criteria and Analysis**

The Historic District Commission is required to review building elevations affecting the exterior appearance of a historic existing structure located within a Historic District. No permit for new construction, alteration, repair, moving, or demolition for such work may be granted until the Commission has approved such elevations in consideration of the ordinance guidelines provided in Section 74-55 (b) of the Pontiac's Municipal Code. The code also allows the Commission to utilize the U.S. Secretary of the Interior's Standard's for Rehabilitation as review criteria.



It is important to note these guidelines permit the Historic District Commission to consider any other factor, including aesthetic, which it deems pertinent. The Historic District Commission must approve, approve with conditions, or deny the plans. Afterwards, the approved plans will be transmitted to Pontiac's Building Safety Division.

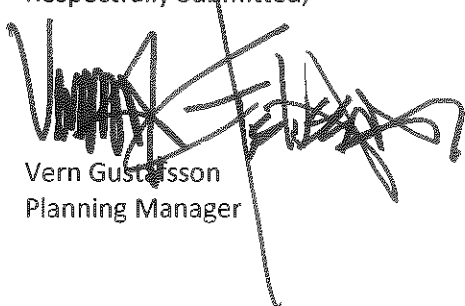
In reviewing application HDC 18-42, the Historic District Commission should give consideration to the following assessment that meets the following applicable standards:

- 1.) The building will be given a new use that requires minimal changes to its distinctive façade materials and features.
- 2.) The historic character of the building will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize this building will be avoided.
- 3.) The building is 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 the building 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 this building will be preserved.
- 6.) Deteriorated historic features plans to be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- 7.) Archeological resources will be protected and preserved in place.
- 8.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the building. The new work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of this building.

#### **Recommendation**

We suggest the Historic District Commission consider granting a Certificate of Appropriateness for HDC 18-42, 50 Wayne Street in the Pontiac Commercial Historic District as the proposed construction is historically sensitive, improves and further preserves the existing building, and complies with both the City's review standard and the Secretary of Interior's Standards for Rehabilitation.

Respectfully Submitted,



Vern Gustafsson  
Planning Manager





# Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 50 WAYNE ST.

Sidwell Number: 64-14-29-433-003

Date: 11.21.18

Office Use Only

PF Number: 18-42

**Instructions:** Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications will be processed and put on the next available Historic District Commission meeting. The Historic District Commission meets the second Tuesday of the month. Incomplete applications will delay the review process.

**Applicant (please print or type)**

Name	JBD INDIAN HILL VENTURES, LLC c/o J.B. DAVIES		
Address	300 E. LONGLAKE RD. SUITE 280		
City	BLOOMFIELD HILLS, MI		
State	MI		
ZIP Code	48304		
Telephone	Main: 248.646.4030	Cell: 248.515.3947	Fax: 248.646.4598
E-Mail	LEFT@JB@GMAIL.COM		

**Property Owner (please print or type)**

Name			
Address	SAME		
City			
State			
ZIP Code			
Telephone	Main:	Cell:	Fax:
E-Mail			

**Project and Property Information**

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity.)

SEE ATTACHED



☒ Exterior Alterations, ☐ Additions, ☐ New Construction, and/or ☐ Signs require:

- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
  - Any changes in dimensions, material, or detailing.
  - Any new additions or signs to any building.
- Consideration of signs also requires provision of:
  - A sample of proposed style of lettering and colors.
  - A description of frame and installation

☒ Repairs:

- Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.

☒ Demolition:

- State reasons for demolition
- State why you believe it is not feasible to put the structure in acceptable condition for reuse.

☐ Moving:

- State reasons for moving
- State proposed location

Description:

SEE ATTACHED

(Attach additional pages as necessary)

JB D INDIVHILL VENTURES, LLC

JB DAVIES

AS MANAGER

Signature of Owner

Signature of Applicant

JB DAVIES

State of Michigan  
County of Oakland

On this 28 day of November, A.D., 2018, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes them to be true.



Notary Public, Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_



**APPLICATION FOR HISTORIC DISTRICT COMMISSION  
NARRATIVE TO APPLICATION  
50 WAYNE STREET, PONTIAC MI**

**Project and Property Information / Description:**

50 Wayne St. is an existing four-story office building located on the northeast corner of Wayne and Lawrence Streets. The Building will be remodeled and repurposed as a mixed-use building.

The south side of the 1<sup>st</sup> floor will be office space (initially the space will be vacant, once a lease is signed, drawings will be prepared. The drawings will reflect what will be happening with the build-out. Separate drawings will be provided to the City the time of build-out). The remainder of the 1<sup>st</sup> floor will be used as the building lobby for the apartments on the second, third and fourth floors. The lobby will be cleaned up, patched and repaired and a left pretty much as is. New light fixtures will go in the lobby.

On the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors; the area out in front of the elevator will be pretty much left as is (ie: marble wainscot, walls and cove cornice). The 2<sup>nd</sup> floor will be subdivided into eight apartment units, with a common corridor along with a laundry room and an exercise room. The 3<sup>rd</sup> & 4<sup>th</sup> floors will be subdivided into nine apartment units, with a common corridor. Demolition of old offices on all floors will occur, to make room for our new apartment layouts.

There will be a new internal stairwell constructed on the south side of the build, to allow all the apartment units to meet the code requirements for egress. Additional windows will be added on the east side of the building, on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. Also on the east side of the building, the existing metal emergency stairs and landings will have the stairs removed and the landings will be used as balconies for the adjacent units. New metal balconies (to match the existing ones) will be added to three of the units on the east side of the building

Relative to the outside of the building on both street sides; on Lawrence Street (south side of the building) the existing clear anodized aluminum storefront doors will be replaced with new clear anodized aluminum storefront doors. The existing clear anodized aluminum windows will remain as is (currently they are covered by plywood, which will be removed). All other building elements on this side of the building, will remain as is.

On Wayne Street (west side of the building) the existing clear anodized aluminum storefront doors will be replace with new clear anodized aluminum storefront doors with transom glass above in a clear anodized aluminum frame. The existing clear anodized



aluminum windows will remain as is (currently they are covered by plywood which will be removed). All other building elements on this side of the building, will remain as is.

The existing sign attached at the corner of the building (Wayne & Lawrence) will remain as is and have the name of the project added to it.





ARCHITECTS  
PLANNERS  
INTERIOR DESIGN  
SCOTT MONCHNIK  
& ASSOCIATES, INC.

1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM

## URBANE INDIAN HILL PONTIAC, MICHIGAN





SCOTT MONCHNIK  
& ASSOCIATES, INC.

ARCHITECTS  
PLANNERS  
INTERIOR DESIGN

1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM

## URBANE INDIAN HILL PONTIAC, MICHIGAN





ARCHITECTS  
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INTERIOR DESIGN  
SCOTT MONCHNIK  
& ASSOCIATES, INC.

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48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM

## URBANE INDIAN HILL PONTIAC, MICHIGAN









Watson Type - 1900-4 (25-2)



Watson Type - 1900-4 (25-2)



Watson Type - 1900-4 (25-2)



Watson Type - 1900-4 (25-2)



# Assessors Map



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson  
Oakland County Executive

Date Created: 3/5/2018





**LEGAL DESCRIPTION**  
Land Situated in the State of Michigan, situated in the County of Oakland, City of Pontiac, is described as follows:

**BASIS OF BEARING NOTE**  
The basis of bearing for this survey was established by the East Right of Way line of Wayne Street (N43°13'10"W), as recorded in ASS-5506's PLAT NO. 113, according to the plat thereof recorded in Liber 23 of Plats, Page 3, of Rabisc County Records.

## NOTES

[illegible]

## SITE DATA

Great Land Ave. 11,308 Square Feet - 0.272 Acres.  
Zoned: C2 (City of Town District)  
Building Setbacks:  
Front  
Side  
Rear

**Total Parking:** 12 spaces including 4 quarter fee spaces.

.....

**FLOOD HAZARD NOTE**  
The property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 28172-03-002 bearing an effective date of 09/29/2005.

There was no other

**UTILITY NOTE**  
All utilities are underground unless otherwise noted. The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be detected if a Utility Probe is furnished to the surveyor.

## TABLE A NOTES

17: There are no known proposed changes in street right-of-way lines available from the planning jurisdiction.

17: There was no ascertainable evidence of recent street or sidewalk construction or remodeling observed in the process of conducting the fieldwork.

**SURVEYOR'S CERTIFICATION**  
To:

Scholar Development LLC, a Morgan limited liability company  
 400 MacMillan Corporate, a subsidiary of  
 First American Title Insurance Company

This is to certify that each map of plat and survey on which it is based were made  
 in accordance with the 2016 Minnesota Standard Initial Measurements for ALTA/ACSM  
 and Title Surveys, jointly established and endorsed by ALTA and NSPS, and include  
 items 2, 3, 4, 6(c), 7(a), 7(b), 7(c), 8, 9, 12, 14, 16, 18 and 17 of Table A thereof.

The field work was completed on 2024.

Kevin Nawrocki, P.E.  
N.E. 83283  
Dated: 07-27-2017

KEVIN  
NAWROCKI  
PROFESSIONAL  
SURVEYOR  
No.

STATE OF MICHIGAN & MICHIGAN



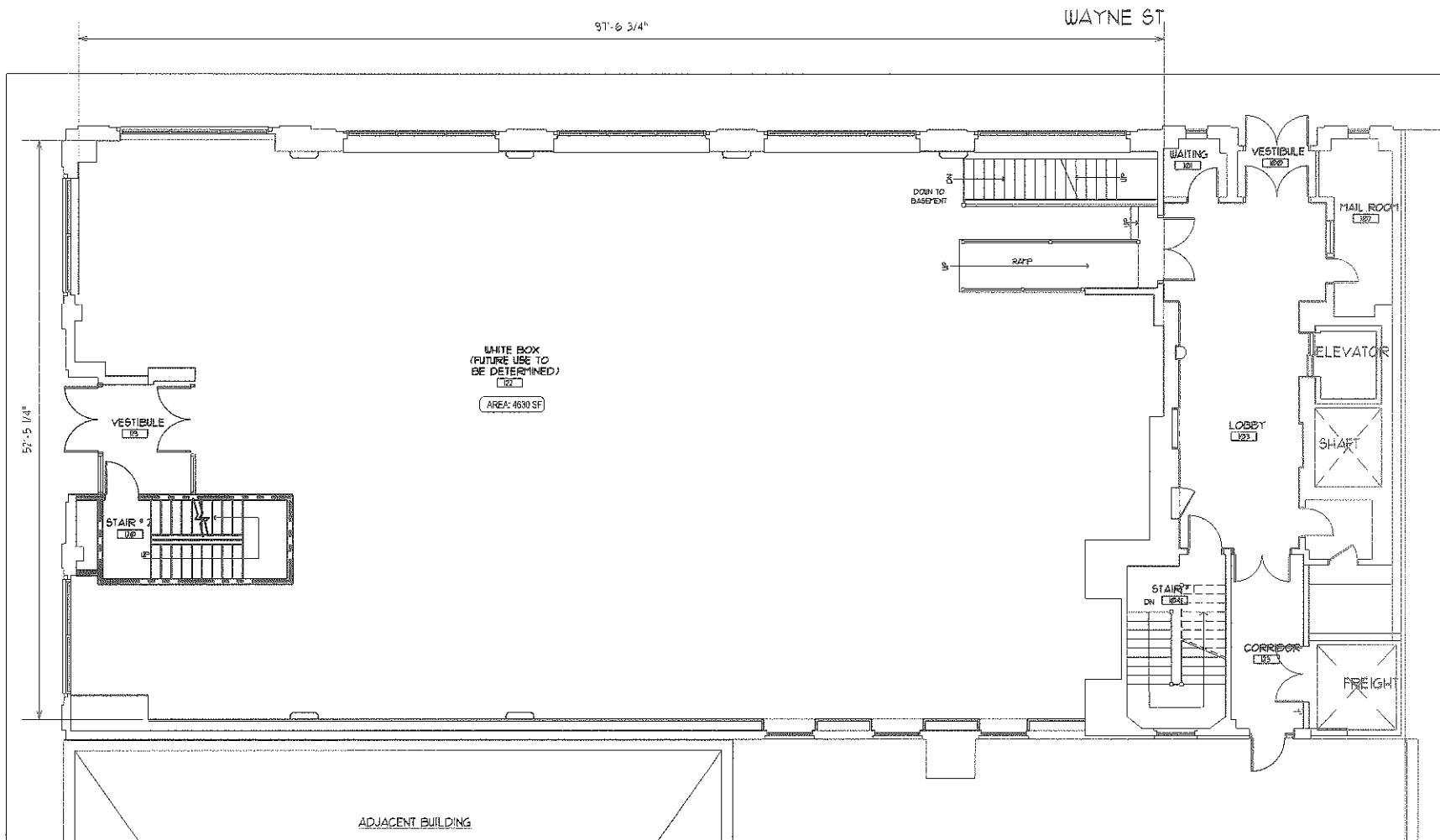
---







W LAURENCE ST



ARCHITECTS  
PLANNERS  
INTERIOR DESIGN  
**SCOTT MONCHNIK  
& ASSOCIATES, INC.**

1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



## FIRST FLOOR PLAN

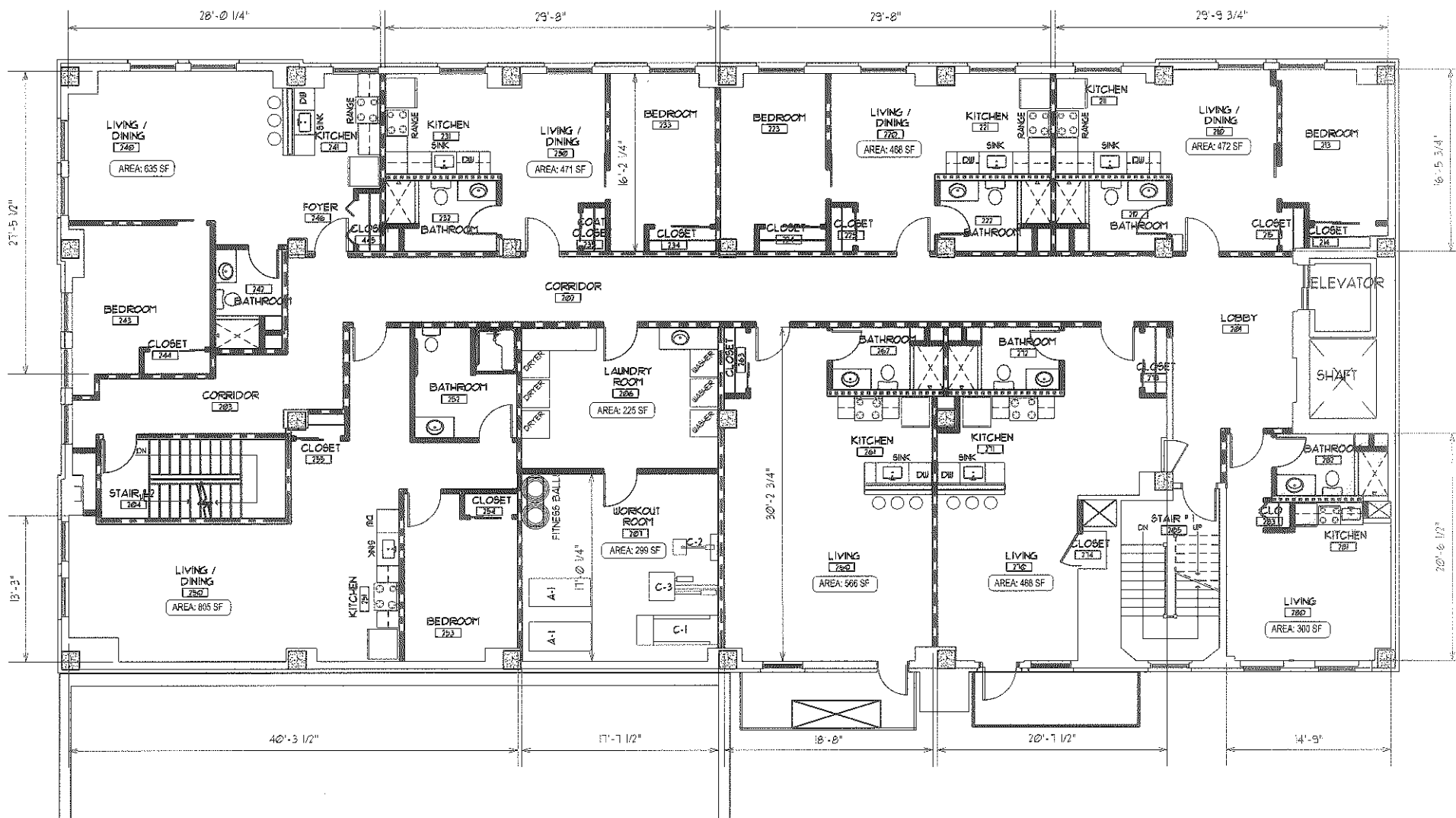
NO SCALE

50 WAYNE ROAD

PONTIAC, MICHIGAN

17080 22 OCT 18





ARCHITECTS  
PLANNERS  
INTERIOR DESIGN

SCOTT MONCHNIK  
& ASSOCIATES, INC.

1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48084

TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



## SECOND FLOOR PLAN

NO SCALE

50 WAYNE ROAD

PONTIAC, MICHIGAN

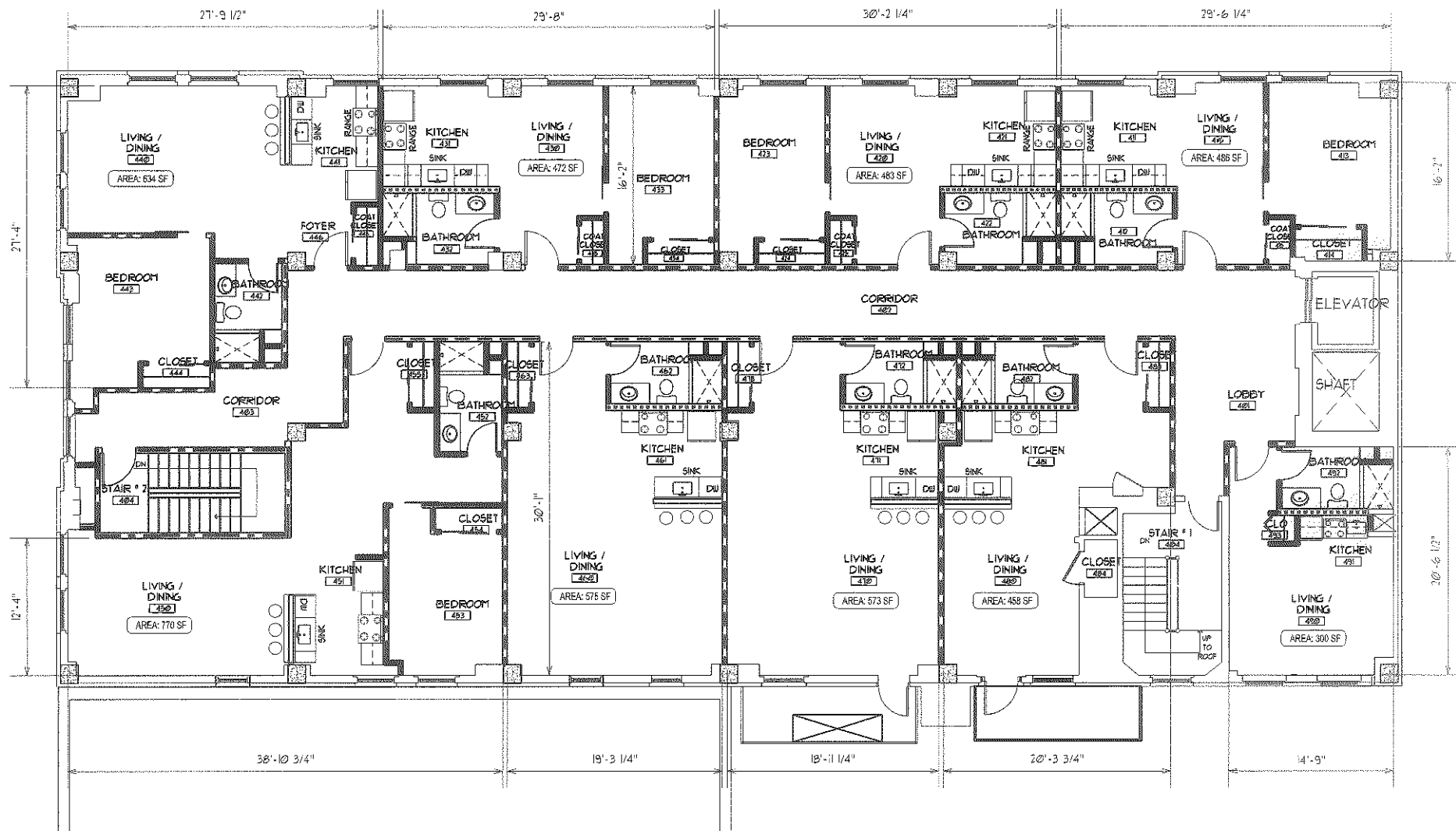
17080

22 OCT 18









ARCHITECTS  
PLANNERS  
INTERIOR DESIGN  
**SCOTT MONCHNIK  
& ASSOCIATES, INC.**

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TROY, MICHIGAN  
48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



NORTH

## FOURTH FLOOR PLAN

NO SCALE

50 WAYNE ROAD

PONTIAC, MICHIGAN

17080

22 OCT 18





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

**TO: HISTORIC DISTRICT COMMISSION**

**FROM: DONOVAN O. SMITH --CITY PLANNER**  
**DIVISION OF PLANNING**

**SUBJECT: HDC 18-43**  
**HISTORIC DISTRICT COMMISSION**  
**141 CHIPPEWA RD**  
**PIN: 64-14-31-206-004**

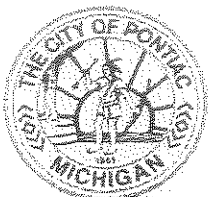
**DATE: 12/06/2018**

Dear Commissioners,

The Planning Department is in receipt of a Historic District Commission application (HDC 18-43) from Klein, Mary L, regarding the above address 141 Chippewa Rd. The applicants request is to remove the existing cement porch and replace it with deck material. The new proposed front porch will be 77 sq.ft, 11'x7' w/treated wood, railing post, steps, and landing. The existing porch is in disrepair, constructed with a standard brick base, concrete cap and steps. The coordinating materials used to construct the existing porch base and street facing chimney appear to be intentional and contribute to the historic characteristics of the exterior façade. Repairing the existing porch is the favorable option in consideration of maintaining exterior features. Alternatively, building the deck around the existing porch will preserve historic materials, and serve the purpose of improving the porch quality and functionality.

Donovan Smith  
City Planner  
Division of Planning





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**  
**Planning Division**

47450 Woodward Ave, Pontiac MI 48342  
T: 248.758.2800 | F: 248.758.2827

*Mayor Deirdre Waterman*

**Historic District Application**

\*Property/Project Address: 141 Chippewa

\* Parcel Number/ Sidwell: \_\_\_\_\_

\*Date: 11-20-18

**Office Use Only**

HDC Number: 18-43

\*\*Denotes Required Field

**Instructions:** Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications will be processed and put on the next available Historic District Commission meeting. The Historic District Commission meets the second Tuesday of the month. Incomplete applications will delay the review process.

**\*Applicant (please print or type)**

Name	Mary L. Klein		
Address	141 Chippewa		
City	Pontiac		
State	MI		
ZIP Code	48341		
Telephone	Main:	Cell: 248 929-4388	Fax:
E-Mail			

**\*Property Owner (please print or type)**

Name	Mary L. Klein		
Address	141 Chippewa		
City	Pontiac		
State	MI		
ZIP Code	48341		
Telephone	Main:	Cell: 248 929-4388	Fax:

**\*\*Standard Maintenance & minor repairs do not require a Historic District Application:**

- ☐ Check Box if proposed project complies with the Pontiac Historic District Commission Windows, Siding, and/or Roof Replacement Guidelines. (Available on City of Pontiac Website, Historic District Information Page)
- ☐ Check Box indicating that the project complies with the Pontiac Historic District Commission Review Criteria or the Sec. of the Interior's Standards for Rehabilitation



Applicant & Contractor should be present at scheduled Historic District Commission Review Meeting. A minimum of two bids should be submitted for all work to be completed prior to meeting with the Historic District Commission. As the applicant, check all boxes that apply to your project. Any additional information can be attached to this application.

☐☐☐☐

- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
  - Any changes in dimensions, material, or detailing.
  - Any new additions or signs to any building.
  - Provide specification and detail sheets for all new materials & clearly illustrate their proposed locations.
  - Provide evidence of deterioration of any original materials that are to be replaced.
- Consideration of signs also requires provision of:
  - A sample of proposed style of lettering and colors.
  - A description of frame and installation
  - Must provide photographs of existing building of proposed work. If historic material is proposed to be replaced, provide visual evidence to why is cannot be repaired.

☐

Repairs:

- Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.

☐

Demolition:

- State reasons for demolition
- State why you believe it is not feasible to put the structure in acceptable condition for reuse.

☐

Moving:

- State reasons for moving
- State proposed location

Description:

We are removing cement porch and replacing it with-  
deck material

(Attach additional pages as necessary)

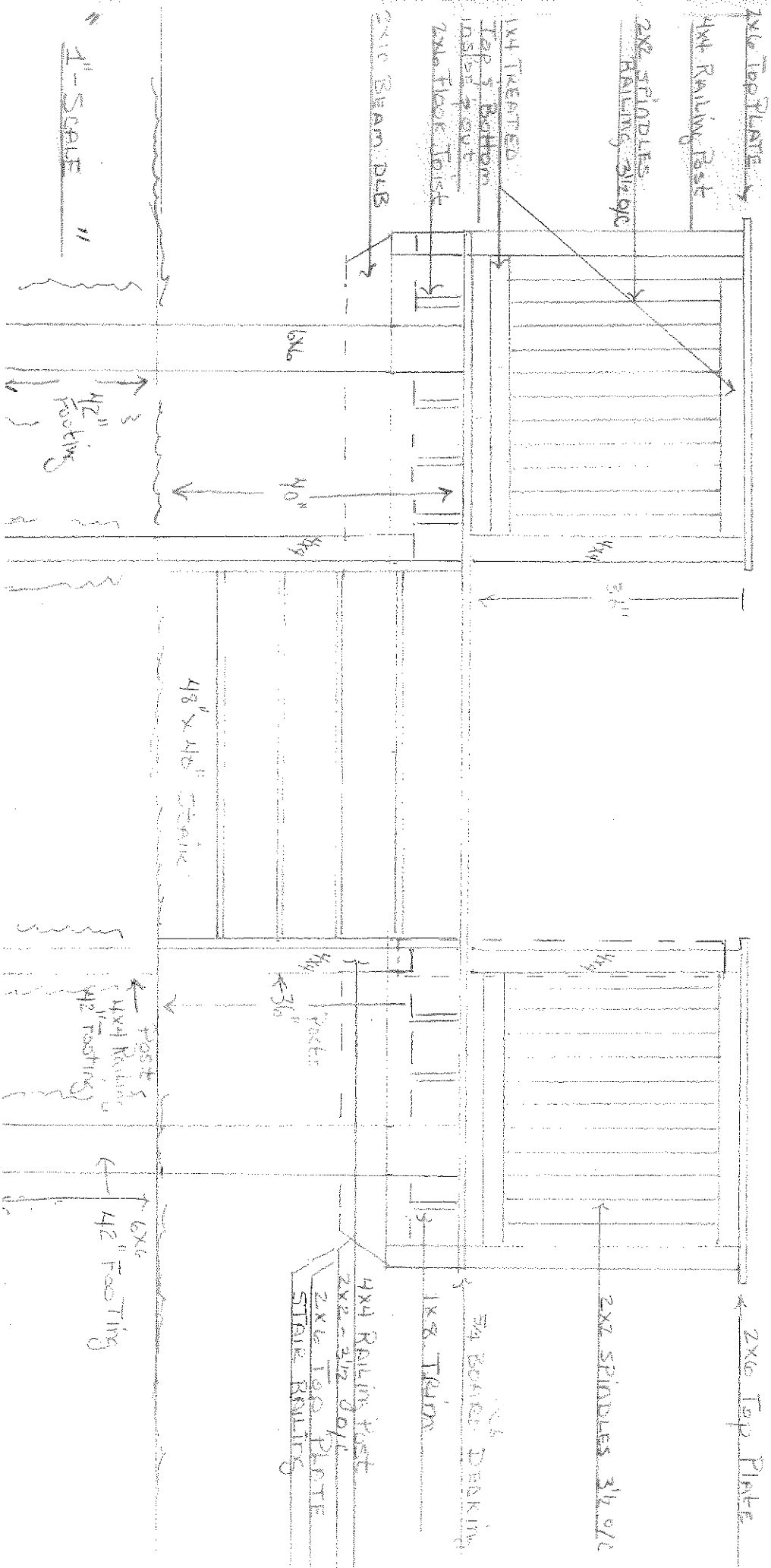
Mary L. Klein 11/20/14  
Signature of Owner Date

\_\_\_\_\_  
Signature of Applicant Date



11'-0" x 7'-0" DECK (TREATED) 77 sq. ft.  
 Replacing Existing Porch

141 CHIPPEWA-Portia Dr.  
 May 8, 1981 48341





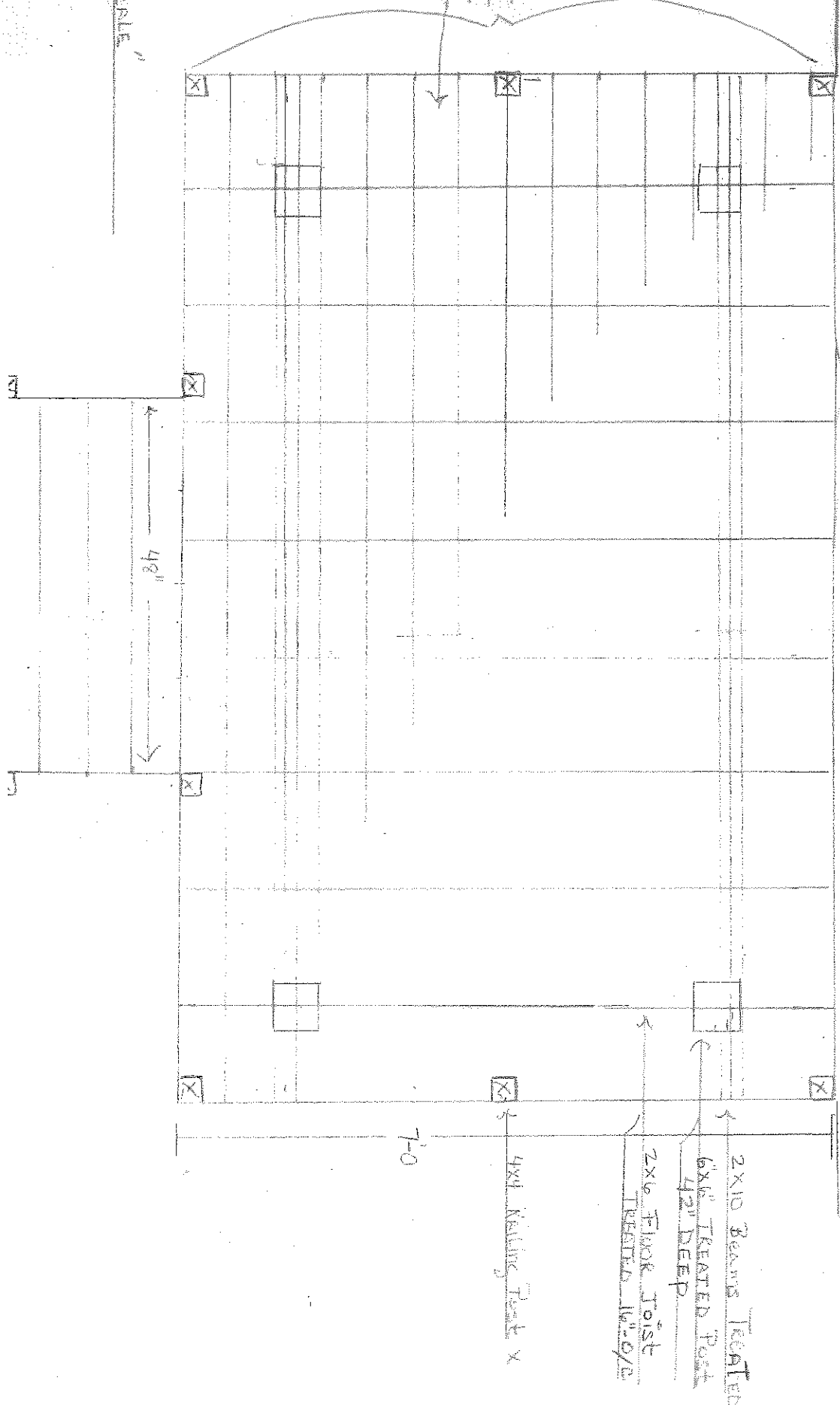
Existing Home

11'-0" x 7'-0" TREATED DECK  
Replacing Existing Porch  
11'-0" 7' 3/4" ft.

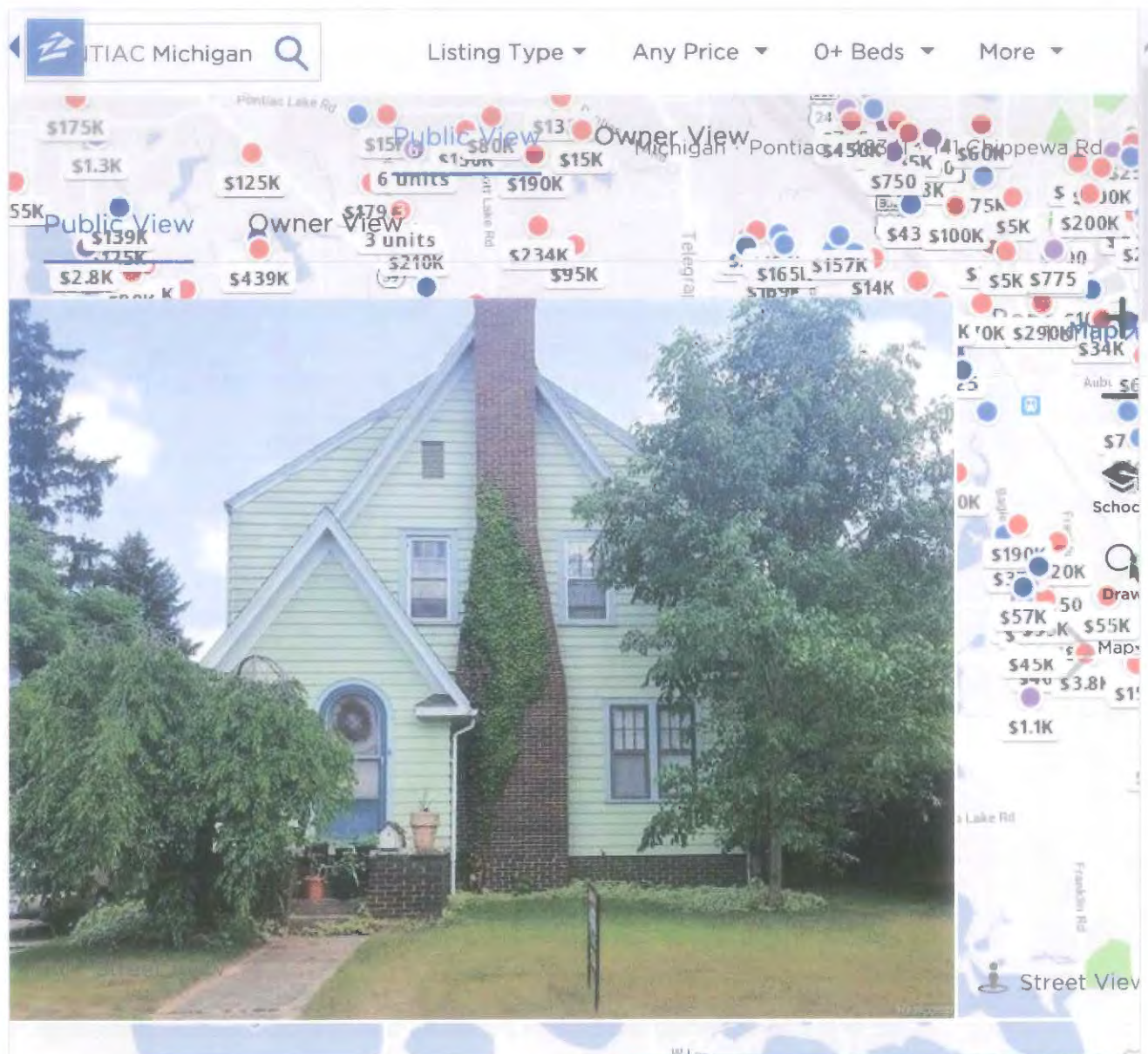
141 CHIPPENAW - Police M.  
May & Klein 49341

3/4" BOARD 1 1/2"  
TREATED  
DECKING  
Material  
# 2" DECK  
SCREWS

1" SCALE







**141  
Chippewa  
Rd  
Pontiac, MI  
48341**

**3 beds · 1 bath ·  
1,581 sqft**

**SOLD:**  
**\$60,500**  
Sold on  
06/22/17  
**Zestimate®:**  
**\$118,454**

**EST.**  
**MORTGAGE**  
Est.  
**Mortgage:**  
**\$272/mo**

**Home Shoppers are  
Waiting**

3 bd, 1 ba  
1,581 sqft



Ask an agent about market  
conditions in your  
neighborhood.



Your name



Phone





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

**TO: PONTIAC PLANNING COMMISSION**

**FROM: DONOVAN O. SMITH - CITY PLANNER**  
**DIVISION OF PLANNING**

**SUBJECT: HDC 18-40**  
**HISTORIC DISTRICT COMMISSION**  
**25 ONEIDA ST**  
**PIN: 64-14-30-484-006**

**DATE: 11/09/2018**

Dear Commissioners,

The Planning Department is in receipt of a Historic District Commission application (HDC 18-40) from Emerson Millen, regarding the above address 25 Oneida St. The request of the applicant is for the installation 12 roof mounted Solar Panel modules onto an existing residence. The applicant request is unique as it pertains to many aspects of preserving historic characteristics of residential historic homes, but also looking at way to improve the residential energy efficiency, contribution to more sustainable home improvements and reducing the environmental impact of residential homes.

The position of The Secretary of the Interior's Standards for Rehabilitation related to Solar System installations are consistent with other improvement types, being to minimize the visibility of the Solar Panel Systems, and to reduce impacts on the character of the historic property. This can be arranged by adjusting the tilt of the panels, changing the panel location, and locating equipment behind roof parapets.

Sharon Ferraro, the Historic Preservation Planner for Kalamazoo provided several best practices as they relate to solar panels in historic neighborhoods;

- Locate building improvements away from street view and minimal visibility.
- Proposed improvements should minimally alter the character of the building.
- The current Michigan market for Solar Panels does not offer many alternative options to traditional solar panels.
- Alternative Roof locations are acceptable (non-street facing)





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

Additionally, the City of Ann Arbor has provided guidelines for Solar Panel installations, indicating appropriate and non-appropriate solutions for Solar Panel installations. These guidelines and comments from Ferraro mirror many of the values of The Secretary of the Interior's Standards for Rehabilitation as they relate to maintaining the historic integrity of these kinds of homes.

The applicant's desire to locate their Solar Panels on the west side of the home, street-facing, and mount the mechanical equipment to the rear (east) side of the residential home, based on the interpretation of The Secretary of the Interior's Standards for Rehabilitation, these propositions are not in the best interest of the Historic District, or in the best interest of the historic character of the home to locate the solar panels to the west side of the roof. It is the recommendation of the Planning Division to deny the request (HDC 18-40), of locating the Solar Panels on the west side of the residential roof, and the provided alternative is to locate the panels on the east side of the roof, out of view from Oneida Street and in compliance with the intent of the historic districts.

cc: Vern Gustafsson: Planning Manager



## APPLICABLE CODES & STANDARDS

POLYBINS: MICHIGAN RESIDENTIAL CODE 2015

FILED: DEC 30 2014

10

ZONING: RESIDENTIAL  
GROUND SNOW LOAD: 25 PSF  
WIND EXPOSURE: B

WIND SPEED: 115 MPH

WIND SPEED: 115 MPH

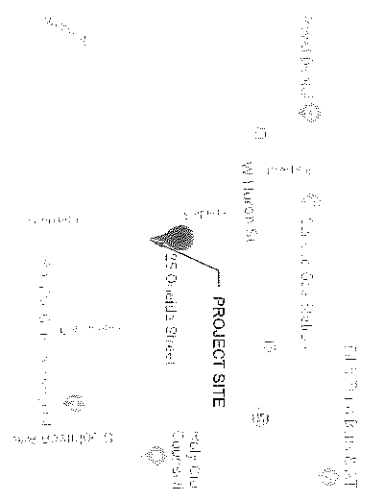
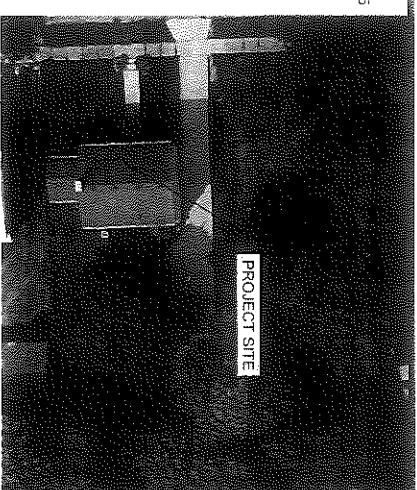
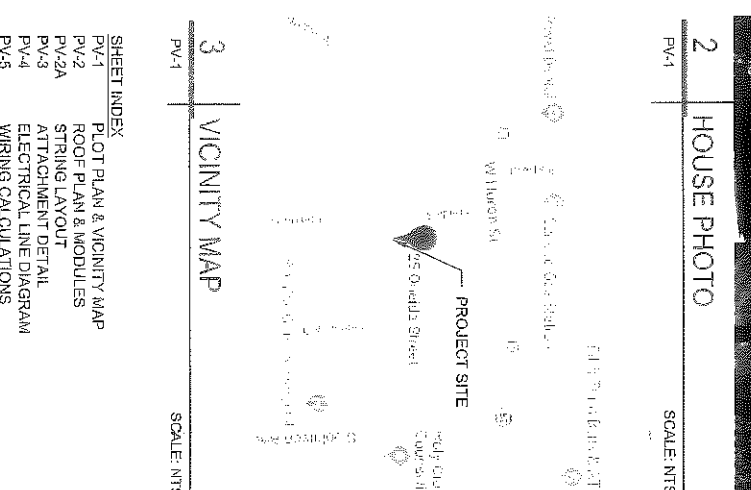
**AUTHORITIES HAVING JURISDICTION**

BUILDING: OAKLAND COUNTY

ZONING: OAKLAND COUNTY

UTILITY: DTE ENERGY

255-1411

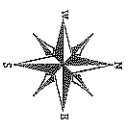


SCALE: NTS

## SHEET INDEX

PV-1	PLOT PLAN & VICINITY MAP
PV-2	ROOF PLAN & MODULES
PV-2A	STRING LAYOUT
PV-3	ATTACHMENT DETAIL
PV-4	ELECTRICAL LINE DIAGRAM
PV-5	WIRING CALCULATIONS
PV-6	SOLAREDGE OPTIMIZER CHART
PV-7 to 11	EQUIPMENT SPECIFICATIONS

SCALE: 0.004304

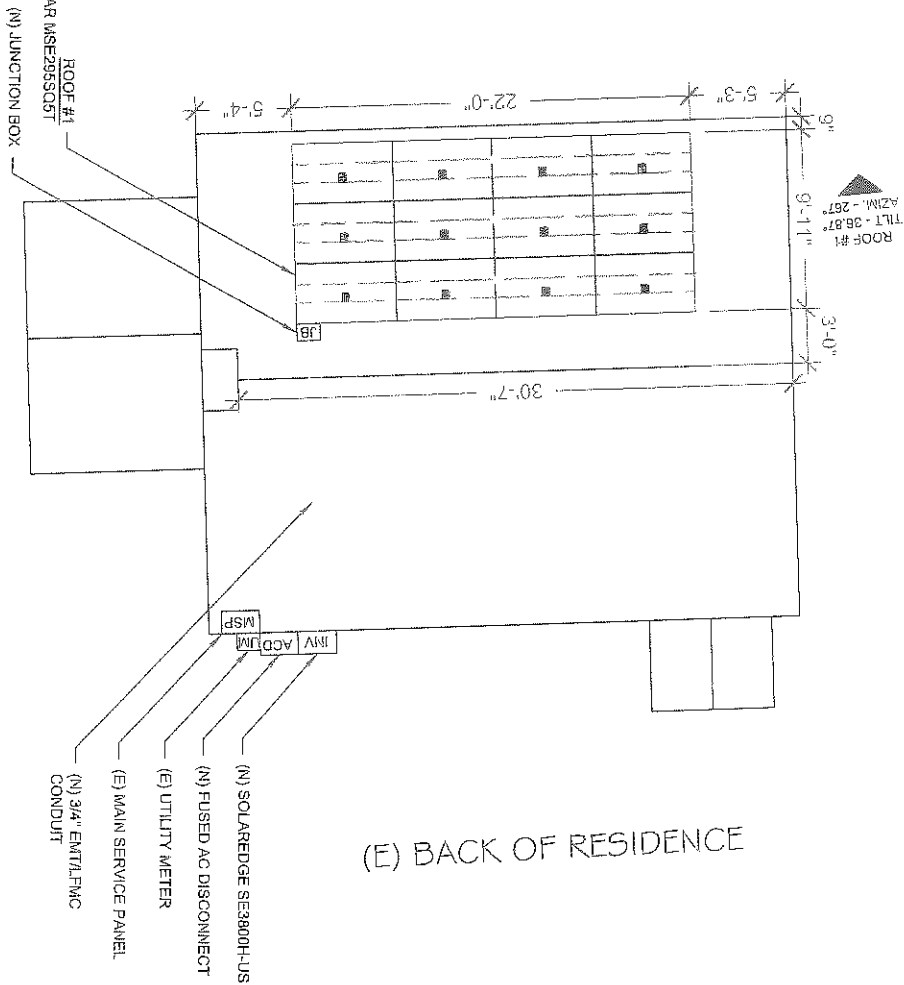




# DIMENSIONS & WEIGHT

12 MODULES  
1 SOLAR MSE295SGST MODULES  
BS 718.2 KG.  
65.51' x 39.33' = 17.89 SF

(E) FRONT OF RESIDENCE



(E) BACK OF RESIDENCE

ROOF DESCRIPTION			
ROOF TYPE	COMPOSITE SHINGLE		
ROOF LAYER	2 LAYERS		
ROOF TILT	ROOF AZIMUTH	RAFTER SIZE	RAFTER SPACING
#1	37°	2x6	24"

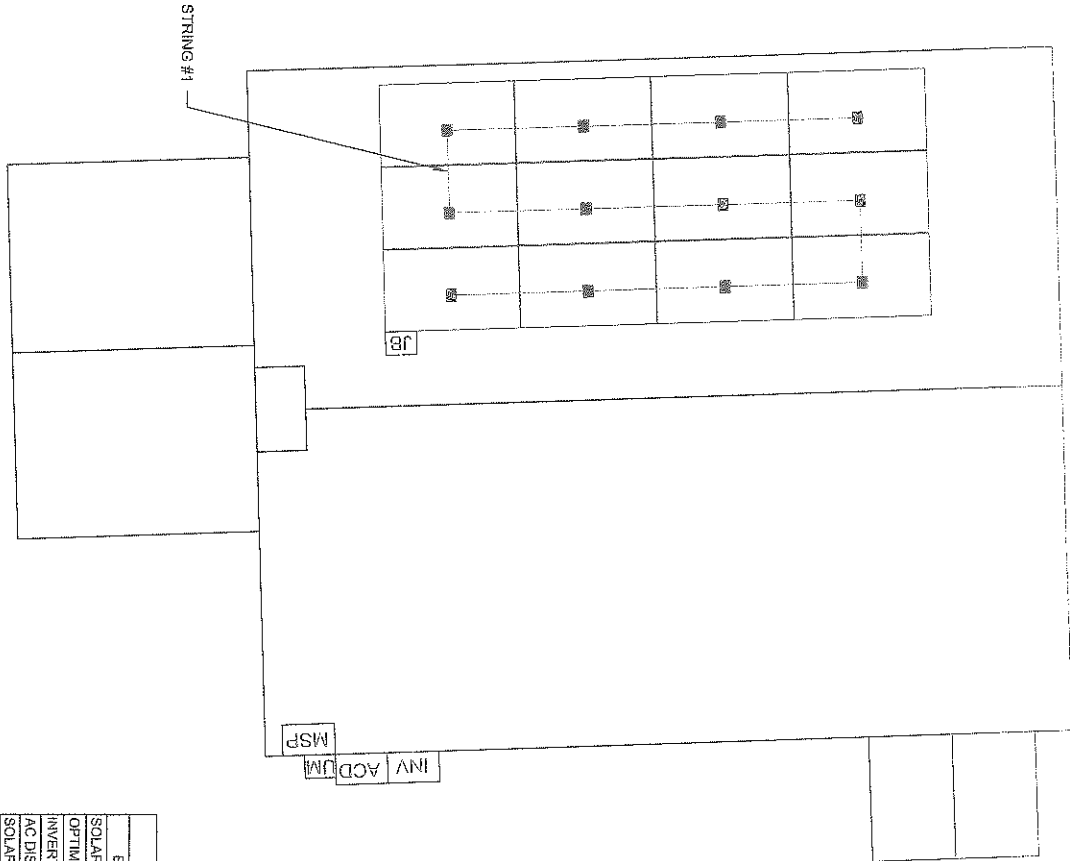
ARRAY AREA & ROOF AREA CALC'S			
ROOF #	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	12	214.88	444.17

## LEGEND

	- JUNCTION BOX		- COMBINER BOX
	- INVERTER		
	- INTEGRATED DC DISCONNECT		
	- SOLAR LOAD CENTER		
	- PRODUCTION METER		
	- MAIN SERVICE PANEL		
	- VENT, ATTIC FAN (ROOF OBSTRUCTION)		
	- ROOF ATTACHMENT		
	- RAFTERS		
	- CONDUIT		



(E) FRONT OF RESIDENCE



(E) BACK OF RESIDENCE



PLAN WITH STRING LAYOUT

SCALE: 1/8"=1'-0"

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
SOLAR PV MODULE	12	MISSION SOLAR MSE298SQGT
OPTIMIZER	12	SOLAREDOGE POWER OPTIMIZER P300
INVERTER	1	SOLAREDOGE SE3800H-US INVERTER
AC DISCONNECT	1	30A FUSED (2) 20A FUSES, 240V, NEMA 3R, UL LISTED
SOLAR DECK	1	SOLAR DECKS
RAILS	12	IRONRIDGE KR10 RAIL, 168" (14 FEET) BLACK
BONDED SPLICE	6	SPLICE KIT
MODULE CLAMPS	30	UNIVERSAL MODULE CLAMPS
GROUNDING LUG	3	IRONRIDGE GROUNDING LUG
END CLAMPS	12	END CLAMPS / STOPPER SLEEVE
ATTACHMENT	36	SRH LOW PROFILE QUICKBOLT
SQUARE-BOLT	36	SQUARE-BOLT BONDING ATTACHMENT HARDWARE

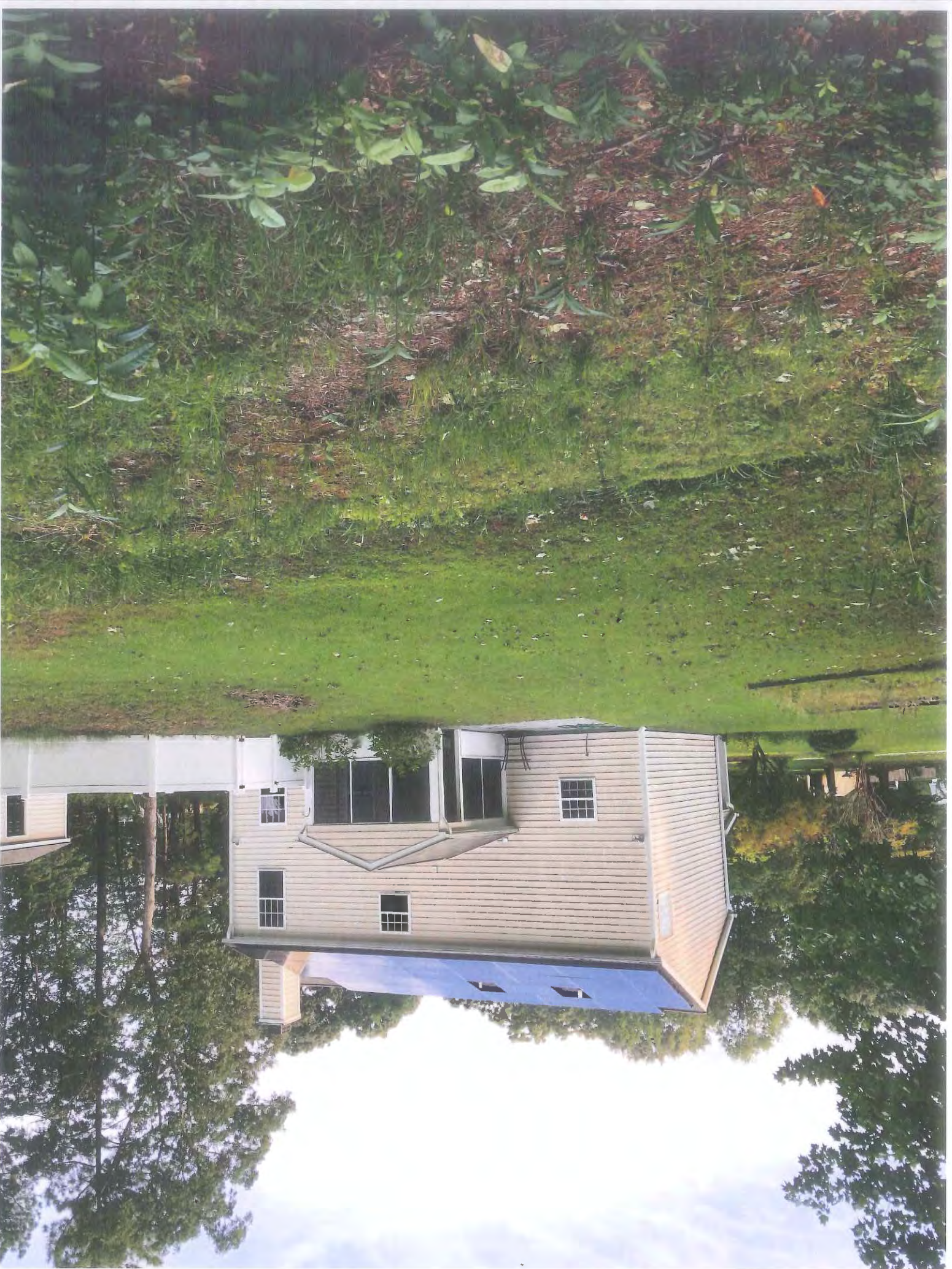














## CHAPTER 2: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The United States Secretary of the Interior publishes a set of standards for the treatment of historic properties. This chapter presents the Secretary of the Interior's Standards for Rehabilitation. These standards inform many preservation programs and provide a basis for the more detailed design guidelines presented in Chapters 3-7 of this document.

In accordance with state and local law, the Ann Arbor Historic District Commission is required to use The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The ten standards are listed on the next page. The illustrated rehabilitation guidelines provided by the Secretary of the Interior also apply but are too lengthy to publish within this document. The guidelines may be viewed on the National Park Service web site as described in the "For More Information" box on the right side of this page.

### FOR MORE INFORMATION

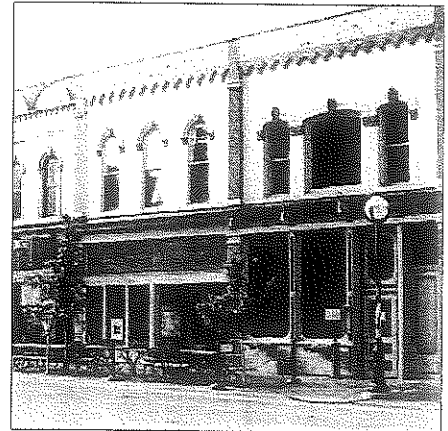
Additional information is available from the Historic District Commission and the National Park Service.

Commission. Copies of the complete Secretary of the Interior's Standards for Rehabilitation are available from the Historic District Commission offices at City Hall.

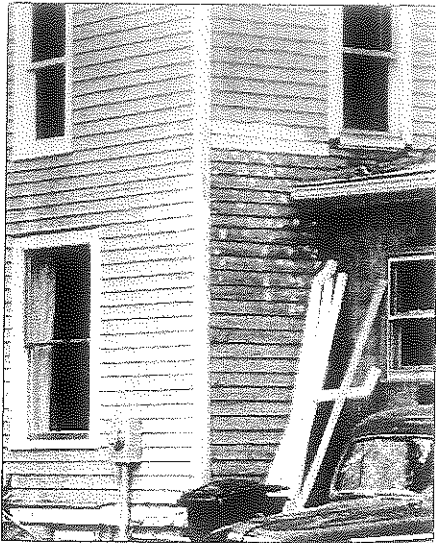
Park Service. More information is also available on the National Park Service web site at: <http://www.nps.gov/tps/standards/rehabilitation.htm>



*The Secretary of the Interior's Standards for Rehabilitation instructs that each property be recognized as a physical record of its time, place and use.*







*Deteriorated features should be repaired rather than replaced.*

## Text of the Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED 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.

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.



**Design Guidelines for Solar Panels.** The following guidelines should be followed when installing new solar panels on or near historic commercial and residential structures.

### **Appropriate**

- \* Placing freestanding or detached solar collectors in locations that are not visible from the public right-of-way.
- \* Mounting solar panels at grade or on ground pole mountings. In the absence of an appropriate ground-based mounting location, panels should be mounted on side or rear facing roof surfaces.
- \* Installing mechanical and service equipment on the roof related to the solar units and their related devices so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
- \* For sloped roof installations, mounting solar panels parallel to and within 8" of roof surface.
- \* On flat roof structures, installing solar panels set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from the public right-of-way.
- \* Positioning solar panels behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- \* Using solar panels and mounting systems that are compatible in color to established roof materials.

### **Not Appropriate**

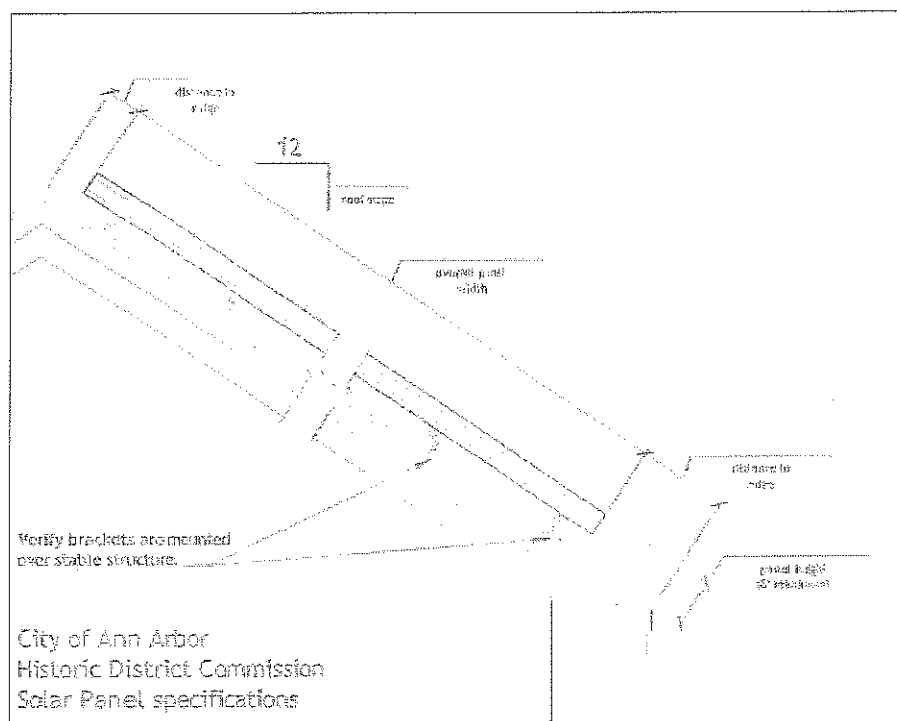
- \* Mounting solar panels and their related devices on primary elevations or roofs that face the primary elevation or in planes that are highly visible from the street view. This location has the highest impact on the historic character of the historic building and all other options should be thoroughly explored.
- \* Placing freestanding or detached solar collectors in locations that detract from and/or destroy historic landscape materials.
- \* Removing historic roofing materials during the installation of solar panels.
- \* Removing or altering the historic roof configuration – dormer, chimneys, or other character defining features – to add solar panels.
- \* Placing solar shingles on character defining elevations or areas that are visible from the street facing façade.
- \* Any other alteration or installation procedure that will cause irreversible changes to historic features or materials.



## Solar Panels

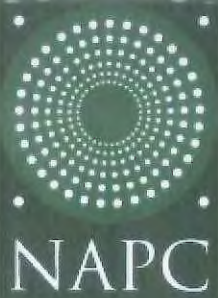
In 2007, Ann Arbor was designated by the United States Department of Energy as a Solar America City. This designation has increased awareness of individuals' energy consumption and has encouraged residents to investigate the use of alternative utilities that consume fewer natural resources, without reducing the conveniences of modern life.

In addition to the inclusion of solar panels or solar shingles to the historic resource, the resource's owner must demonstrate that the addition of the solar panels is a part of a comprehensive energy-reducing plan that is compliant with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for the overall benefit of the resource.



*New solar panels located on roof surfaces should be installed parallel to the roof, should match or be similar in color to the roof and should not extend more than eight inches above the roof surface.*





National Alliance of Preservation Commissions

## Sample Guidelines for Solar Systems in Historic Districts

education + advocacy + training

The rapidly growing trend toward retrofitting homes to be more energy efficient has brought an increase in the number of applications for installing solar energy systems on buildings within locally designated historic districts. The increase in solar systems applications in recent years has prompted numerous local preservation commissions to hastily develop guidelines for them with varying degrees of success.

The following Sample Guidelines for Solar Systems for Locally Designated Historic Properties were developed in 2009 by Kimberly Kooles, NAPC support staff and revised by Caty Rushing in 2011. They are intended to serve as a starting point for local preservation commissions developing their own guidelines for solar systems.





# Types of Systems:

- **Photovoltaic**

A photovoltaic system (or PV system) is a system which uses one or more solar panels to convert sunlight into electricity. It consists of multiple components, including the photovoltaic modules, mechanical and electrical connections and mountings and means of regulating and/or modifying the electrical output.



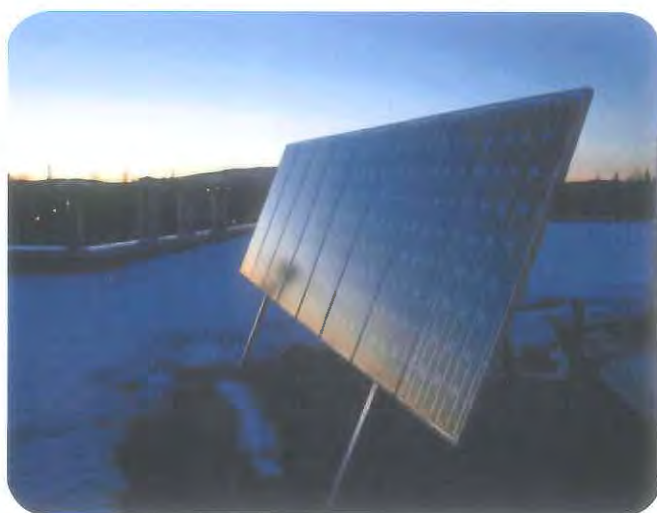
- **Solar Shingles**

Solar shingles, also called photovoltaic shingles, are solar cells designed to look like conventional asphalt shingles. There are several varieties of solar shingles, including shingle-sized solid panels that take the place of a number of conventional shingles in a strip, semi-rigid designs containing several silicon solar cells that are sized more like conventional shingles, and newer systems using various thin film solar cell technologies that match conventional shingles both in size and flexibility



- **Freestanding**

Freestanding PV panels or freestanding arrays allow the benefits of renewable solar power without disrupting the roofline or altering the house. They are placed away from the residence and connected through an underground wiring. When a roof may be blocked by trees or not receiving direct sunlight, the mobility of a freestanding panel allows the ability to move into optimal sunlight areas that may change seasonally.





# Sample Guidelines for Solar Systems for Locally Designated Historic Projects

When planning the installation of solar panels the overall objective is to preserve character-defining features and historic fabric while accommodating the need for solar access to the greatest extent possible. All solar panel installations must be considered on a case by case basis recognizing that the best option will depend on the characteristics of the property under consideration. Some guidelines apply to virtually all installation options and are repeated in each section.

All solar panel installations should conform to the Secretary of the Interior's Standards for Rehabilitation.

Applicable Standards are:

**Standard Two:** 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.

**Standard Nine:** 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.



# 1 Primary Elevations

*For most properties, locating solar panels on the primary facade is the least desirable option because it will have the greatest adverse effect on the property's character defining features. All other options should be thoroughly explored.*

- Utilization of low-profile solar panels is recommended. Solar shingles laminates, glazing, or similar materials should not replace original or historic materials. Use of solar systems in windows or on walls, siding, and shutters should be avoided.
- Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage to the historic integrity of the resource and district.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the photovoltaic system should be treated to be as unobtrusive as possible.



*These solar panels low profile and location make them unobtrusive even though they are visible from the public right of way. Photo by Paul Trudeau*

# 2 Secondary Elevations

- Solar panels should be installed on rear slopes or other locations not easily visible from the public right-of-way. Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
- Flat roof structures should have solar panels set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from public right-of-



## 2 Secondary Elevations (Continued)

- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the solar panel system should be painted or treated to be as unobtrusive as possible
- Use of solar systems in non-historic windows or on walls, siding, or shutters should be installed as to limit visibility from the public right of way.

## 3 Historic Accessory Structures



*Solar panels placed on an accessory structure not visible from the public right of way should still follow the slope of the roof and have a low profile. Photo courtesy of Dan Corson*

- Solar panels should be installed on rear slopes or other locations not highly visible from the public right-of-way. Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
- Flat roof structures should have solar panel installations set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from public right-of-way.
- Solar panel installations should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to the property's roof materials. Mechanical equipment associated with the photovoltaic system should be as unobtrusive as possible.



## 4 Freestanding or Detached

- Freestanding or detached on-site solar panels should be installed in locations that minimize visibility from the public right of way. These systems should be screened from the public right of way with materials elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting.
- Placement and design should not detract from the historic character of the site or destroy historic landscape materials.



Freestanding solar panels should be installed in locations that minimize visibility from the public right of way.

*Consideration to the visibility of solar panels from neighboring properties should be taken, without infringing upon the required solar access.*

## 5 New Construction On-Site

- Solar panels should be integrated into the initial design of new construction or infill projects, when possible, to assure cohesion of design within a historic context.
- Solar panels should be installed on rear slopes or other locations not highly visible from the public right of way whenever possible. Panels should be installed flat and not alter the slope of the roof.
- Flat roof structures should have solar panels set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from the public right-of-way.
- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the solar panel system should be treated to be as unobtrusive as possible.





# Not Recommended for Any Reason

- Removal of historic roofing materials during the installation of solar systems.
- Removing or otherwise altering historic roof configuration – dormers, chimneys, or other features – to add solar systems.
- Any other installation procedure that will cause irreversible changes to historic features or materials.

*When considering retrofitting measures, historic building owners should keep in mind that there are no permanent solutions. One can only meet the standards being applied today with today's materials and techniques. In the future, it is likely that the standards and the technologies will change and a whole new retrofitting plan may be necessary. Thus, owners of historic buildings should limit retrofitting measures to those that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building.*

(National Park Service. Preservation Brief 3: Conserving Energy in Historic Buildings. Available from <http://www.nps.gov/history/hps/TPS/briefs/brief03.htm#Preservation%20Retrofitting>. Accessed on August 10, 2009.)